Exhibit "A"

Legal Description of the Property

EXHIBIT "B"

Tenant Information and Affordability Calculation Requirements

The Owner must collect the names and ages, total annual income, and number of household members of tenants in Affordable Units and Workforce Units. Additionally, the Owner must determine the Rent for each Affordable Unit or Workforce Unit, which shall not exceed the rent limits, adjusted by the number of bedrooms in the unit and by household size, as published periodically by FHFC for the WPB-Boca Area in accordance with Section 420.0004, Florida Statutes.

Since utility costs are part of the rent affordability calculation as defined in Section 420.0004, Florida Statues, the Owner must determine and apply a "utility deduction" for the affordable units, as applicable. The Owner shall calculate the utility deduction as specified in Section 5.1(c) of this Declaration (the utility deduction does not need to be calculated for each individual unit). This information must be provided to the City at initial lease-up, and triennially thereafter for all occupied affordable units.

Owner shall determine triennially the utility calculation deduction amounts (for those utilities not included in the monthly Rent) for each type of Affordable Units and/or Workforce Units based on quantifiable or analyzed data to be the accurate representation of monthly utilities for the specified leased unit.

Project Monitoring

Monitoring Master File: The Owner shall maintain a master file on the CMID project. This includes a copy of the Restrictive Covenant, all reports provided to the City by the Owner that detail tenant eligibility, unit affordability, and all monitoring reports that may apply to the project, including other agencies, if any.

Monitoring Fee: The Owner is required to pay a monitoring fee per monitored Affordable Unit and Workforce Unit, which monitoring fee shall be an amount adopted in the City's Municipal Facilities and User Fee Schedule. The fee must be paid thirty (30) days before the scheduled date of the City's monitoring.

Documentation from Property Owner: The City will notify the Owner about the monitoring visit at least sixty (60) days in advance. No less than thirty (30) days prior to this monitoring, the Owner must provide the following, but not limited to:

- Documentation of income eligibility determination in accordance with 24 CFR Part 5 for each Income Eligible Household in an Affordable Unit or Workforce Unit.
- A completed initial and renewal certification of income eligibility for each Income Eligible Household in an Affordable Unit or Workforce I Unit using the attached tenant income certification (TIC) form and including required documentation of household income and assets that generate income.
- The current lease for each Income Eligible Household occupying an Affordable Unit or Workforce Unit.
- Documentation that the tenant Rent (less utility allowance) is either Affordable or Workforce Affordable, as applicable, and does not exceed the Affordable or Workforce Affordable rent limits published periodically by the FHFC.
- Documentation that the Income Eligible Household's Rent has appropriately included the applicable utility allowance amount.

- Documentation on recent inspection history of the Affordable Unit or Workforce Unit. Where none exist, the City may exercise the option to perform inspections thereof.

Monitoring Sampling Size: the City, at its discretion, shall select a sample of no less than fifty percent of the affordable or workforce residential units for income eligibility and rent affordability compliance.

Frequency of Monitoring: the City at its discretion, shall determine the monitoring frequency of the Project to ensure compliance with the affordability requirements. At a minimum, this will occur at lease-up, and every three years thereafter.

Noncompliance

The City will provide a monitoring report to the Owner documenting compliance or noncompliance. Where noncompliance is noted, the report will identify and provide directions for corrective action to be taken by the Owner within a specified timeframe.

Addressing Types of Affordability Noncompliance:

- Household income of an occupied affordable unit is not in compliance with Section 420.0004, Florida Statutes: Where an Affordable Unit or Workforce Unit is deemed in noncompliance as the result of incorrect income calculations or where the income of the household exceeds the applicable income limit defined in pursuant to this Declaration, the Owner must substitute the unit.

- Household income of an occupied Affordable Unit or Workforce Unit increases above the applicable Income Eligible Household limits: Once a household in a current Affordable Unit experiences an increase in household income that is exceeds 120% of the area median income as published by the, or a household in a Workforce Unit experiences an increase in household income that exceeds 140% of the area median income as published by the FHFC, occupancy of the tenant shall be governed by Section 4.5 of this covenant.

- Income calculations are incorrect, but the household is still income eligible: Correct the tenant income certification form to show accurate information about household income. Owner shall obtain technical assistance on the specifics of why the calculations were incorrectly done and mandate general income calculation training for the Owner staff.

- Rent is too high: If Rent, including the utility allowance, for an Affordable Unit or Workforce Unit is discovered to exceed the definition of Affordable or Workforce Affordable, as applicable, including the utility allowance, the Owner must refund the amount of the overpayment to the tenant within thirty (30) days. Alternatively, and if acceptable to the Tenant, the amount that exceeded all past Rent payments may be addressed by reducing the Rent in future months, within the current lease period, in an amount equal to the overpayment. The repayment method shall be documented in writing.

- Unit(s) are substandard; If Affordable Units or Workforce Units are deemed or found to be Substandard Units, the Owner shall, within fifteen (15) days' notice, make repairs to bring the unit into compliance or relocate the Income Eligible Household to another residential unit that is in compliant condition if necessary. The Owner shall pay or compensate the Income Eligible Household the cost of such relocation pertaining to vacating and/or

returning to the unit. Any relocation arrangements shall be in writing and shall include the relocation terms and conditions, schedule and payment amount.

TENANT APPLICATION FOR
AFFORDABLE/WORKFORCE HOUSING AT: INSERT PROJECT NAME

Head of Household Name:	
Phone:	
Street Address:	
City:	State/Zip:
Mailing Address:	
City:	State/Zip:

Household Members:

Name(s)	Social Security #	Date of Birth	Relationship to Applicant

Co-Applicant or any other household member, age 18 or older, a full-time student?

If yes, please list: _____

Employment Information:

Employee Name:	Employer Name:
Position:	Supervisor:
Address/Phone:	Time Employed:
Pay Rate:	Pay Frequency:
Annual Income (gross salary, overtime, tips, bonuses, etc.): $	
Employee Name:	Employer Name:
Position:	Supervisor:
Address/Phone:	Time Employed:

Pay Rate:	Pay Frequency:
Annual Income (gross salary, overtime, tips, bonuses, etc.): $	

NOTE: Attach additional sheets as necessary for all household members 18 years and over

Other Sources of Income (For ALL Household Members 18 and Over, List Business or Rental Net Income, earned income, Child Support, Alimony, Social Security, Unemployment or Workers Compensation, etc.)

Member Name	Type of Income	Gross Annual Amount

Assets and Asset Income (For ALL Household Members, Including Minors, List Checking and Savings Accounts, Virtual Currencies, CD, Bonds, Stocks, Equity in Properties, etc.)

Type of Asset	Asset Value	Account Number	Income from Asset

Applicant Certifications and Authorizations for Release of Information:

- I/we understand that section 817.03 of the Florida Statutes provides that willful false statements or misrepresentation concerning income, asset or liability information relating to financial condition is a misdemeanor of the first degree, punishable by fines and imprisonment provided under sections 775.082 or 775.083 of the Florida Statutes.
- I/we further understand that any willful misstatement of information will be grounds for disqualification.
- I/we certify that the application information provided is true and complete to the best of my/our knowledge.
- I/we consent to the disclosure of information for the purpose of income verification related to making a determination of my/our eligibility for an Affordable Unit or Workforce Unit.
- I/we hereby authorize the release of information without liability regarding my/our employment, income, and/or assets to [_____], for the purposes of verifying the information provided as part of this application.
- I/we understand that this information may include, but is not limited to, employment history, hours worked, salary and payment frequency, commissions, bonuses, checking/savings account balances, Social Security benefits, pensions, disability, and other forms of income or assets.
- Organizations and individuals that may be asked to provide verification include, but are not limited to: Past/Present Employers, Banks/Financial Institutions, State Unemployment Agencies, Social Security Administration, Welfare Agencies, Alimony/Child Support Providers, Veterans Administration, and others.
- I/we agree that a photocopy of this authorization may be used for the purposes stated above. I/we understand that I/we have the right to review this file and correct any information found to be inaccurate.
- I/we agree to provide any documentation needed to assist in determining eligibility and are aware that all information and documents provided are a matter of public record.
- Note - This general consent may not be used to request a copy of a tax return. If one is needed, contact your local IRS office for Form 4506, "Request for Copy of Tax Return," and prepare and sign separately.

Signatures:

Applicant: _____ Date:_____

Co-Applicant: _____ Date:_____

Household Member (18 or Over): _____ Date:_____

Household Member (18 or Over): _____ Date:_____

Household Member (18 or Over): _____ Date:_____

Household Member (18 or Over): _____ Date:_____

TENANT INCOME CERTIFICATION FOR AFFORDABLE/WORKFORCE HOUSING AT: INSERT PROJECT NAME

A. **Tenant Information** (select one)

___ First Year Tenant — Lease Date: _____

___ Existing Tenant — Initial Lease Date: _____

B. **Certification Information** (select one)

___ Initial Certification (IC) — Effective Date: _____

___ Renewal Certification (RC) — Effective Date: _____

C. **Household Information:** Include all household members

Member	Full Name	Relationship to Head	Age
1		HEAD	
2			
3			
4			
5			
6			
7			
8			

D. **Assets**: All household members including assets owned by minors

Member	Asset Description	Cash Value	Actual Income from Asset
1			
2			
3			
4			
5			
6			
7			
8			
Total Cash Value of Assets D(a)		$	
Total Income from Assets		D(b)	$
If line D(a) is greater than $50,000, add the actual income from any assets for which actual income can be calculated, then calculate the imputed income for the assets where actual income cannot be calculated by multiplying the amount of assets where actual income cannot be calculated by the HUD rate (.40%). Add amounts and enter results in D(c), which must be counted on page two alongside other sources of household income.		D(c)	$

E. **Annual Income**: Includes unearned income and support paid on behalf of minors.

Member					**Asset Income**
1					Enter the greater of box D(b) or box D(c) above in box E(e) below
2					
3					
4					
5					
6					
7					
8					
	(a)	**(b)**	**(c)**	**(d)**	**(e)**
Totals					
Enter total of items E(a) through E(e). This is the annual household income.					$

F. **Recipient Statement:** The information on this form is to be used to determine maximum income for eligibility. I/we certify that the statements are true and complete to the best of my/our knowledge and belief and are given under penalty of perjury. **WARNING:** Florida Statute 817 provides that willful false statements or misrepresentation concerning income and assets relating to financial condition is a misdemeanor of the first degree and is punishable by fines and imprisonment provided under S 775.082 or 775.83.

Date _____

_____
Signature of Head of Household

Date _____

_____
Signature of Spouse or Co-Head of Household

Date _____

_____
Signature of Household Member (over 18 years)

Date _____

_____
Signature of Household Member (over 18 years)

Date _____

_____
Signature of Household Member (over 18 years)

Date _____

_____
Signature of Household Member (over 18 years)

G. **Property Management Staff Statement:** Based on the representations herein, and upon the proofs and documentation submitted, the family or individual(s) named in item C of this Resident Income Certification is/are eligible, the family or individual(s) constitute(s) a: (check one)

Moderate Income (MI) Household means individuals or families whose annual income is less than 120% of the area median income as determined by the U.S. Department of Housing and Urban Development with adjustments for household size.
Maximum Income Limit: _____

121% - 140% Household means individuals or families whose annual income does not exceed 140% of the area median income as determined by the U.S. Department of Housing and Urban Development with adjustments for household size.
Maximum Income Limit $_____.

Based upon the **INSERT YEAR** income limits for West Palm Beach-Boca Raton, Florida HMFA published by the Florida Housing Finance Corporation.

Current Income and Rent Limits Chart

Include the income and rent limits chart annually generated by the Florida Housing Finance Corporations for its rental programs, found here: https://www.floridahousing.org/Owners-and-managers/compliance/income-limits. This document is often updated in April or May, but can be released at any time during throughout the year. Owner is solely responsible for obtaining and using the correct income and rent limits.

Signature of the Owner Staff:

Signature _____ Date _____

Name _____ Title _____

PROJECT NAME Household Income and Rent Calculations Worksheet

Client Name: _____ **Lease Term:** _____

Client Unique ID: _____ **Unit Bedroom Count:** _____

Calculation Date: _____

Check Applicable Box: ☐ **Initial Calculation** ☐ **Recertification Calculation**

1)	**TENANT RENT CALCULATION**			
	a.	**Annual Gross Income for Entire Household.** *(From the executed Income Certification Form)*	$0	
	b.	**Monthly Gross Gross Income for Entire Household.** *(From Line 1a divided by 12)*	$0	
	c.	**FHFC Designated Maximum Fair Market Rent.**	$0	
	d.	**Total Monthly Contract Rent Amount.**		$0
2)		**UTILITY ALLOWANCE PER PROGRAM GUIDELINES.** *(As applicable)* ***Complete Line 24 ONLY if tenant is required to pay for utilities directly to any utility company, and utilities are NOT paid by the landlord as part of the total contract rent amount. A Utility Allowance is a credit, based on a local estimation of utility costs for the unit size and type, intended to lower the client's rent portion in order for them to pay the utilities for which they are responsible. NO additional utility assistance may be provided to the tenant.***		$0
3)		**OPTIONAL LEASE CHARGES: (If applicable)** *These are charges the tenant agrees to pay in addition to their base lease amount. They may include pet fees, additional parking spots or other voluntary fees.*		
	a.	**Pet Fee**	$0	
	b.	**Additional Parking Spot**	$0	
	c.	**Other (Please List):**	$0	
	d.	**Other (Please List):**	$0	
	e.	**Total Optional Charges.** *(Total of lines 3a through 3d)*		$0
4)		**TENANT RENT TO LANDLORD.** *(Line 1e plus 3e, minus Line 2)*		**$0**

Tenant Income and Rent Calculation Worksheet Signatures

Tenant Signature: _____ **Date:** _____

Staff Signature: _____ **Date:** _____

CITY OF Boca Raton

PUBLIC WORKS AND ENGINEERING - 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 17, 2026

TO: Jacob German, AICP
Senior Planner

FROM: Yajaira Moleiro, E.I. YM
Transportation Planning Engineer

RE: **Park Tower at Broken Sound**
PZSPA-2025-00025

This petition requests approval to redevelop an approximately 5.02-acre property located at 1075 NW Broken Sound Parkway. The existing site contains a one-story office building and a three-story office/warehouse building. The Applicant proposes to construct a new eight-story building with 97 multifamily dwelling units, 2,100 square feet of retail while retaining the existing three-story office/warehouse building. The multifamily residential component will be located on the eastern portion of the site. Ten percent (10%) of the 97 units will be designated as affordable, consistent with the Live Local Act. The Applicant is requesting a Commercial Industrial Multifamily Development (CIMD) site plan approval.

The site currently has one full-access driveway along NW Broken Sound Parkway classified as a minor driveway. The Applicant proposes adding a second driveway that will align with the existing three-legged intersection of NW Broken Sound Parkway and NW Broken Sound Boulevard. This new driveway will function as an intermediate driveway.

The project traffic consultant, JMD Engineering, Inc., prepared a traffic study dated September 17, 2026, and estimated the development's trip generation as provided below:

TRIP GENERATION Park Tower at Broken Sound				
Scenario		**Trip Generation (trips)**		
Development	**Intensity**	**Daily**	**AM Peak Hour**	**PM Peak Hour**
Existing Development Office Warehouse	 70,830 SF 7,055 SF	702	98	92
Proposed Development Office Warehouse Retail Multifamily Residential	 48,479 SF 6,267 SF 2,100 SF 97 DU	930	99	98
Net Difference in Trips (Proposed-Existing)		**+228**	**+1**	**+6**

The proposed development is expected to result in a net increase of 228 daily trips, 1 AM peak hour trips, and 6 PM peak hour trips. Based on the Palm Beach County (PBC) Traffic Division's review and approval letter (issued on August 04, 2025) the project met the PBC Traffic Performance Standards (TPS) Ordinance. The project is liable for fair share road impact fees.

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

1. No Building Permit for the site shall be issued after December 31, 2029 (Condition in the TPS letter, issued August 04, 2025).
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 government 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. Submit a construction sequencing plan ("Construction Sequencing Plan") detailing the sequencing and timing of all infrastructure, building(s), and other site improvements during PWR. The Construction Sequencing Plan shall include consideration of staging areas, construction parking, impacts on other areas of the property, maintenance of traffic, and any temporary use of right-of-way. The Construction Sequencing Plan shall be reviewed and approved by PWR.
    d. Demonstrate that all onsite elements, including parking stall sizes, wheel stoppers, bike parking facilities, etc., as shown on the approved site plan, are consistent with the City's Engineering Design Standards Manual.
    e. Submit certification by a design professional that the engineering plans for the parking structures are consistent with the City's Engineering Design Standards Manual and the Americans with Disabilities Act (ADA) and comply with the following:
        i. Minimum of 84-inch vertical clearance throughout the parking structure;
        ii. Minimum of 98-inch vertical clearance for any van accessible parking spaces and along a least one vehicle access route to such spaces from the entrance and exit;
        iii. Minimum of 2-ft buffer distance between any parking stalls and adjacent walls and columns;
        iv. Maximum 5% ramp with parking and maximum 10% ramp without parking;
        v. Maximum 2% ramp for all handicapped parking spaces and accessible routes;
        vi. Provision of pull alarms, panic buttons, and CCTV cameras;
        vii. Electronic signage and/or mirrors at the entry/exit and transitions areas in the garage to properly warn vehicles of turning traffic flows within the garage; and,
        viii. All double striped parking stalls.
    f. Obtain approval of design plans and necessary permits from City Staff Responsible for Public Works Review (as applicable) to construct the following improvements:
        i. A minimum eight (8) foot wide shared-use path, free of encroachments, along property frontage on Broken Sound Parkway, as depicted on the approved site plan.
        ii. A new driveway connection at the NW Broken Sound Parkway/NW Broken Sound Boulevard intersection designed consistent with the approved site plan.
        iii. Replace the existing stop signs with LED-enhanced stop signs.

iv. Provide supplemental "STOP" pavement markings on the eastbound (EB), westbound (WB), and northbound (NB) approaches to reinforce the stop control.

v. Install "STOP AHEAD" warning signs with a flashing beacon on the EB, WB, and NB approaches to provide advance notification to motorists.

g. Execute and deliver to the City for recordation, along with applicable fees, in the forms attached hereto and acceptable to the City Attorney, the following:

i. A sidewalk/shared use path easement along Broken Sound Parkway for all sidewalk/shared use path pavement encroaching on the private property.

h. The owner and/or successor agree to indemnify and hold harmless the City of Boca Raton, its officers and employees for any claims, losses, damages, or injuries to any person arising from any construction, operation, maintenance, repair, or replacement of the public sidewalk or use of the easement.

i. Remit payment of all applicable impact fees pursuant to the Palm Beach County Unified Land Development Code, Article 13: "Impact Fee" Ordinance.

3. No valet parking operations shall be allowed on this site as the site has not been designed to accommodate a valet service.
4. The parking structure for this project does not include the installation of gates. If gates are proposed in the future, after the completion of this project, the owner or successor shall submit plans and obtain approval by the City Staff Responsible for Public Works Review.
5. During construction of the buildings, any temporary closing or obstruction of public sidewalks or roadway lanes shall require advance approval from the City.
6. Prior to the issuance of a Certificate of Occupancy, the Applicant shall:
   a. Have all conditions completed and accepted by the City or appropriate jurisdiction(s) consistent with the approved Site Plan; and
   b. Complete all construction, including all off-site improvements, as specified in condition 2.f., and have it accepted by the appropriate jurisdictions(s).
7. One year following issuance of the Certificate of Occupancy (CO), an intersection operational and safety evaluation shall be conducted by a licensed Professional Engineer in the State of Florida and submit to the City for review. The traffic and safety evaluation shall include, at a minimum, a review of intersection operations, available gap-acceptance data, and the intersection's crash history following implementation of the four-way stop control. Based on the findings of the evaluation, the Applicant may be required to implement additional operational, safety, and/or traffic-calming improvements in coordination with the Park of Broken Sound HOA. If the City determines that such improvements are required, the Applicant shall implement the required improvements within one (1) year of the date of the City's determination, in coordination with the Association. The Association's role shall be limited to coordination and shall not include any right to disapprove, deny, delay, or otherwise prevent the implementation of any improvements required by the City. The City staff determination shall be final and binding with respect to the improvements required under this provision.

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

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JMD ENGINEERING, INC.

EXECUTIVE SUMMARY
PARK TOWER AT BROKEN SOUND

The site is located at 1075 Broken Sound Parkway NW in the City of Boca Raton, Florida. The site is located within the Park at Broken Sound (aka Arvida Park of Commerce (APOC). The site plan indicates that there are currently 70,830 square feet of office and 7,055 square feet of warehouse on the site. The applicant proposes to add 97 multi-family residential units, 2,100 square feet of retail, reduce the office to 48,479 square feet and 6,267 square feet of warehouse.

Trip Generation

	Daily	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Vested Net Trips	702	98	86	12	92	15	77
Proposed Project Net Trips	930	99	66	33	98	31	67
Difference	228	1	-20	21	6	16	-10
	Daily	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Existing Driveway Trips	780	109	96	13	103	17	86
Proposed Project Driveway Trips	1,038	110	75	35	111	36	75
Difference	258	1	-21	22	8	19	-11

Driveway Classification and Turn Lane Requirement

Western Broken Sound Parkway NW Access (NEW)

This new driveway will be classified as an intermediate driveway and will align with the current intersection of Broken Sound Parkway and Broken Sound Boulevard and operate as a 4-way stop controlled intersection. The Code requires two 12-foot egress lanes and a 14-foot ingress lane with 4-foot median at intermediate driveways. The driveway will meet these requirements. A reservoir of 50 feet is required and 67.5 feet is provided. A 30-foot radius is provided and meets the code requirement of 20 feet. Code requires this driveway be a minimum of 125' from the existing eastern driveway and 178' is provided. No additional turn lanes are required at this driveway.

Eastern Broken Sound Parkway NW Access (EXISTING)

This driveway will be classified as a minor driveway. As this is a full access driveway the Code a 12-foot egress lane and a 12-foot ingress lane. The driveway will meet these requirements. A reservoir of 25 feet is

800 CRESTWOOD COURT S., #807 ROYAL PALM BEACH, FL 33411
PHONE 561- 379-5178

required and 67.5 feet is provided. A 30-foot radius is provided and exceeds the code requirement of 20 feet. No additional turn lanes are required.

Analysis

The project is insignificant on all links, and all links meet level of service thresholds.

Unsignalized Intersections

Although this project is insignificant, as discussed with staff, we reviewed the unsignalized intersection of Broken Sound Parkway NW with Broken Sound Boulevard and the eastern project driveway (analyzed as 100% occupied per staff). The analysis is attached to the report and shows that the Level of Service is D or better for all movements and the turn lanes will be adequate for both the AM and PM peak hours.

A separate analysis for the Palm Beach County Traffic Performance Standards Ordinance (TPSO) has been transmitted to Palm Beach County and approved.

Conclusion

This analysis demonstrates that the proposed Park at Broken Sound located at 1075 Broken Sound Parkway meets the requirements of Boca Raton with no traffic/transportation Technical Deviations or Engineering Variances required.

JMD ENGINEERING, INC.

Revised September 17, 2026
Revised June 18, 2026
Revised March 26, 2026
Revised March 2, 2026
Revised January 20, 2026
July 1, 2025

Naresh Machavarapu, P.E.
City of Boca Raton
2500 N.W. 1st Avenue
Building A, 3rd Floor
Boca Raton, Florida 33432

Re: Park Tower at Broken Sound
1075 Broken Sound Parkway NW
Site-Specific Traffic Analysis

Dear Mr. Machavarapu:

JMD Engineering, Inc. has prepared this Site-Specific analysis for the above-mentioned property. The site is located at 1075 Broken Sound Parkway NW in Boca Raton, Florida. The site is located within the Park at Broken Sound (aka Arvida Park of Commerce (APOC) and is shown in Figure 1.

The site plan indicates that there are currently 70,830 square feet of office and 7,055 square feet of warehouse on the site. The applicant proposes to add 97 multi-family residential units, 2,100 square feet of retail, reduce the office to 48,479 square feet and 6,267 square feet of warehouse.

Trip Generation

Trip generation for the existing site was calculated based on the vested office and warehouse square footage. Trip generation rates published by Palm Beach County and the Institute of Transportation Engineers (ITE) publication were utilized to determine the daily and peak hour traffic for the site.

As summarized in Table 1, the site is anticipated to have a net proposed trip generation potential of 930 daily trips, 99 AM peak hour trips and 98 PM peak hour trips. The new net external trips associated with the proposed development when compared to the vested use of the office and warehouse is 228 additional daily trips, 1 additional AM peak hour trip,

and 6 additional PM peak hour trips. These "new" trips must be analyzed for TPS compliance. The total driveway trips associated with the project are 1,038 daily trips, 110 AM peak hour trips, and 111 PM peak hour trips. Figure 2 shows the project assignment.

As requested by staff, Figure 3 illustrates the existing driveway assignment percentages and Figure 4 illustrates the proposed site driveway assignment percentages. The existing and proposed site trips from Table 1 were then applied as appropriate. Figure 5 is the total project driveway volumes.

A separate analysis for the Palm Beach County Traffic Performance Standards Ordinance (TPSO) has been transmitted to Palm Beach County for approval.

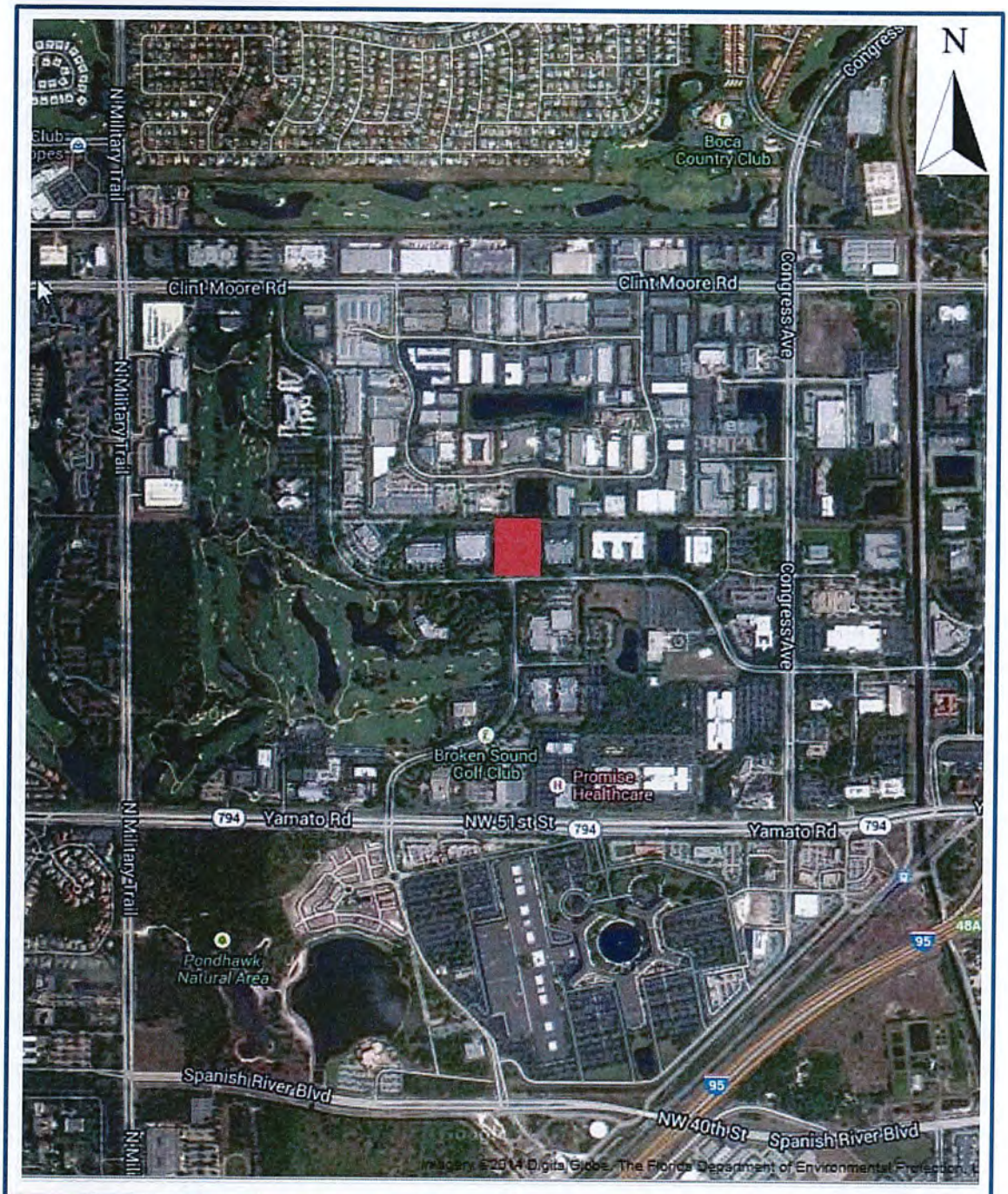
TABLE 1
PARK TOWER AT BROKEN SOUND
TRIP GENERATION

LAND USE	INTENSITY	DAILY	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
VESTED (BUILT > 5 YEARS AGO)								
OFFICE	70,830 SF	768	108	95	13	102	17	85
WAREHOUSE	7,055 SF	12	1	1	0	1	0	1
Subtotal		780	109	96	13	103	17	86
PASS-BY OFFICE	10%	77	11	10	1	11	2	9
PASS-BY WAREHOUSE	10%	1	0	0	0	0	0	0
Subtotal		78	11	10	1	11	2	9
NET EXISTING TRIPS		702	98	86	12	92	15	77
PROPOSED DEVELOPMENT								
OFFICE	48,479 SF	526	74	65	9	70	12	58
WAREHOUSE	6,267 SF	11	1	1	0	1	0	1
RETAIL	2,100 SF	114	5	3	2	14	7	7
APARTMENTS	97 UNIT	441	36	9	27	38	23	15
Subtotal		1,092	116	78	38	123	42	81
Internal Capture (5%D,5%AM,10%PM)								
OFFICE		26	3	2	1	3	1	2
RETAIL		6	2	1	1	4	2	2
APARTMENTS		22	1	0	1	5	3	2
		54	6	3	3	12	6	6
PROPOSED DRIVEWAY TRIPS		1,038	110	75	35	111	36	75
PASS-BY OFFICE	10%	50	8	7	1	7	2	5
PASS-BY WAREHOUSE	10%	0	0	0	0	0	0	0
PASS-BY RETAIL	63%	58	3	2	1	6	3	3
Subtotal		108	11	9	2	13	5	8
PROPOSED NET TRIPS		930	99	66	33	98	31	67
PROPOSED NET DRIVEWAY TRIPS		258	1	(21)	22	8	19	(11)
TPS NET NEW TRIPS		228	1	(20)	21	6	16	(10)

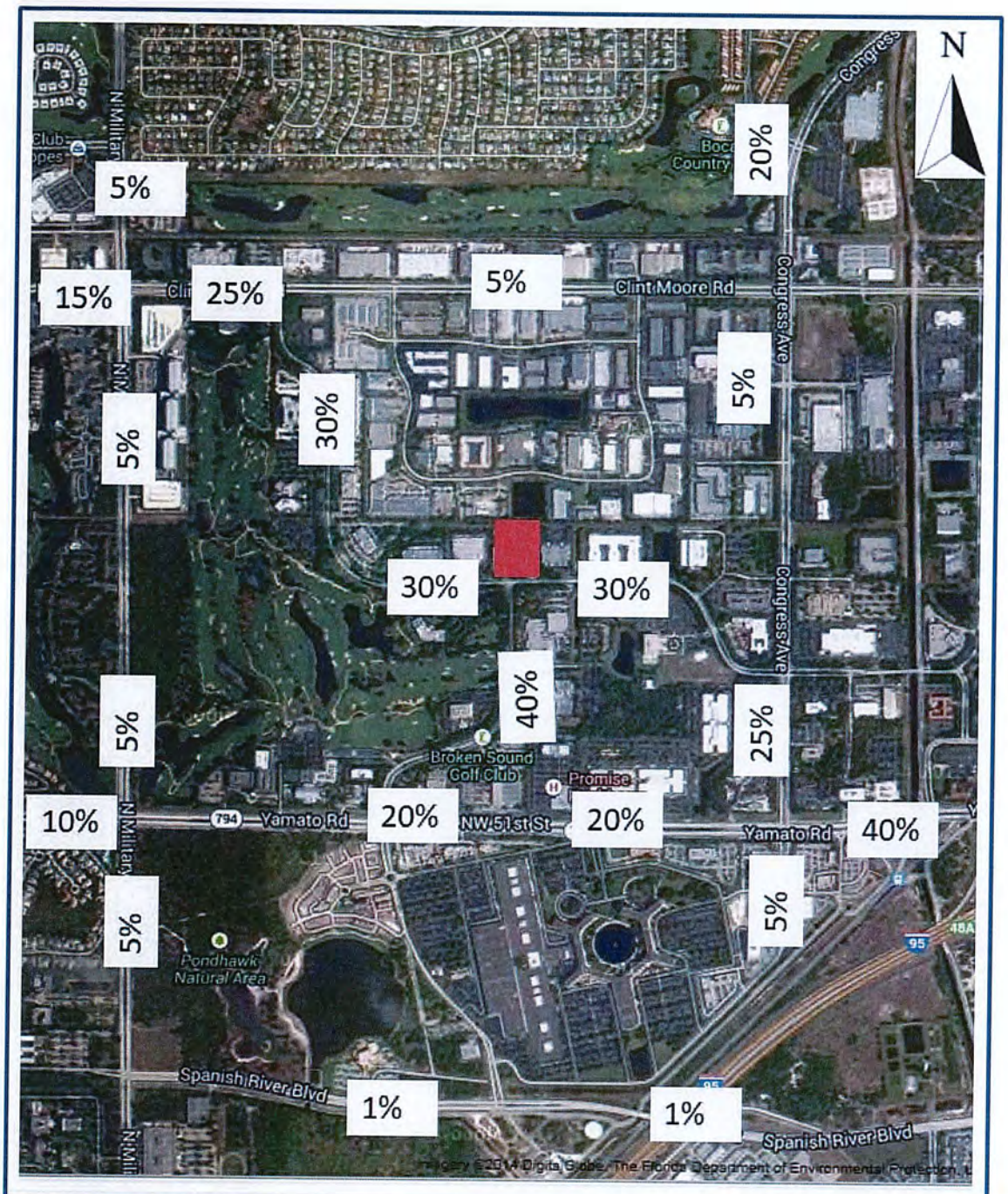
Palm Beach County Trip Generation Rates

Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour In/Out	AM Peak Hour Rate/Equation	PM Peak Hour In/Out	PM Peak Hour Rate/Equation
Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
General Office (10k-250k SF GFA)*	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44

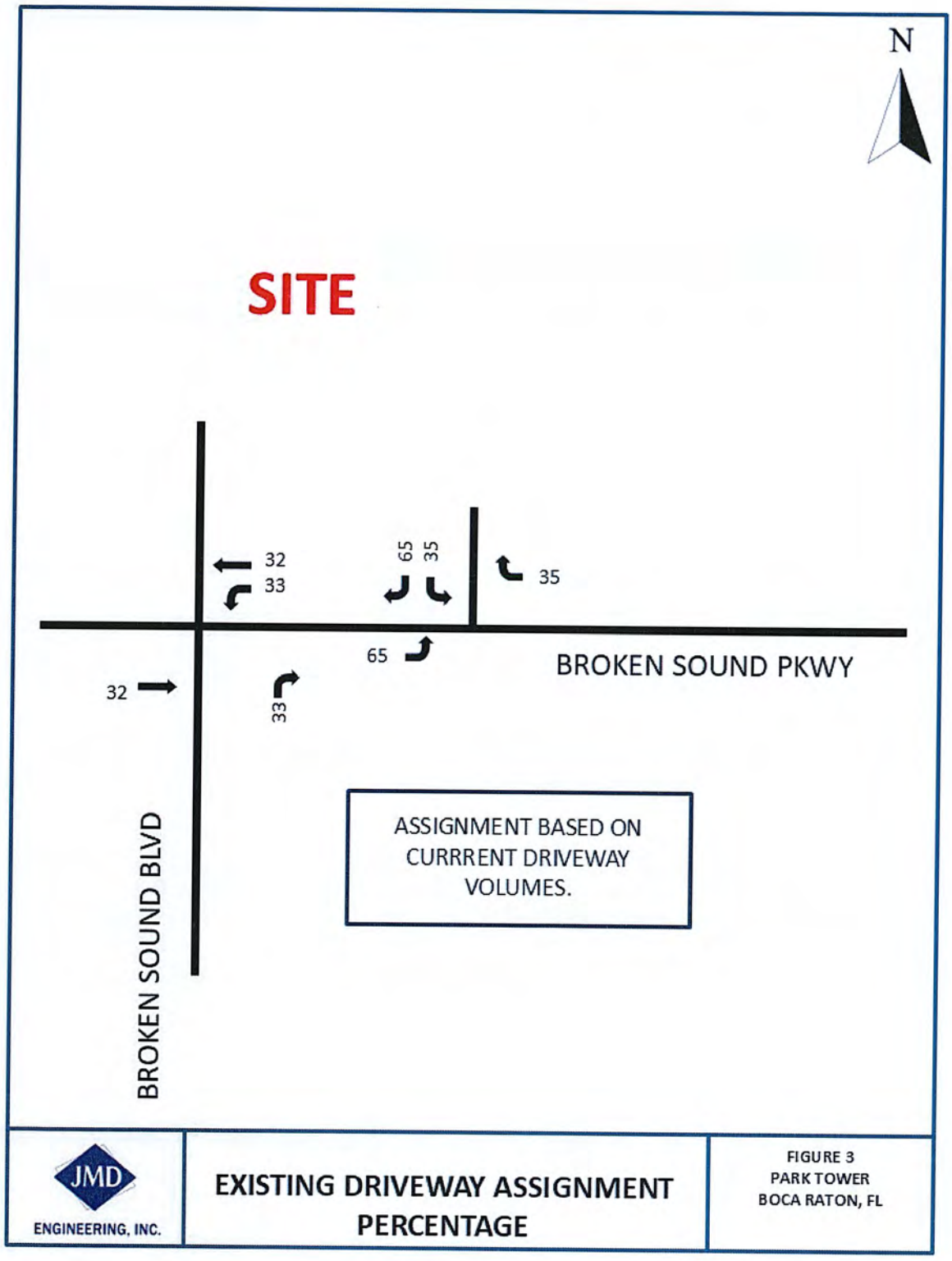
	Daily	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Vested Net Trips	702	98	86	12	92	15	77
Proposed Project Net Trips	930	99	66	33	98	31	67
Difference	228	1	-20	21	6	16	-10
	Daily	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Existing Driveway Trips	780	109	96	13	103	17	86
Proposed Project Driveway Trips	1,038	110	75	35	111	36	75
Difference	258	1	-21	22	8	19	-11

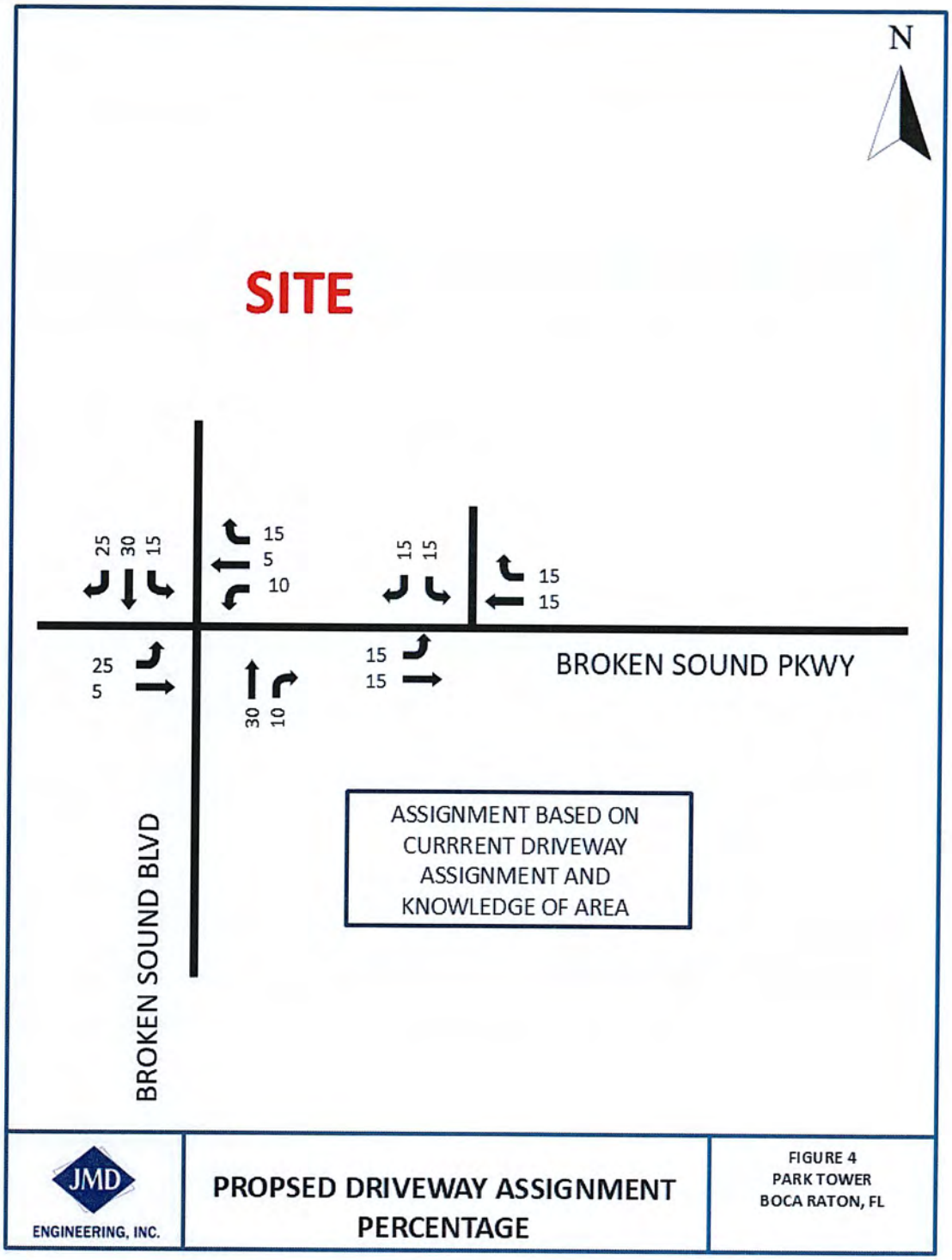


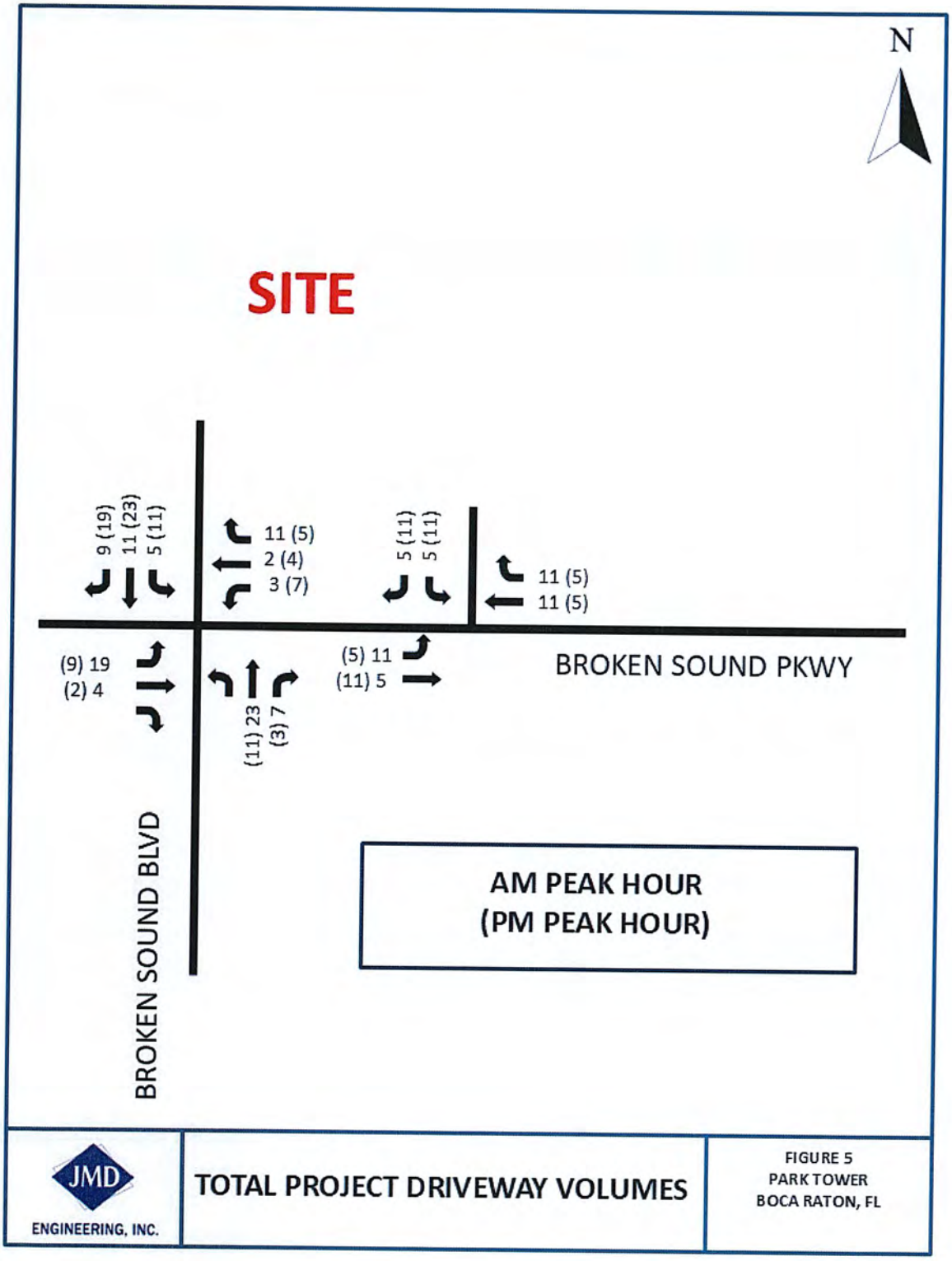
JMD ENGINEERING, INC.	PROJECT LOCATION MAP	FIGURE 1 PARK TOWER BOCA RATON, FL



JMD ENGINEERING, INC.	PROJECT ASSIGNMENT	FIGURE 2 900 BROKEN SOUND BOCA RATON, FL


N
SITE
32
33
65
35
35
65
BROKEN SOUND PKWY
32
33
BROKEN SOUND BLVD
ASSIGNMENT BASED ON CURRRENT DRIVEWAY VOLUMES.
JMD
ENGINEERING, INC.
EXISTING DRIVEWAY ASSIGNMENT PERCENTAGE
FIGURE 3
PARK TOWER
BOCA RATON, FL


N
SITE
25
30
15
15
5
10
15
15
15
15
25
5
30
10
15
15
BROKEN SOUND PKWY
BROKEN SOUND BLVD
ASSIGNMENT BASED ON CURRRENT DRIVEWAY ASSIGNMENT AND KNOWLEDGE OF AREA
JMD
ENGINEERING, INC.
PROPSED DRIVEWAY ASSIGNMENT PERCENTAGE
FIGURE 4
PARK TOWER
BOCA RATON, FL


N
SITE
9 (19)
11 (23)
5 (11)
11 (5)
2 (4)
3 (7)
5 (11)
5 (11)
11 (5)
11 (5)
(9) 19
(2) 4
(11) 23
(3) 7
(5) 11
(11) 5
BROKEN SOUND PKWY
BROKEN SOUND BLVD
AM PEAK HOUR
(PM PEAK HOUR)
JMD
ENGINEERING, INC.
TOTAL PROJECT DRIVEWAY VOLUMES
FIGURE 5
PARK TOWER
BOCA RATON, FL

Driveway Classification and Turn Lane Requirement

The site will generate 110 AM peak hour driveway trips and 111 PM peak hour driveway trips that are distributed at the two full access driveways to Broken Sound Parkway NW. These volumes are added to existing counts at the driveways to derive total driveway volumes.

The Boca Raton Code provides for the classification of driveways as Minor, Intermediate, or Major and the determination of ingress turn lane requirements. The following criteria are used to classify driveways located in suburban Boca Raton:

1. Minor - Provides service for maximum peak hour volume of 50 vehicles.
2. Intermediate - Provides service for a peak hour volume from 51 to 200 vehicles.
3. Major - Provides service for a peak hour volume from 201 to 500 vehicles.

The proposed traffic volumes were compared to the City's standards to determine whether or not the driveways meet city requirements. The existing volumes are shown in Figure 6 (with 100% occupancy ITE applied at the existing driveway), the background traffic is shown in Figure 7 (with 100% occupancy ITE applied at the existing driveway) , and the total volumes are shown in Figure 8.

West Broken Sound Parkway NW Access

This driveway will be classified as an intermediate driveway and will align with the current intersection.. The Code requires two 12-foot egress lanes and a 14-foot ingress lane with 4-foot median at intermediate driveways. The driveway will meet these requirements. A reservoir of 50 feet is required, and 65'11" is provided. A 30-foot radius is provided and meets the code requirement of 20 feet. No additional turn lanes are required at this driveway.

East Broken Sound Parkway NW Access

This driveway will be classified as a minor driveway. Because this is a full access driveway the Code a 12-foot egress lane and a 12-foot ingress lane. The driveway will meet these requirements. A reservoir of feet is 25 required, and 67'5" is provided. 30-foot radius is provided and exceeds the code requirement of 20 feet. No additional turn lanes are required.

Request For Two Driveways

The applicant is proposing a second driveway to the site that will align with the existing 3-legged intersection of Broken Sound Parkway NW and Broken Sound Boulevard NW. The site meets all the requirements of 23-191. In addition, the code states "*A joint access driveway shall constitute adequate access for any 2 adjacent plots and shall be encouraged. For a plot where more than 1 driveway is requested, the applicant shall submit a traffic report justifying the need, describing the internal circulation and parking system, and identifying the impact of the development of the plot and its proposed access facilities on the operation of the street system.*" The following is justification for the additional driveway.

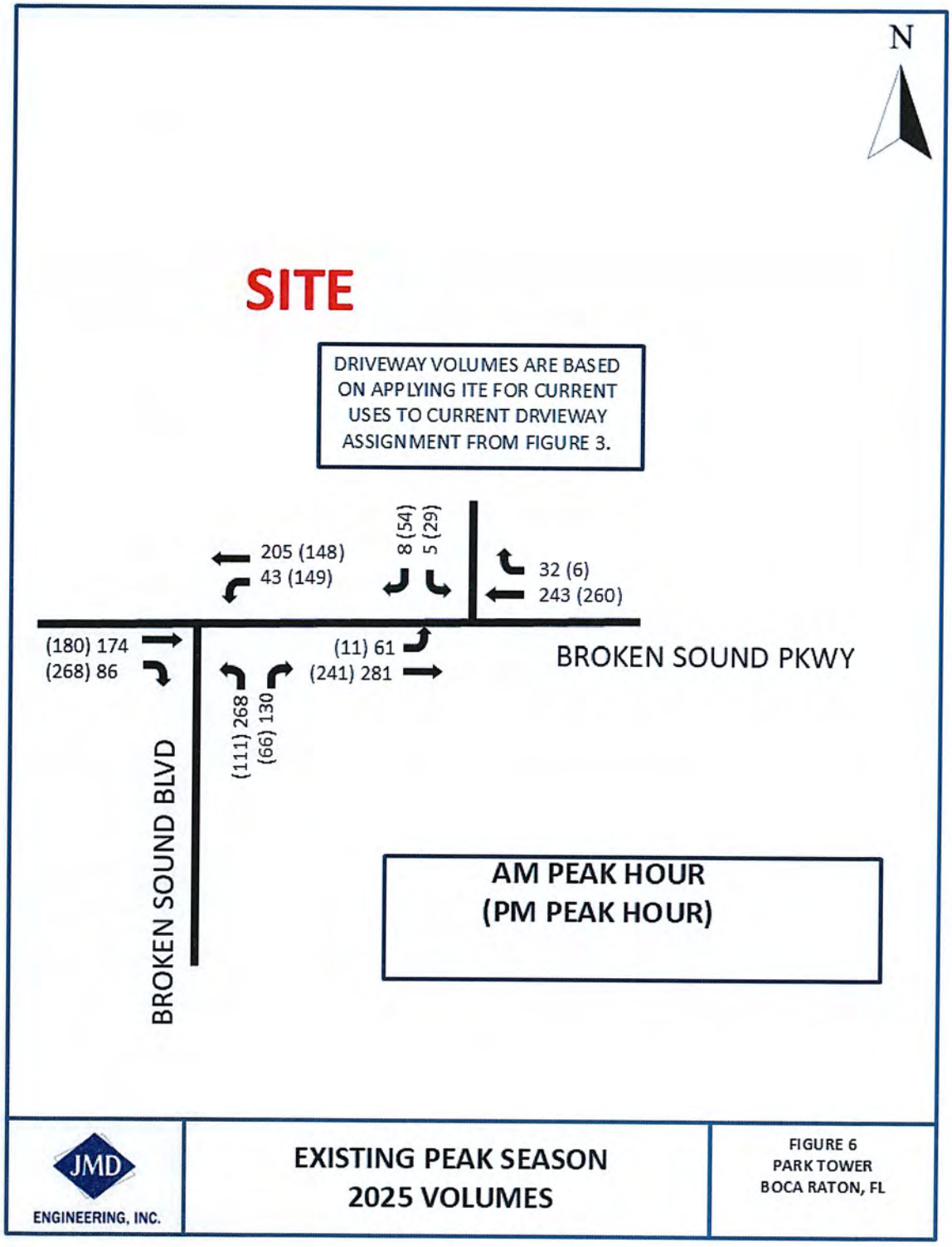
Per the proposed site plan, the site will have the residential on the east side of the property and remaining office on the west. The retail will be located in front of the residential building fronting Broken Sound Parkway NW. The existing east driveway is a shared driveway with the property to the east with an access easement provided. As such, the eastern driveway cannot be eliminated.

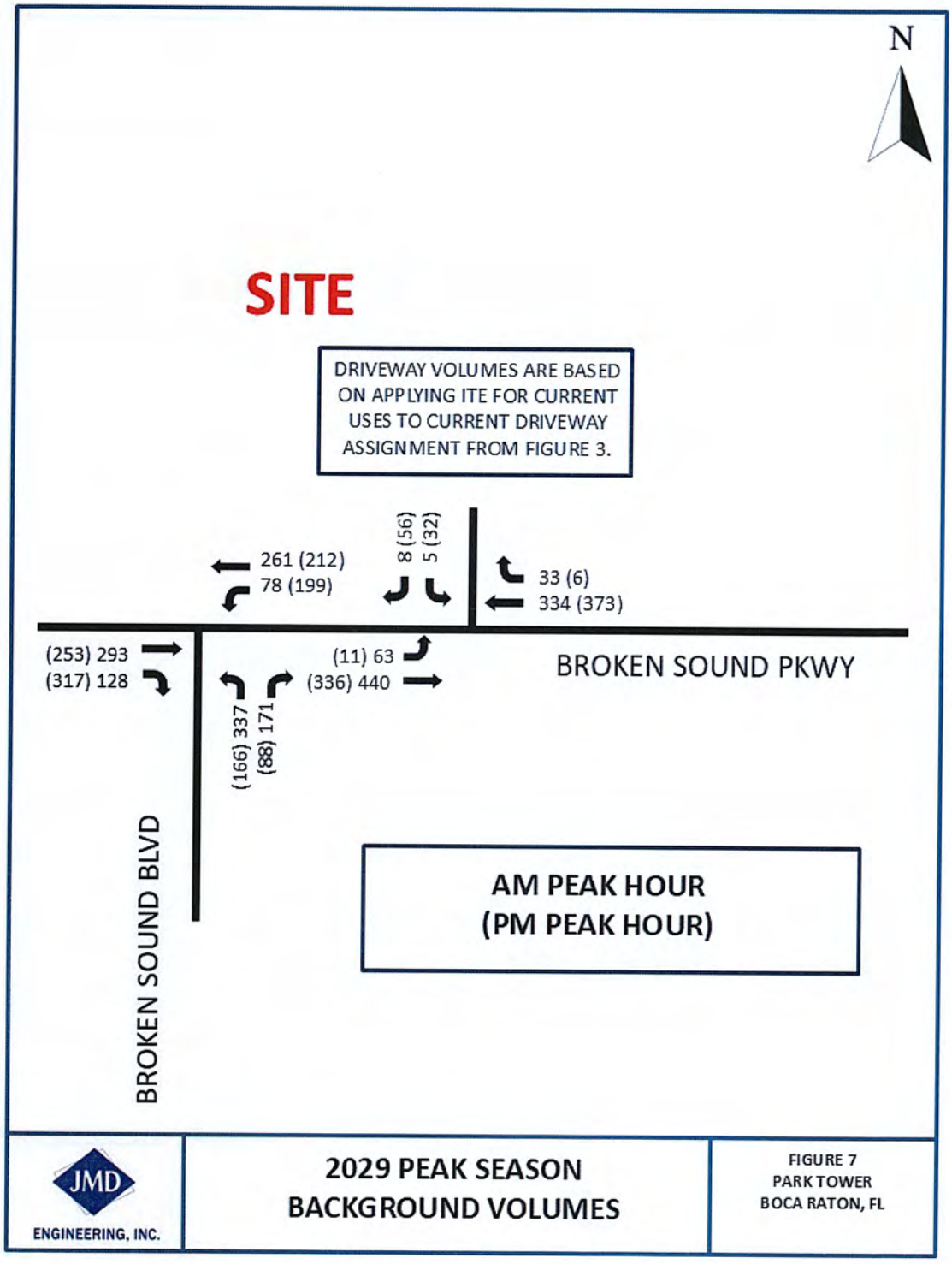
The residential and office have parking garages behind their buildings with surface parking also provided. There is a covered porte-cochere that connects the residential building to the retail building. The new driveway to the west will reduce the office traffic that would need to pass under the porte-cochere to utilize the east shared driveway and therefore improve the functionality and safety. While residents and employees can use which driveway they choose, by providing two driveways the ability to separate residential and office traffic is achieved.

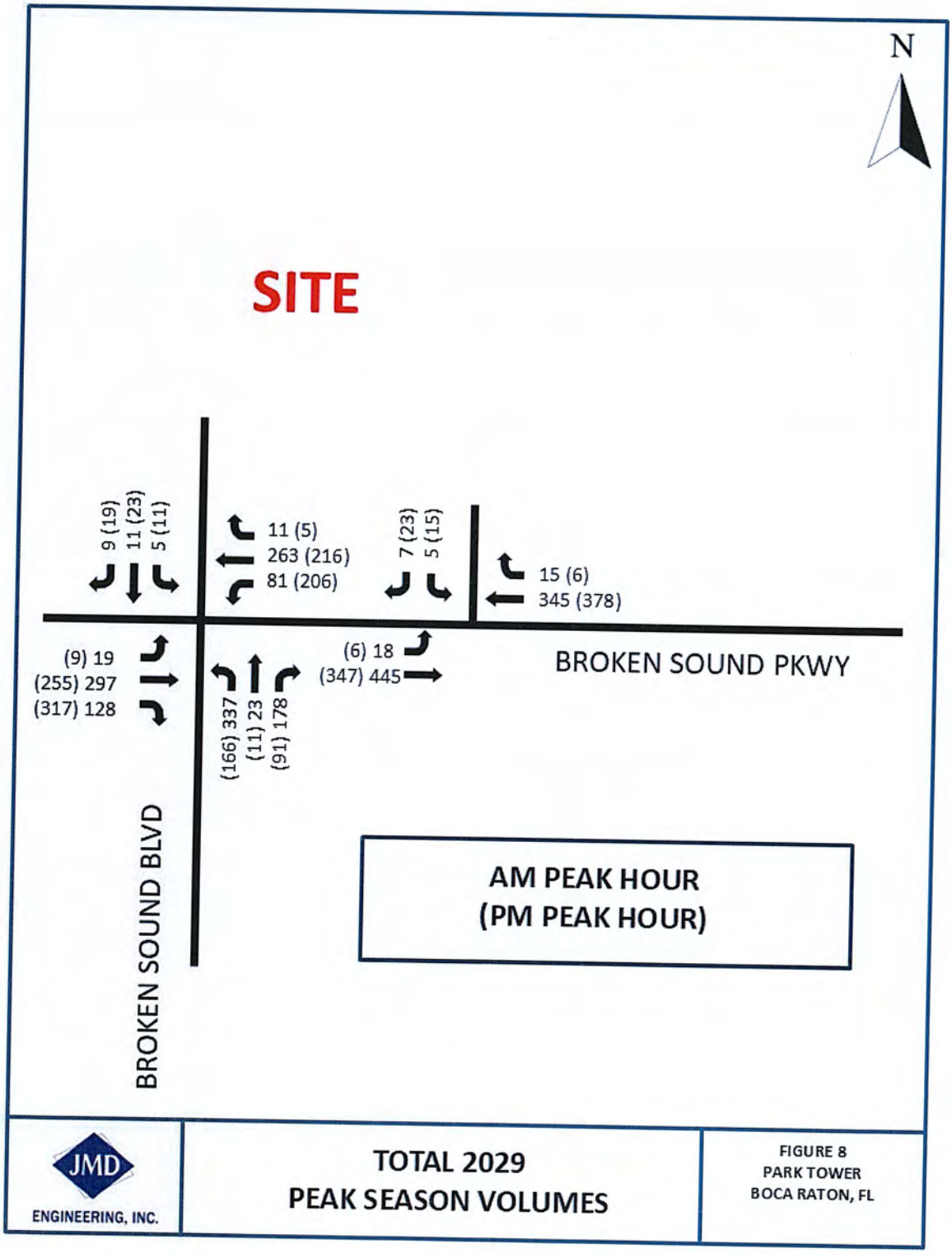
The new driveway will convert the 3-way stop to a 4-way stop configuration. SYNCHRO analysis indicates that all approaches will operate and LOS C or better, and the Sim traffic model does not show any operational issues. A 4-way stop warrant analysis will be provided under separate cover and requested by Traffic Division staff.

The new driveway will allow vehicles to go directly north/south on Broken Sound Parkway NW. If only the eastern driveway is to be provided, additional left and right turn would be required.

Given the information provided above, the additional driveway to the site is justified.


N
SITE
DRIVEWAY VOLUMES ARE BASED ON APPLYING ITE FOR CURRENT USES TO CURRENT DRVIEWAY ASSIGNMENT FROM FIGURE 3.
205 (148)
43 (149)
8 (54)
5 (29)
32 (6)
243 (260)
(180) 174
(268) 86
(11) 61
(241) 281
BROKEN SOUND PKWY
(111) 268
(66) 130
BROKEN SOUND BLVD
AM PEAK HOUR
(PM PEAK HOUR)
JMD
ENGINEERING, INC.
EXISTING PEAK SEASON
2025 VOLUMES
FIGURE 6
PARK TOWER
BOCA RATON, FL


N
SITE
DRIVEWAY VOLUMES ARE BASED ON APPLYING ITE FOR CURRENT USES TO CURRENT DRIVEWAY ASSIGNMENT FROM FIGURE 3.
261 (212)
78 (199)
8 (56)
5 (32)
33 (6)
334 (373)
(253) 293
(317) 128
(11) 63
(336) 440
BROKEN SOUND PKWY
(166) 337
(88) 171
BROKEN SOUND BLVD
AM PEAK HOUR
(PM PEAK HOUR)
JMD
ENGINEERING, INC.
2029 PEAK SEASON
BACKGROUND VOLUMES
FIGURE 7
PARK TOWER
BOCA RATON, FL


N
SITE
9 (19)
11 (23)
5 (11)
11 (5)
263 (216)
81 (206)
7 (23)
5 (15)
15 (6)
345 (378)
(9) 19
(255) 297
(317) 128
(166) 337
(11) 23
(91) 178
(6) 18
(347) 445
BROKEN SOUND PKWY
BROKEN SOUND BLVD
AM PEAK HOUR
(PM PEAK HOUR)
JMD
ENGINEERING, INC.
TOTAL 2029
PEAK SEASON VOLUMES
FIGURE 8
PARK TOWER
BOCA RATON, FL

LINK ANALYSIS

The project traffic significance is shown in Table 2 and Table 3 with the Test 1 analysis shown in Table 4 and Table 5. The project is insignificant on all links, and all links meet level of service thresholds.

INTERSECTION ANALYSIS

Unsignalized Intersections

Although this project is insignificant, as discussed with staff, we reviewed the unsignalized intersection of Broken Sound Parkway NW with Broken Sound Boulevard and the east project driveway. The analysis is attached to the report and shows that the LOS D or better for all movements storage provided at the turn lanes will be adequate for both the AM and PM peak hours. Please see Level of Service Table 6 and Table 7.

TABLE 2
PARK TOWER AT BROKEN SOUND
AM PEAK HOUR PROJECT SIGNIFICANCE

ROADWAY	FROM	TO	LANES	DIRECTION	CAPACITY	PROJECT TRAFFIC				
						PERCENT ASSIGNMENT	INBOUND OUTBOUND	PEAK HOUR TRIPS	PERCENT IMPACT	SIGNIFICANT IMPACT?
BROKEN SOUND PKWY	Clint Moore Road	Broken Sound Blvd NW	4LD	NB	1,770	30%	O	6	0.34%	NO
			4LD	SB	1,770	30%	I	0	0.00%	NO
	Broken Sound Blvd NW	Congress Avenue	4LD	EB	1,770	30%	O	6	0.34%	NO
			4LD	WB	1,770	30%	I	0	0.00%	NO
BROKEN SOUND BLVD NW	Yamato Road	Broken Sound Pkwy	4LD	NB	1,770	40%	I	0	0.00%	NO
			4LD	SB	1,770	40%	O	9	0.51%	NO
MILITARY TRAIL	Linton Blvd	Clint Moore Road	6LD	NB	2,680	5%	O	2	0.07%	NO
			6LD	SB	2,680	5%	I	0	0.00%	NO
	Yamato Road	Clint Moore Road	6LD	NB	2,680	5%	I	0	0.00%	NO
			6LD	SB	2,680	5%	O	2	0.07%	NO
	Yamato Road	Spanish River Blvd	6LD	NB	2,680	5%	I	0	0.00%	NO
			6LD	SB	2,680	5%	O	2	0.07%	NO
CLINT MOORE ROAD	Jog Rd	Military Trail	4LD	EB	1,960	15%	I	0	0.00%	NO
			4LD	WB	1,960	15%	O	4	0.20%	NO
	Military Trail	Congress Avenue	6LD	EB	2,680	25%	I	0	0.00%	NO
			6LD	WB	2,680	25%	O	6	0.22%	NO
	Congress Avenue	NW 2nd Avenue	4LD	EB	1,860	5%	O	2	0.11%	NO
			4LD	WB	1,860	5%	I	0	0.00%	NO
YAMATO ROAD	St. Andrew's	Military Trail	6LD	EB	2,940	10%	I	0	0.00%	NO
			6LD	WB	2,940	10%	O	3	0.10%	NO
	Military Trail	Broken Sound Blvd	8LD	EB	3,590	20%	I	0	0.00%	NO
			8LD	WB	3,590	20%	O	5	0.14%	NO
	Broken Sound Blvd	Congress Avenue	8LD	EB	3,590	20%	O	5	0.14%	NO
			8LD	WB	3,590	20%	I	0	0.00%	NO
	Congress Avenue	I-95	8LD	EB	3,590	40%	O	9	0.25%	NO
			8LD	WB	3,590	40%	I	0	0.00%	NO
CONGRESS AVENUE	NW 82 Street	Clint Moore Road	6LD	NB	2,680	20%	O	5	0.19%	NO
			6LD	SB	2,680	20%	I	0	0.00%	NO
	Clint Moore Road	Broken Sound Parkway	6LD	NB	2,680	5%	O	2	0.07%	NO
			6LD	SB	2,680	5%	I	0	0.00%	NO
	Broken Sound Parkway	Yamato Road	6LD	NB	2,680	25%	I	0	0.00%	NO
			6LD	SB	2,680	25%	O	6	0.22%	NO

TABLE 3
PARK TOWER AT BROKEN SOUND
PM PEAK HOUR PROJECT SIGNIFICANCE

ROADWAY	FROM	TO	LANES	DIRECTION	CAPACITY	PROJECT TRAFFIC				
						PERCENT ASSIGNMENT	INBOUND OUTBOUND	PEAK HOUR TRIPS	PERCENT IMPACT	SIGNIFICANT IMPACT?
BROKEN SOUND PKWY	Clint Moore Road	Broken Sound Blvd NW	4LD	NB	1,770	30%	O	0	0.00%	NO
			4LD	SB	1,770	30%	I	5	0.28%	NO
	Broken Sound Blvd NW	Congress Avenue	4LD	EB	1,770	30%	O	0	0.00%	NO
			4LD	WB	1,770	30%	I	5	0.28%	NO
BROKEN SOUND BLVD NW	Yamato Road	Broken Sound Pkwy	4LD	NB	1,770	40%	I	6	0.34%	NO
			4LD	SB	1,770	40%	O	0	0.00%	NO
MILITARY TRAIL	Linton Blvd	Clint Moore Road	6LD	NB	2,680	5%	O	0	0.00%	NO
			6LD	SB	2,680	5%	I	1	0.04%	NO
	Yamato Road	Clint Moore Road	6LD	NB	2,680	5%	I	1	0.04%	NO
			6LD	SB	2,680	5%	O	0	0.00%	NO
	Yamato Road	Spanish River Blvd	6LD	NB	2,680	5%	I	1	0.04%	NO
			6LD	SB	2,680	5%	O	0	0.00%	NO
CLINT MOORE ROAD	Jog Rd	Military Trail	4LD	EB	1,960	15%	I	3	0.15%	NO
			4LD	WB	1,960	15%	O	0	0.00%	NO
	Military Trail	Congress Avenue	6LD	EB	2,680	25%	I	4	0.15%	NO
			6LD	WB	2,680	25%	O	0	0.00%	NO
	Congress Avenue	NW 2nd Avenue	4LD	EB	1,860	5%	O	0	0.00%	NO
			4LD	WB	1,860	5%	I	1	0.05%	NO
YAMATO ROAD	St. Andrew's	Military Trail	6LD	EB	2,940	10%	I	2	0.07%	NO
			6LD	WB	2,940	10%	O	0	0.00%	NO
	Military Trail	Broken Sound Blvd	8LD	EB	3,590	20%	I	4	0.11%	NO
			8LD	WB	3,590	20%	O	0	0.00%	NO
	Broken Sound Blvd	Congress Avenue	8LD	EB	3,590	20%	O	0	0.00%	NO
			8LD	WB	3,590	20%	I	4	0.11%	NO
	Congress Avenue	I-95	8LD	EB	3,590	40%	O	0	0.00%	NO
			8LD	WB	3,590	40%	I	7	0.19%	NO
CONGRESS AVENUE	NW 82 Street	Clint Moore Road	6LD	NB	2,680	20%	O	0	0.00%	NO
			6LD	SB	2,680	20%	I	4	0.15%	NO
	Clint Moore Road	Broken Sound Parkway	6LD	NB	2,680	5%	O	0	0.00%	NO
			6LD	SB	2,680	5%	I	1	0.04%	NO
	Broken Sound Parkway	Yamato Road	6LD	NB	2,680	25%	I	4	0.15%	NO
			6LD	SB	2,680	25%	O	0	0.00%	NO

TABLE 4
PARK TOWER AT BROKEN SOUND
TEST 1 - LEVEL OF SERVICE PEAK HOUR, PEAK DIRECTION ANALYSIS - AM PEAK HOUR (2029)

ROADWAY								COMMITED OPTION 1			COMMITED OPTION 2	MAXIMUM			
TO	FROM	LANES	DIRECTION	LOS CAPACITY	24/25 EXISTING VOLUME	HISTORICAL GROWTH RATE	COMMITTED TPS TRAFFIC	1% GROWTH	COMMITTED TRIPS + 1%	MAX GROWTH RATE	COMMITTED TRAFFIC	PROJECT TRIPS	2029 TOTAL TRIPS	MEETS LOS?
CONGRESS AVENUE (YEAR 2024 COUNTS)														
CLINT MOORE ROAD	BROKEN SOUND	6LD	NB	2,680	1548	5.45%	184	79	263	470	470	2	2020	YES
			SB	2,680	1305	5.45%	257	56	313	336	336	0	1441	YES
BROKEN SOUND	YAMATO ROAD	6LD	NB	2,680	1548	5.45%	324	79	403	470	470	0	2018	YES
			SB	2,680	1305	5.45%	244	56	300	336	336	5	1447	YES
BROKEN SOUND PARKWAY (YEAR 2025 COUNTS)														
SITE	CONGRESS AVE	4LD	EB	1,770	304	1.00%	48	12	60	12	60	5	370	YES
			WB	1,770	248	1.00%	45	10	55	10	55	0	303	YES
SITE	CLINT MOORE ROAD	4LD	EB	1,770	304	1.00%	48	12	60	12	60	5	370	YES
			WB	1,770	248	1.00%	45	10	55	10	55	0	303	YES

TABLE 5
PARK TOWER AT BROKEN SOUND
TEST 1 - LEVEL OF SERVICE PEAK HOUR, PEAK DIRECTION ANALYSIS - PM PEAK HOUR (2029)

ROADWAY								COMMITED OPTION 1			COMMITED OPTION 2	MAXIMUM			
TO	FROM	LANES	DIRECTION	LOS CAPACITY	24/25 EXISTING VOLUME	HISTORICAL GROWTH RATE	COMMITTED TPS TRAFFIC	1% GROWTH	COMMITTED TRIPS + 1%	MAX GROWTH RATE	COMMITTED TRAFFIC	PROJECT TRIPS	2029 TOTAL TRIPS	MEETS LOS?
CONGRESS AVENUE (YEAR 2024 COUNTS)														
CLINT MOORE ROAD	BROKEN SOUND	6LD	NB	2,680	1130	5.45%	358	58	416	343	416	0	1546	YES
			SB	2,680	1703	5.45%	255	87	342	517	517	1	2221	YES
BROKEN SOUND	YAMATO ROAD	6LD	NB	2,680	1130	5.45%	345	58	403	343	403	4	1537	YES
			SB	2,680	1703	5.45%	426	87	513	517	517	0	2220	YES
BROKEN SOUND PARKWAY (YEAR 2025 COUNTS)														
SITE	CONGRESS AVE	4LD	EB	1,770	246	1.00%	56	10	66	10	66	0	312	YES
			WB	1,770	297	1.00%	34	12	46	12	46	5	348	YES
SITE	CLINT MOORE ROAD	4LD	EB	1,770	246	1.00%	48	10	58	10	58	0	304	YES
			WB	1,770	297	1.00%	45	12	57	12	57	5	359	YES

TABLE 6
AM SYNCHRO ANALYSIS

INTERSECTION	CONTROL	MOVEMENT	EXISTING		BACKGROUND		TOTAL	
			DELAY	LOS	DELAY	LOS	DELAY	LOS
BROKEN SOUND PKWY & BROKEN SOUND BLVD	AWSC	EB	11.1	B	14	B	16.3	C
		WB	11.6	B	13.7	B	15.2	C
		NB	15.5	C	21.2	C	23.4	C
		SB					11.2	B
DRIVEWAY & BROKEN SOUND PKWY	TWSC	EBL	8.1	A	8.3	A	8.1	A
		EBT	0.2	A	0.2	A	0.1	A
		SBL	14.7	B	16.2	C	14.2	B
		SBR	9.3	A	9.5	A	9.4	A

TABLE 7
PM SYNCHRO ANALYSIS

INTERSECTION	CONTROL	MOVEMENT	EXISTING		BACKGROUND		TOTAL	
			DELAY	LOS	DELAY	LOS	DELAY	LOS
BROKEN SOUND PKWY & BROKEN SOUND BLVD	AWSC	EB	16.5	C	16.1	C	24	C
		WB	13.9	B	14.6	B	19.1	C
		NB	12.4	B	13.1	B	14.1	B
		SB					11.4	B
DRIVEWAY & BROKEN SOUND PKWY	TWSC	EBL	8	A	8.1	A	8.1	A
		EBT	0.1	A	0.0	A	0.0	A
		SBL	13.5	B	14.1	B	13.6	B
		SBR	9.7	A	9.8	A	9.5	A

Conclusion

This analysis demonstrates that the proposed Park at Broken Sound located at 1075 Broken Sound Parkway NW meets the requirements of Boca Raton with no traffic/transportation Technical Deviations or Engineering Variances required.

If there are any questions regarding this analysis, please do not hesitate to call.

Sincerely,

JMD ENGINEERING, INC.

Digitally signed by JOHN M DONALDSON
Date: 2026.09.17 08:50:24 '-05'00

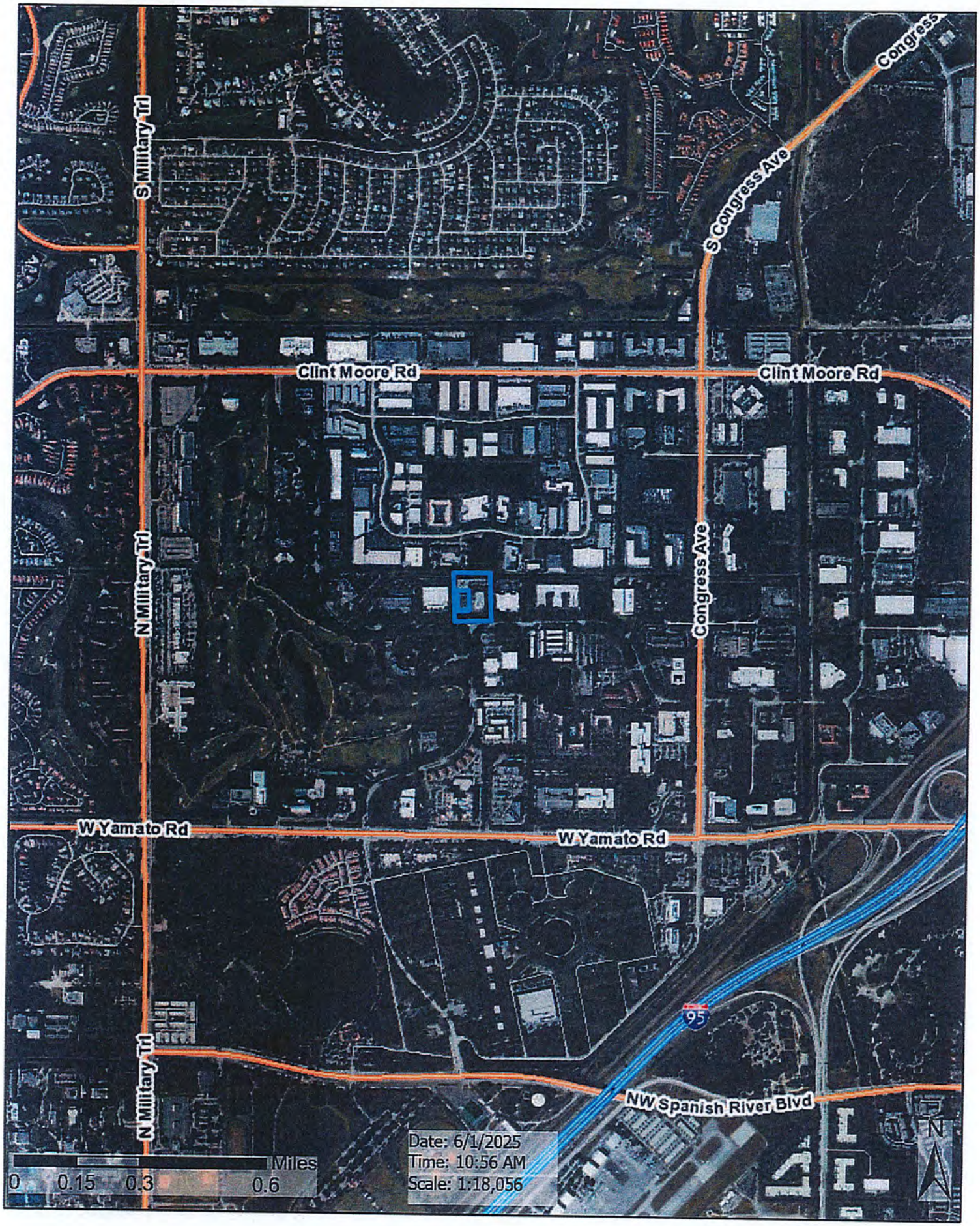
This item has been electronically signed & sealed by John M Donaldson, P.E. on the time and date stamp shown using the digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

John M. Donaldson, P.E.
Transportation Engineer

Florida Registration
Number 40568
Certificate of Authorization
Number CA00009514

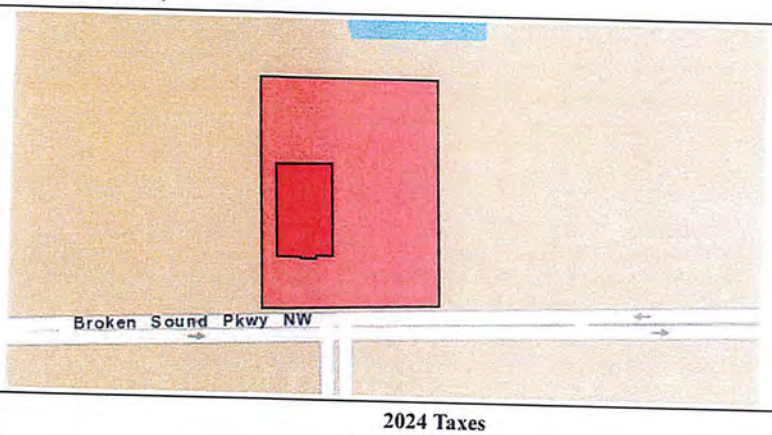
SITE DATA (PAPA)

DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



Property Detail

Parcel Control Number:	06-42-47-01-03-008-0010	Location Address:	1075 NW BROKEN SOUND PKWY
Owners:	1075 NW BROKEN SOUND PARKWAY LLC	Municipality:	BOCA RATON
Mailing Address:	1075 BROKEN SOUND PKWY NW STE 100, , BOCA RATON FL 33487 3540		
Last Sale:	10/25/2005	Book/Page#:	19634 / 00933 Price: $2,850,000
Property Use Code:	1700 - OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES	Zoning:	LIRP - INDUSTRIAL
Legal Description:	ARVIDA PARK OF COMMERCE PLAT 2 PAR H (LESS N 217.50 FT OF S 336.58 FT OF E 131.21 FT OF W 166.21 FT & N 4.64 FT OF S 119.08 FT OF E 33.46 FT OF W 124.81 FT)	Total SF:	20535 Acres 4.37



2024 Values

Improvement Value	$1,884,387
Land Value	$1,207,724
Total Market Value	$3,092,111
Assessed Value	$3,005,074
Exemption Amount	$0
Taxable Value	$3,005,074

All values are as of January 1st each year.

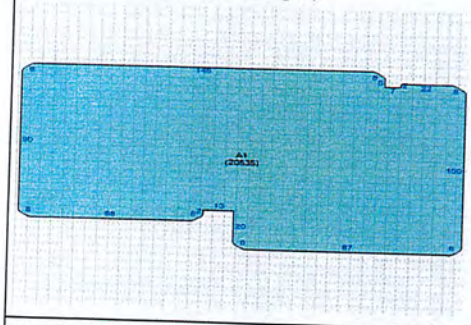
2024 Taxes

Ad Valorem	$51,674
Non Ad Valorem	$9,998
Total Tax	$61,672

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
OFFICES	20535
Total Square Footage :	20535

Extra Features

Description	Year Built	Unit
Paving- Asphalt	2008	39054
Paving- Asphalt	2008	287
Walkway-Concrete	2008	3350
Wall	1981	513

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

Structural Details (Building 1)

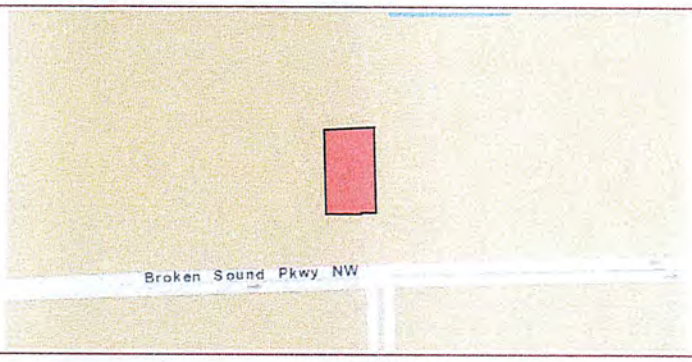
	Description	
1	Year Built	1981
2	OFFICE BLDG L/R 1-4S	20535

Owner : 1075 NW BROKEN SOUND PARKWAY LLC PCN: 06424701030080010 1 of 1

DOROTHYJACKS CFA, AAS
Palm Beach County Property Appraiser

Property Detail

Parcel Control Number:	06-42-47-01-03-008-0020	Location Address:	1095 NW BROKEN SOUND PKWY		
Owners:	HOLLYWOOD WAREHOUSES 18 LLC	Municipality:	BOCA RATON		
Mailing Address:	13280 NE 6TH AVE STE 100, , MIAMI FL 33161 4039				
Last Sale:	03/16/2023	Book/Page#:	34194 / 00905	Price:	$10,750,000
Property Use Code:	1700 - OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES	Zoning:	LIRP - INDUSTRIAL		
Legal Description:	ARVIDA PARK OF COMMERCE PLAT 2 N 217.50 FT OF S 336.58 FT OF E 131.21 FT OF W 166.21 FT & N 4.64 FT OF S 119.08 FT OF E 33.46 FT OF W 124.81 FT OF PAR H	Total SF:	54203	Acres	.66



2024 Values

Improvement Value	$0
Land Value	$0
Total Market Value	$8,800,000
Assessed Value	$8,800,000
Exemption Amount	$0
Taxable Value	$8,800,000

All values are as of January 1st each year.

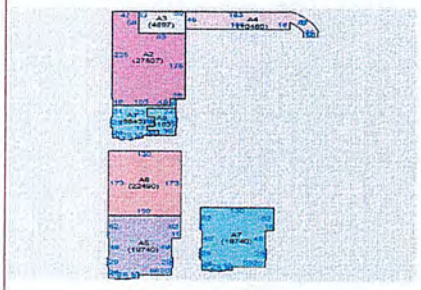
2024 Taxes

Ad Valorem	$149,713
Non Ad Valorem	$27,497
Total Tax	$177,209

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
WAREHOUSE	4897
PARKING LEVEL FLOORS	0
OFFICES	6643
UPPER PARKING GAR	0
OFFICES	19740
UPPER PARKING GAR	0
OFFICES	19740
OFFICES	3183

Total Square Footage : 54203

Extra Features

Description	Year Built	Unit
Paving- Asphalt	2008	12741
Paving- Asphalt	2008	3217
Walkway-Concrete	2008	1590
Wall	2008	154

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

Structural Details (Building 1)

Description	
1 Year Built	2008
2 OFFICE BLDG L/R 1-4S	54203

Owner : HOLLYWOOD WAREHOUSES 18 LLC PCN: 06424701030080020 1 of 1

TPS BACKGROUND TRAFFIC

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: Congress Ave
CURRENT YEAR: 2025
ANALYSIS YEAR: 2029
GROWTH RATE: 0%
STATION: 6814
FROM: Midpoint
TO: Clint Moore Rd
COUNT DATE: NA
PSF: 0

Report Created
7/19/2025

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments							Type	% Complete
FAU Boca	2	0	1	1	1	0	NR	85%
Clint Moore/Military Drug Store	0	0	0	0	0	0	NR	100%
Peninsula DRI - Non Residential	0	0	0	0	0	0	NR	100%
Congress Plaza at Delray	11	4	7	78	40	37	NR	0%
Boca National Golf Club	9	6	3	11	5	6	NR	0%
US Foodservice Facility Expansion	0	0	0	0	0	0	NR	100%
Friends of Chabad	0	0	0	0	0	0	NR	100%
TR Danburg Mixed-Use	0	0	0	0	0	0	Res	100%
Fairway Commons	0	0	0	0	0	0	NR	100%
Alton Delray	29	7	22	30	18	12	NR	0%
SBA Corporate Headquarters	21	18	2	19	3	16	NR	63%
The Lofts at Boca Colonnade	0	0	0	0	0	0	NR	100%
1690-2350 South Congress Avenue	49	17	32	82	60	22	Res	16%
Lynn University	1	0	1	1	1	0	NR	95%
5201 Residential	0	0	0	0	0	0	Res	100%
MCM Logistics Center	0	0	0	0	0	0	NR	100%
Public Storage - Boca Raton	3	1	1	5	2	2	NR	50%
Elementary School 05-C	1	0	0	0	0	0	NR	94%
Delray Central	10	3	7	12	8	5	NR	0%
AMTEC Residential Complex	77	23	55	76	53	22	Res	56%
Mutual of America Residential	18	5	10	15	10	5	NR	0%
900 Broken Sound	91	35	57	91	58	32	Res	0%
6600 N Military Trail	22	15	6	27	10	17	NR	0%
University Village	21	11	10	25	13	12	NR	0%
Boca Village	30	16	14	32	12	20	Res	0%
791 Park of Commerce	83	36	47	114	60	54	NR	0%
Atrium Residential	13	8	5	12	4	8	Res	0%
Total Committed Developments	489	205	280	631	358	270		
Total Committed Residential	260	99	163	293	187	104		
Total Committed Non-Residential	229	106	117	338	171	166		
Double Count Reduction	46	21	23	68	34	26		
Total Discounted Committed Developments	443	184	257	563	324	244		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	443	184	257	563	324	244		
Growth Volume Used	443	184	257	563	324	244		
Total Volume	443	184	257	563	324	244		

Lanes	6LD					
LOS D Capacity	4680	2680	2680	4680	2680	2680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: Congress Ave
CURRENT YEAR: 2025
ANALYSIS YEAR: 2029
GROWTH RATE: 0%
STATION: 6814
FROM: Yamato Rd
TO: Midpoint
COUNT DATE: NA
PSF: 0

Report Created
7/19/2025

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments							Type	% Complete
FAU Boca	2	0	1	1	1	0	NR	85%
Clint Moore/Military Drug Store	0	0	0	0	0	0	NR	100%
Peninsula DRI - Non Residential	0	0	0	0	0	0	NR	100%
Congress Plaza at Delray	11	4	7	78	40	37	NR	0%
Boca National Golf Club	9	6	3	11	5	6	NR	0%
US Foodservice Facility Expansion	0	0	0	0	0	0	NR	100%
Friends of Chabad	0	0	0	0	0	0	NR	100%
TR Danburg Mixed-Use	0	0	0	0	0	0	Res	100%
Fairway Commons	0	0	0	0	0	0	NR	100%
Alton Delray	29	7	22	30	18	12	NR	0%
SBA Corporate Headquarters	21	18	2	19	3	16	NR	63%
The Lofts at Boca Colonnade	0	0	0	0	0	0	NR	100%
1690-2350 South Congress Avenue	49	17	32	82	60	22	Res	16%
Lynn University	1	0	1	1	1	0	NR	96%
5201 Residential	0	0	0	0	0	0	Res	100%
MCM Logistics Center	0	0	0	0	0	0	NR	100%
Public Storage - Boca Raton	3	1	1	5	2	2	NR	50%
Elementary School 05-C	1	0	0	0	0	0	NR	94%
Delray Central	10	3	7	12	8	5	NR	0%
AMTEC Residential Complex	95	67	28	93	27	65	Res	56%
Mutual of America Residential	78	52	26	76	24	51	NR	0%
900 Broken Sound	131	81	50	130	46	84	Res	0%
6600 N Military Trail	22	15	6	27	10	17	NR	0%
University Village	21	11	10	25	13	12	NR	0%
Boca Village	30	16	14	32	12	20	Res	0%
791 Park of Commerce	166	94	72	227	108	119	NR	0%
Atrium Residential	13	8	5	12	4	8	Res	0%
Total Committed Developments	602	400	257	680	382	476		
Total Committed Residential	318	180	129	349	140	199		
Total Committed Non-Residential	374	211	158	511	233	277		
Double Count Reduction	75	42	32	87	37	50		
Total Discounted Committed Developments	617	358	256	773	345	426		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	617	358	256	773	345	426		
Growth Volume Used	617	358	256	773	345	426		
Total Volume	617	358	256	773	345	426		

Lanes	6LD					
LOS D Capacity	4680	2680	2680	4680	2680	2680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

BOCA APPROVED PROJECTS BACKGROUND

VOLUME DEVELOPMENT SHEET
Atrium Residential
Broken Sound Parkway & Broken Sound Boulevard
EXISTING GEOMETRY

Growth Rate = 1.00%
Peak Season = 1.07
Buildout Year = 2029
Years = 6

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 08/16/2023	237	0	121	0	0	0	0	154	76	46	180	0
Peak Season Volume	254	0	129	0	0	0	0	165	81	49	193	0
Traffic Volume Growth	16	0	8	0	0	0	0	10	5	3	12	0
791 Park of Commerce								8			6	
900 Broken Sound Committed Development			36					36		20	20	
MOA Commited Development	52							28	19	13	26	
1.0% Traffic Volume Growth	16	0	8	0	0	0	0	10	5	3	12	0
Committed + 1.0% Growth	68	0	44	0	0	0	0	82	24	36	64	0
Max (Committed - 1.0% or Historic Growth)	68	0	44	0	0	0	0	82	24	36	64	0
Background Traffic Volumes	322	0	173	0	0	0	0	247	105	85	257	0
Project Traffic												
Inbound Traffic Assignment	33.0%										6.0%	
Inbound Traffic Volumes	6										1	
Outbound Traffic Assignment								19.0%	33.0%			
Outbound Traffic Volumes								12	20			
Project Traffic	6	0	0	0	0	0	0	12	20	0	1	0
Total Traffic w/o RTOR	328	0	173	0	0	0	0	259	125	85	258	0

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 08/16/2023	118	0	64	0	0	0	0	178	216	147	128	0
Peak Season Volume	126	0	68	0	0	0	0	190	231	157	137	0
Traffic Volume Growth	8	0	4	0	0	0	0	12	14	10	8	0
791 Park of Commerce								9			9	
900 Broken Sound Committed Development			19					19		36	36	
MOA Commited Development	33							40	27	8	17	
1.0% Traffic Volume Growth	8	0	4	0	0	0	0	12	14	10	8	0
Committed + 1.0% Growth	41	0	23	0	0	0	0	80	41	54	70	0
Max (Committed - 1.0% or Historic Growth)	41	0	23	0	0	0	0	80	41	54	70	0
Background Traffic Volumes	167	0	91	0	0	0	0	270	272	211	207	0
Project Traffic												
Inbound Traffic Assignment	33.0%										6.0%	
Inbound Traffic Volumes	17										3	
Outbound Traffic Assignment								19.0%	33.0%			
Outbound Traffic Volumes								6	11			
Project Traffic	17	0	0	0	0	0	0	6	11	0	3	0
Total Traffic w/o RTOR	184	0	91	0	0	0	0	276	283	211	210	0

INTERSECTION DEVELOPMENT WORKSHEET
900 BROKEN SOUND
BROKEN SOUND PARKWAY & BROKEN SOUND BLVD
Existing Geometry

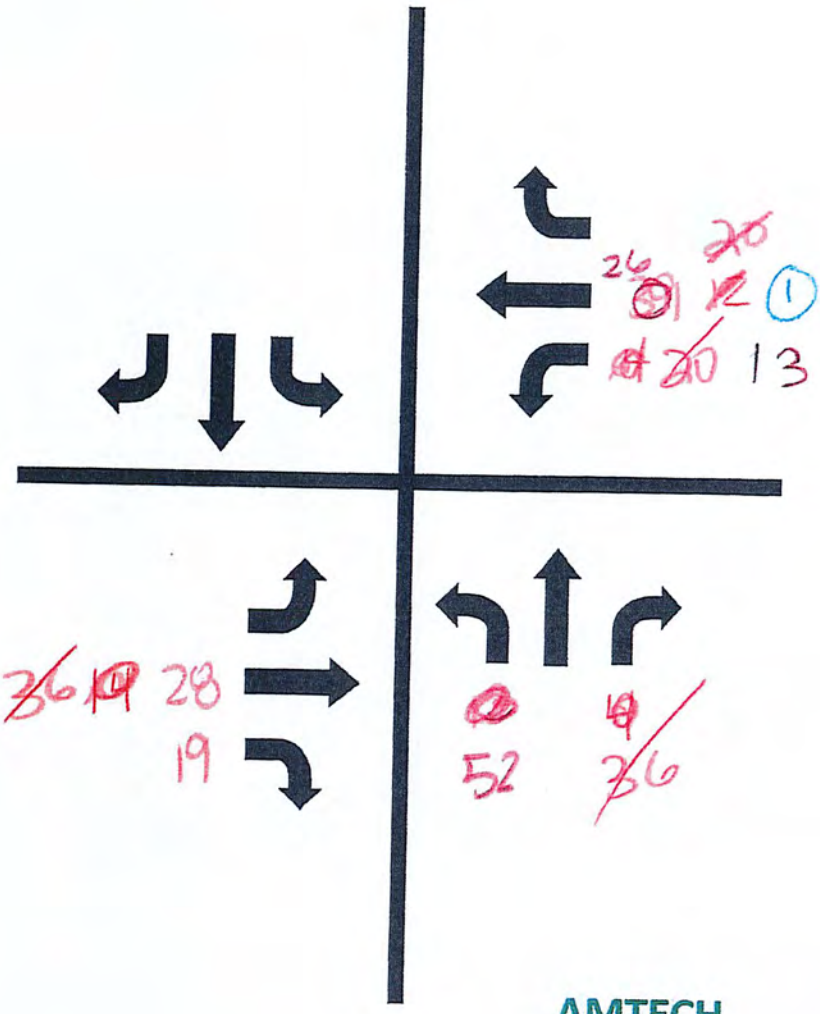
Growth Rate =	1.00%	
Peak Season =	1.07	1.07
Buildout Year =	2026	2026
Years =	3	3

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 08/16/23	227	0	121	0	0	0	0	154	76	46	180	0
Peak Season Volume	243	0	129	0	0	0	0	165	81	49	193	0
Traffic Volume Growth	7	0	4	0	0	0	0	5	2	1	6	0
Committed Development (MOA+TBT)	*52*	*0*	*0*	*0*	*0*	*0*	*0*	*64*	*19*	*13*	*27*	*0*
1% Traffic Volume Growth	7	0	4	0	0	0	0	5	2	1	6	0
Committed + 1% Growth	59	0	4	0	0	0	0	69	21	14	33	0
Max (Committed + 1% or Historic Growth)	59	0	4	0	0	0	0	69	21	14	33	0
	0	0	0	0	0	0	0	0	0	0	0	0
Background Traffic Volumes	302	0	133	0	0	0	0	234	102	63	226	0
Project Traffic	0	0	36	0	0	0	0	36	0	20	20	0
Total Traffic	302	0	169	0	0	0	0	270	102	83	246	0

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 08/16/23	102	0	64	0	0	0	0	178	216	146	128	0
Peak Season Volume	109	0	68	0	0	0	0	190	231	156	137	0
Traffic Volume Growth	3	0	2	0	0	0	0	6	7	5	4	0
Committed Development (MOA+TBT)	*33*	*0*	*0*	*0*	*0*	*0*	*0*	*41*	*27*	*8*	*19*	*0*
1% Traffic Volume Growth	3	0	2	0	0	0	0	6	7	5	4	0
Committed + 1% Growth	36	0	2	0	0	0	0	47	34	13	23	0
Max (Committed + 1% or Historic Growth)	36	0	2	0	0	0	0	47	34	13	23	0
	0	0	0	0	0	0	0	0	0	0	0	0
Background Traffic Volumes	145	0	70	0	0	0	0	237	265	169	160	0
Project Traffic	0	0	19	0	0	0	0	19	0	36	36	0
Total Traffic	145	0	89	0	0	0	0	256	265	205	196	0

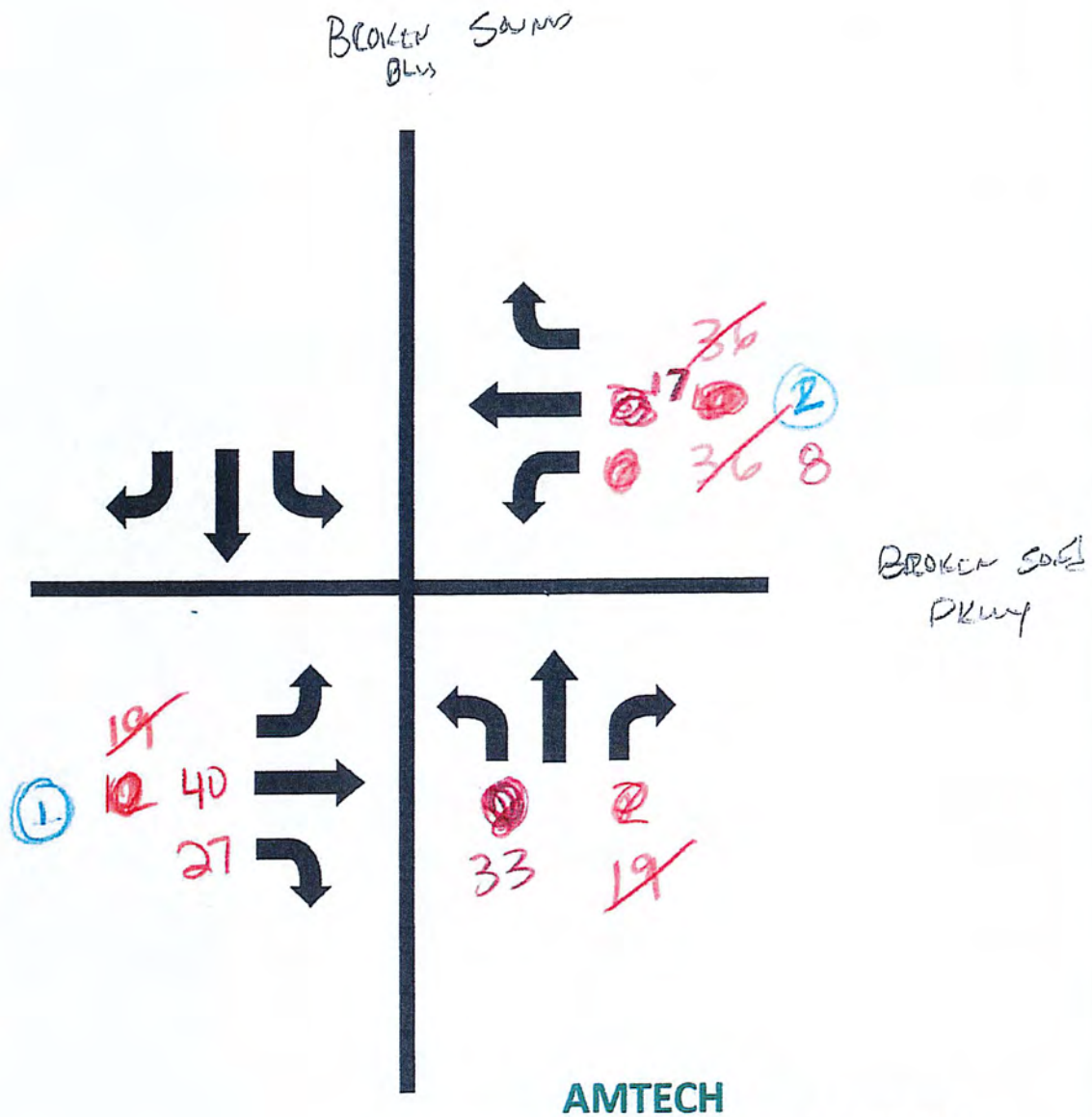


AMTECH
MUTUAL OF AMERICA
BOCA VILLAGE
~~**900 BROKEN SOUND**~~
TBT

JMD
ENGINEERING, INC.

AM BACKGROUND TRAFFIC

N



AMTECH
MUTUAL OF AMERICA
BOCA VILLAGE
~~**900 BROKEN SOUND**~~
TBT

JMD
ENGINEERING, INC.

PM BACKGROUND TRAFFIC

N

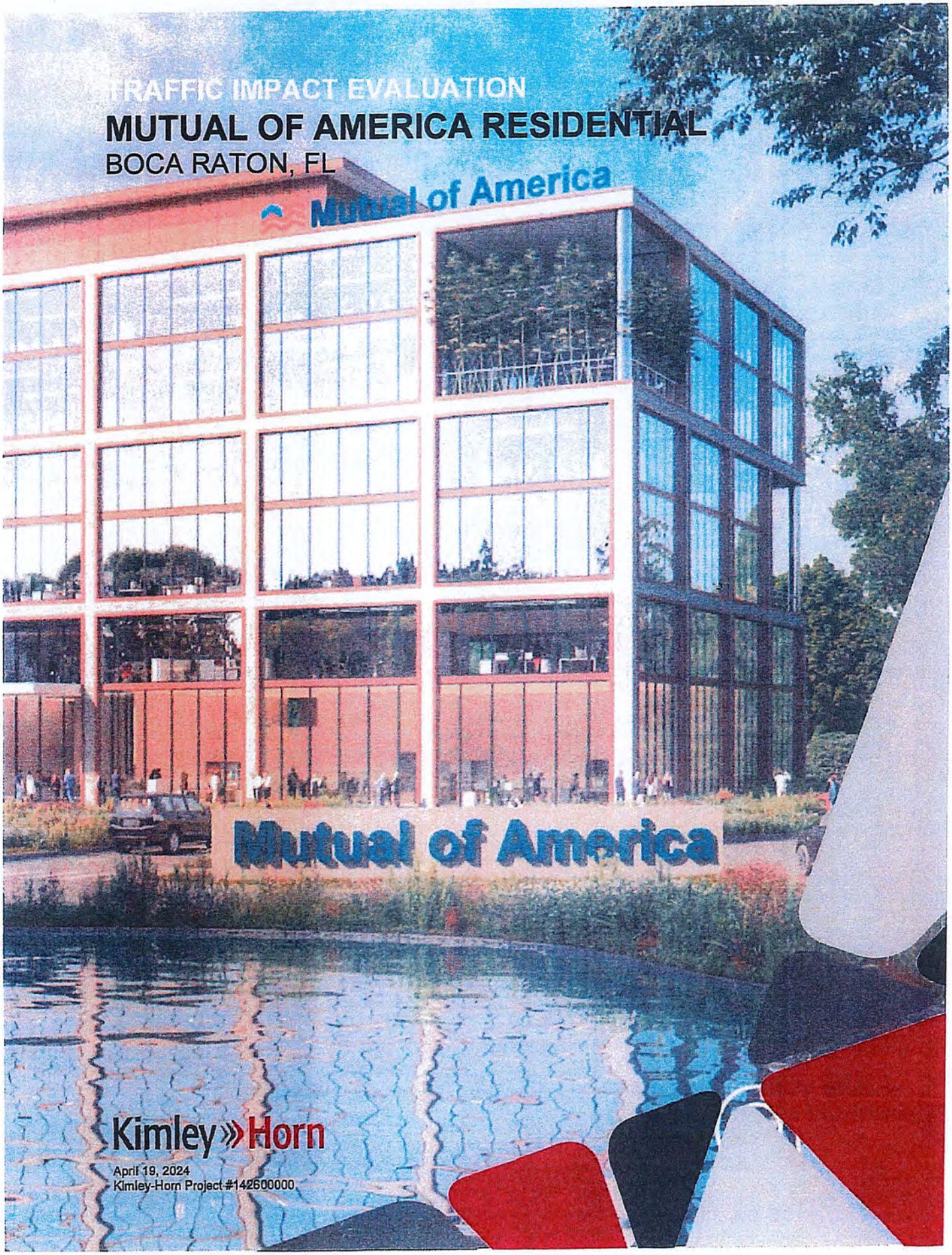
TABLE 3
TBT TRAINING - 5801 CONGRESS AVENUE
PM PEAK HOUR PROJECT SIGNIFICANCE

ROADWAY	FROM	TO	LANES	DIRECTION	CAPACITY	PROJECT TRAFFIC				
						PERCENT ASSIGNMENT	INBOUND OUTBOUND	PEAK HOUR TRIPS	PERCENT IMPACT	SIGNIFICANT IMPACT?
CONGRESS AVE	Clint Moore Road	Broken Sound Pkwy	6LD	NB	2,680	45%	O	4	0.15%	NO
			6LD	SB	2,680	45%	I	8	0.30%	NO
	Broken Sound Pkwy	Yamato Road	6LD	NB	2,680	45%	I	8	0.30%	NO
			6LD	SB	2,680	45%	O	4	0.15%	NO
BROKEN SOUND PKWY	Broken Sound Blvd	Site	4L	EB	1,770	10%	I	2	0.11%	NO
			4L	WB	1,770	10%	O	1	0.06%	NO
	Site	Congress Ave	4L	EB	1,770	90%	O	7	0.40%	NO
			4L	WB	1,770	90%	I	16	0.90%	NO

TABLE 2
TBT TRAINING - 5801 CONGRESS AVENUE
AM PEAK HOUR PROJECT SIGNIFICANCE

ROADWAY	FROM	TO	LANES	DIRECTION	CAPACITY	PROJECT TRAFFIC				
						PERCENT ASSIGNMENT	INBOUND OUTBOUND	PEAK HOUR TRIPS	PERCENT IMPACT	SIGNIFICANT IMPACT?
CONGRESS AVE	Clint Moore Road	Broken Sound Pkwy	6LD	NB	2,680	45%	O	5	0.19%	NO
			6LD	SB	2,680	45%	I	0	0.00%	NO
	Broken Sound Pkwy	Yamato Road	6LD	NB	2,680	45%	I	0	0.00%	NO
			6LD	SB	2,680	45%	O	5	0.19%	NO
BROKEN SOUND PKWY	Broken Sound Blvd	Site	4L	EB	1,770	10%	I	0	0.00%	NO
			4L	WB	1,770	10%	O	1	0.06%	NO
	Site	Congress Ave	4L	EB	1,770	90%	O	9	0.51%	NO
			4L	WB	1,770	90%	I	0	0.00%	NO

TRAFFIC IMPACT EVALUATION
MUTUAL OF AMERICA RESIDENTIAL
BOCA RATON, FL



Kimley»Horn

April 19, 2024
Kimley-Horn Project #142600000

VOLUME DEVELOPMENT SHEET
MUTUAL OF AMERICA
Broken Sound Parkway & Broken Sound Boulevard
EXISTING GEOMETRY

Growth Rate =	1.00%
Peak Season =	1.07
Buildout Year =	2028
Years =	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 08/16/2023	227	0	121	0	0	0	0	154	76	46	180	0
Peak Season Volume	243	0	129	0	0	0	0	165	81	49	193	0
Traffic Volume Growth	12	0	7	0	0	0	0	8	4	2	10	0
Committed Development												
1.0% Traffic Volume Growth	12	0	7	0	0	0	0	8	4	2	10	0
Committed + 1.0% Growth	12	0	7	0	0	0	0	8	4	2	10	0
Max (Committed + 1.0% or Historic Growth)	12	0	7	0	0	0	0	8	4	2	10	0
Background Traffic Volumes	255	0	136	0	0	0	0	173	85	51	203	0
Project Traffic												
Inbound Traffic Assignment	10.0%										30.0%	
Inbound Traffic Volumes	13										39	
Outbound Traffic Assignment								30.0%	20.0%			
Outbound Traffic Volumes								28	19			
Project Traffic	13	0	0	0	0	0	0	28	19	0	39	0
Total Traffic w/o RTOR	268	0	136	0	0	0	0	201	104	51	242	0
TOTAL TRAFFIC	268	0	126	0	0	0	0	201	44	51	242	0

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 08/16/2023	102	0	64	0	0	0	0	178	216	146	128	0
Peak Season Volume	109	0	68	0	0	0	0	190	231	156	137	0
Traffic Volume Growth	6	0	3	0	0	0	0	10	12	8	7	0
Committed Development												
1.0% Traffic Volume Growth	6	0	3	0	0	0	0	10	12	8	7	0
Committed + 1.0% Growth	6	0	3	0	0	0	0	10	12	8	7	0
Max (Committed + 1.0% or Historic Growth)	6	0	3	0	0	0	0	10	12	8	7	0
Background Traffic Volumes	115	0	71	0	0	0	0	200	243	164	144	0
Project Traffic												
Inbound Traffic Assignment	10.0%										30.0%	
Inbound Traffic Volumes	8										25	
Outbound Traffic Assignment								30.0%	20.0%			
Outbound Traffic Volumes								40	27			
Project Traffic	8	0	0	0	0	0	0	40	27	0	25	0
Total Traffic w/o RTOR	123	0	71	0	0	0	0	240	270	164	169	0
TOTAL TRAFFIC	123	0	61	0	0	0	0	240	210	164	169	0

Table 4: Test 1 AM Peak Hour Significance Analysis for Private Roadways

ROADWAY	FROM	TO	EXISTING NUMBER OF LANES	LOS D GENERAL SVC VOLUME	PROJECT TRIPS						
					PROJECT % ASSIGNMENT	NB/EB IN/OUT?	AM PEAK HOUR				
							TRIPS		% IMPACT			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Broken Sound Parkway	Clint Moore Road	Broken Sound Boulevard	4LD	1,770	30%	o	28	37	1.58%	Yes	2.09%	Yes
Broken Sound Parkway	Broken Sound Boulevard	Congress Avenue	4LD	1,770	30%	o	28	37	1.58%	Yes	2.09%	Yes
Broken Sound Boulevard	Spanish River Boulevard	Yamato Road	2L	810	0%	i	0	0	0.00%	No	0.00%	No
Broken Sound Boulevard	Yamato Road	Broken Sound Parkway	4LD	1,770	40%	i	49	37	2.77%	Yes	2.09%	Yes

Table 5: Test 1 PM Peak Hour Significance Analysis for Private Roadways

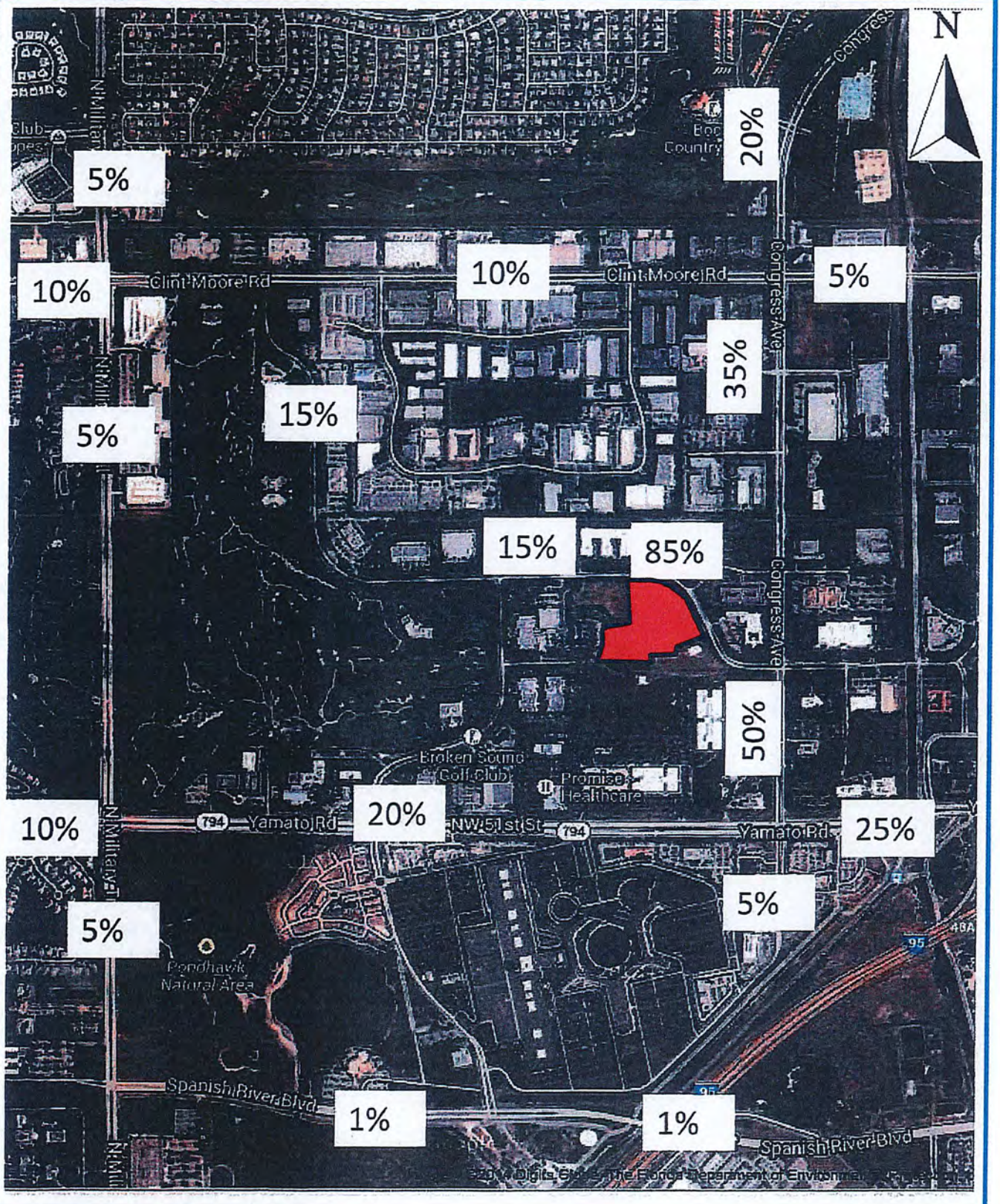
ROADWAY	FROM	TO	EXISTING NUMBER OF LANES	LOS D GENERAL SVC VOLUME	PROJECT TRIPS						
					PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PM PEAK HOUR				
							TRIPS		% IMPACT			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Broken Sound Parkway	Clint Moore Road	Broken Sound Boulevard	4LD	1,770	30%	o	38	25	2.15%	Yes	1.41%	Yes
Broken Sound Parkway	Broken Sound Boulevard	Congress Avenue	4LD	1,770	30%	o	38	25	2.15%	Yes	1.41%	Yes
Broken Sound Boulevard	Spanish River Boulevard	Yamato Road	2L	810	0%	i	0	0	0.00%	No	0.00%	No
Broken Sound Boulevard	Yamato Road	Broken Sound Parkway	4LD	1,770	40%	i	33	51	1.86%	Yes	2.88%	Yes

Capacity Analysis

The future traffic volumes on the significantly impacted roadway segment was analyzed in comparison to its LOS D adopted service volume. **Table 6** and **Table 7** detail these calculations for the AM and PM peak hours, respectively. As seen in the tables the significantly impacted roadway links are projected to operate acceptably during the AM and PM peak hours through 2028 except for:

- Congress Avenue from Yamato Road to Park of Commerce Boulevard (SB, PM peak hour).

According to Florida State Statute 163.3180, because the facilities identified above are background deficient, and because the improvements required to address future background conditions will also provide sufficient service for the proposed project, the project is not responsible for the proportionate share of these improvements.



JMD ENGINEERING, INC.	**PROJECT ASSIGNMENT**	**FIGURE 2** **900 BROKEN SOUND** **BOCA RATON, FL**

INTERNAL CAPTURE

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:	TD DANBURG RETAIL	**Organization:**	
Project Location:		**Performed By:**	
Scenario Description:		**Date:**	
Analysis Year:		**Checked By:**	
Analysis Period:	**AM Street Peak Hour**	**Date:**	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office		48,479	SF	74	65	9
Retail		2,100	SF	5	3	2
Restaurant				0	0	0
Cinema/Entertainment				0	0	0
Residential		97	UNITS	36	9	27
Hotel				0	0	0
All Other Land Uses[2]				0	0	0
Total				115	77	38

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	0	0	0	0
Retail	1		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	115	77	38
Internal Capture Percentage	5%	4%	8%
External Vehicle-Trips[3]	109	74	35
External Transit-Trips[4]	0	0	0
External Non-Motorized Trips[4]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	3%	11%
Retail	33%	50%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	0%	4%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

[3]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[4]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute

Project Name:	TD DANBURG RETAIL
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	65	65	1.00	9	9
Retail	1.00	3	3	1.00	2	2
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	9	9	1.00	27	27
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		3	6	0	0	0
Retail	1		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	0	5	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	0	0	0	0
Retail	3		0	0	0	0
Restaurant	9	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	2	1	0	0		0
Hotel	2	0	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	2	63	65	63	0	0
Retail	1	2	3	2	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	9	9	9	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	1	8	9	8	0	0
Retail	1	1	2	1	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	26	27	26	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:	1075	**Organization:**	
Project Location:		**Performed By:**	
Scenario Description:		**Date:**	
Analysis Year:		**Checked By:**	
Analysis Period:	**PM Street Peak Hour**	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office		48,479	SF	70	12	58
Retail		2,100	SF	17	7	7
Restaurant				0	0	0
Cinema/Entertainment				0	0	0
Residential		97	UNITS	38	23	15
Hotel				0	0	0
All Other Land Uses[2]				0	0	0
Total				125	42	80

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	0	0	1	0
Retail	0		0	0	2	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	1	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	122	42	80
Internal Capture Percentage	10%	14%	8%
External Vehicle-Trips[3]	110	36	74
External Transit-Trips[4]	0	0	0
External Non-Motorized Trips[4]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	8%	3%
Retail	29%	29%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	13%	13%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

[3]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[4]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute

Project Name:	1075
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	12	12	1.00	58	58
Retail	1.00	7	7	1.00	7	7
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	23	23	1.00	15	15
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		12	2	0	1	0
Retail	0		2	0	2	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	6	3	0		0
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	0	0	1	0
Retail	4		0	0	11	0
Restaurant	4	4		0	4	0
Cinema/Entertainment	1	0	0		1	0
Residential	7	1	0	0		0
Hotel	0	0	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	1	11	12	11	0	0
Retail	2	5	7	5	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	3	20	23	20	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	2	56	58	56	0	0
Retail	2	5	7	5	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	2	13	15	13	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

INTERSECTION DEVELOPMENT WORKSHEETS

THIS WORKSHEET ASSUMES 100% OCCUPANCY FOR EXISTING USES

INTERSECTION DEVELOPMENT WORKSHEET
PARK TOWER AT BROKEN SOUND
BROKEN SOUND & EAST DRIVEWAY
Existing Geometry

Growth Rate =	1.00%	
Peak Season =	1.04	1.04
Buildout Year =	2029	2029
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 05/13/25	0	0	0	5	0	8	61	270	0	0	234	32
Peak Season Volume	0	0	0	5	0	8	63	281	0	0	243	33
Traffic Volume Growth	0	0	0	0	0	0	3	11	0	0	10	1
Committed Development (MOA+TBT+900)	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*136*	*0*	*0*	*80*	*0*
1% Traffic Volume Growth	0	0	0	0	0	0	3	11	0	0	10	1
Committed + 1% Growth	0	0	0	0	0	0	3	147	0	0	90	1
Max (Committed + 1% or Historic Growth)	0	0	0	0	0	0	3	147	0	0	90	1
	0	0	0	0	0	0	0	0	0	0	0	0
Background Traffic Volumes	0	0	0	5	0	8	66	428	0	0	333	34

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/13/25	0	0	0	29	0	54	11	232	0	0	250	6
Peak Season Volume	0	0	0	30	0	56	11	241	0	0	260	6
Traffic Volume Growth	0	0	0	1	0	2	0	10	0	0	11	0
Committed Development (MOA+TBT+900)	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*79*	*0*	*0*	*99*	*0*
1% Traffic Volume Growth	0	0	0	1	0	2	0	10	0	0	11	0
Committed + 1% Growth	0	0	0	1	0	2	0	89	0	0	110	0
Max (Committed + 1% or Historic Growth)	0	0	0	1	0	2	0	89	0	0	110	0
	0	0	0	0	0	0	0	0	0	0	0	0
Background Traffic Volumes	0	0	0	31	0	58	11	330	0	0	370	6

WORKSHEET SHOWS EXISTING PLUS PROPOSED AS PROJECT TRAFFIC

INTERSECTION DEVELOPMENT WORKSHEET
PARK TOWER AT BROKEN SOUND
BROKEN SOUND & EAST DRIVEWAY
Existing Geometry

Growth Rate =	1.00%	
Peak Season =	1.04	1.04
Buildout Year =	2029	2029
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 05/13/25	0	0	0	0	0	2	7	270	0	0	234	4
Peak Season Volume	0	0	0	0	0	2	7	281	0	0	243	4
Traffic Volume Growth	0	0	0	0	0	0	0	11	0	0	10	0
Committed Development (MOA+TBT+900)	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*136*	*0*	*0*	*80*	*0*
1% Traffic Volume Growth	0	0	0	0	0	0	0	11	0	0	10	0
Committed + 1% Growth	0	0	0	0	0	0	0	147	0	0	90	0
Max (Committed + 1% or Historic Growth)	0	0	0	0	0	0	0	147	0	0	90	0
	0	0	0	0	0	0	0	0	0	0	0	0
Background Traffic Volumes	0	0	0	0	0	2	7	428	0	0	333	4
Project Traffic	0	0	0	5	0	5	11	5	0	0	11	11
Total Traffic	0	0	0	5	0	7	18	433	0	0	344	15

ADJACENT PROPERTY TRAFFIC

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/13/25	0	0	0	4	0	12	1	232	0	0	250	1
Peak Season Volume	0	0	0	4	0	12	1	241	0	0	260	1
Traffic Volume Growth	0	0	0	0	0	0	0	10	0	0	11	0
Committed Development (MOA+TBT+900)	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*79*	*0*	*0*	*99*	*0*
1% Traffic Volume Growth	0	0	0	0	0	0	0	10	0	0	11	0
Committed + 1% Growth	0	0	0	0	0	0	0	89	0	0	110	0
Max (Committed + 1% or Historic Growth)	0	0	0	0	0	0	0	89	0	0	110	0
	0	0	0	0	0	0	0	0	0	0	0	0
Background Traffic Volumes	0	0	0	4	0	12	1	330	0	0	370	1
Project Traffic	0	0	0	11	0	11	5	11	0	0	5	5
Total Traffic	0	0	0	15	0	23	6	341	0	0	375	6

INTERSECTION DEVELOPMENT WORKSHEET
PARK TOWER AT BROKEN SOUND
BROKEN SOUND PARKWAY & BROKEN SOUND BLVD
Existing Geometry

Growth Rate =	1.00%	
Peak Season =	1.04	1.04
Buildout Year =	2029	2029
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 05/13/25	258	0	125	0	0	0	0	167	83	41	197	0
Peak Season Volume	268	0	130	0	0	0	0	174	86	43	205	0
Traffic Volume Growth	11	0	5	0	0	0	0	7	3	2	8	0
Committed Development (MOA+TBT+900)	*52*	*0*	*36*	*0*	*0*	*0*	*0*	*100*	*19*	*33*	*47*	*0*
1% Traffic Volume Growth	11	0	5	0	0	0	0	7	3	2	8	0
Committed + 1% Growth	63	0	41	0	0	0	0	107	22	35	55	0
Max (Committed + 1% or Historic Growth)	63	0	41	0	0	0	0	107	22	35	55	0
	0	0	0	0	0	0	0	0	0	0	0	0
Background Traffic Volumes	331	0	171	0	0	0	0	281	108	78	260	0
Project Traffic	0	23	7	5	11	9	19	4	0	3	2	11
Total Traffic	331	23	178	5	11	9	19	285	108	81	262	11

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/13/25	107	0	63	0	0	0	0	173	258	143	142	0
Peak Season Volume	111	0	66	0	0	0	0	180	268	149	148	0
Traffic Volume Growth	5	0	3	0	0	0	0	7	11	6	6	0
Committed Development (MOA+TBT+900)	*33*	*0*	*19*	*0*	*0*	*0*	*0*	*60*	*27*	*44*	*55*	*0*
1% Traffic Volume Growth	5	0	3	0	0	0	0	7	11	6	6	0
Committed + 1% Growth	38	0	22	0	0	0	0	67	38	50	61	0
Max (Committed + 1% or Historic Growth)	38	0	22	0	0	0	0	67	38	50	61	0
	0	0	0	0	0	0	0	0	0	0	0	0
Background Traffic Volumes	149	0	88	0	0	0	0	247	306	199	209	0
Project Traffic	0	11	3	11	23	19	9	2	0	7	4	5
Total Traffic	149	11	91	11	23	19	9	249	306	206	213	5

COUNTS

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9301 CEN.-W OF US1 TO SR7

MOCF: 0.96

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	0.99	1.03
2	01/07/2024 - 01/13/2024	1.00	1.04
3	01/14/2024 - 01/20/2024	1.01	1.05
4	01/21/2024 - 01/27/2024	1.00	1.04
5	01/28/2024 - 02/03/2024	0.98	1.02
* 6	02/04/2024 - 02/10/2024	0.97	1.01
* 7	02/11/2024 - 02/17/2024	0.95	0.99
* 8	02/18/2024 - 02/24/2024	0.95	0.99
* 9	02/25/2024 - 03/02/2024	0.96	1.00
*10	03/03/2024 - 03/09/2024	0.96	1.00
*11	03/10/2024 - 03/16/2024	0.97	1.01
*12	03/17/2024 - 03/23/2024	0.96	1.00
*13	03/24/2024 - 03/30/2024	0.96	1.00
*14	03/31/2024 - 04/06/2024	0.96	1.00
*15	04/07/2024 - 04/13/2024	0.96	1.00
*16	04/14/2024 - 04/20/2024	0.96	1.00
*17	04/21/2024 - 04/27/2024	0.97	1.01
*18	04/28/2024 - 05/04/2024	0.98	1.02
19	05/05/2024 - 05/11/2024	0.99	1.03
20	05/12/2024 - 05/18/2024	1.00	1.04
21	05/19/2024 - 05/25/2024	1.01	1.05
22	05/26/2024 - 06/01/2024	1.02	1.06
23	06/02/2024 - 06/08/2024	1.03	1.07
24	06/09/2024 - 06/15/2024	1.05	1.09
25	06/16/2024 - 06/22/2024	1.05	1.09
26	06/23/2024 - 06/29/2024	1.06	1.10
27	06/30/2024 - 07/06/2024	1.07	1.11
28	07/07/2024 - 07/13/2024	1.08	1.13
29	07/14/2024 - 07/20/2024	1.09	1.14
30	07/21/2024 - 07/27/2024	1.07	1.11
31	07/28/2024 - 08/03/2024	1.05	1.09
32	08/04/2024 - 08/10/2024	1.04	1.08
33	08/11/2024 - 08/17/2024	1.02	1.06
34	08/18/2024 - 08/24/2024	1.02	1.06
35	08/25/2024 - 08/31/2024	1.02	1.06
36	09/01/2024 - 09/07/2024	1.02	1.06
37	09/08/2024 - 09/14/2024	1.02	1.06
38	09/15/2024 - 09/21/2024	1.02	1.06
39	09/22/2024 - 09/28/2024	1.02	1.06
40	09/29/2024 - 10/05/2024	1.02	1.06
41	10/06/2024 - 10/12/2024	1.01	1.05
42	10/13/2024 - 10/19/2024	1.01	1.05
43	10/20/2024 - 10/26/2024	1.01	1.05
44	10/27/2024 - 11/02/2024	1.00	1.04
45	11/03/2024 - 11/09/2024	1.00	1.04
46	11/10/2024 - 11/16/2024	1.00	1.04
47	11/17/2024 - 11/23/2024	0.99	1.03
48	11/24/2024 - 11/30/2024	0.99	1.03
49	12/01/2024 - 12/07/2024	0.99	1.03
50	12/08/2024 - 12/14/2024	0.99	1.03
51	12/15/2024 - 12/21/2024	0.99	1.03
52	12/22/2024 - 12/28/2024	1.00	1.04
53	12/29/2024 - 12/31/2024	1.01	1.05

* PEAK SEASON

Average Daily Traffic Volumes
Quality Traffic Data, LLC

QTD PROJ.LOC #	2024107 - 6614	GPS COORDINATES:	0
ON STREET:	CONGRESS AVENUE	START DATE:	Tuesday, January 23, 2024
CROSS STREETS:	NORTH OF YAMATO ROAD	VICINITY	Boca Raton

AM COUNTS							PM COUNTS						
	NB		SB	EB	WB			NB		SB	EB	WB	
00:00	14		14				12:00	252		274			
00:15	9		10				12:15	290		269			
00:30	10		9				12:30	262		274			
00:45	8	*41*	7	*40*		*81*	12:45	291	*1095*	283	*1100*		*2195*
01:00	6		7				13:00	287		311			
01:15	11		2				13:15	260		254			
01:30	12		5				13:30	277		257			
01:45	4	*33*	5	*19*		*52*	13:45	269	*1093*	259	*1081*		*2174*
02:00	6		5				14:00	291		262			
02:15	5		7				14:15	280		277			
02:30	4		5				14:30	251		269			
02:45	1	*16*	3	*20*		*36*	14:45	271	*1093*	253	*1061*		*2154*
03:00	5		3				15:00	244		277			
03:15	9		5				15:15	282		277			
03:30	2		9				15:30	258		335			
03:45	5	*21*	9	*26*		*47*	15:45	250	*1034*	294	*1183*		*2217*
04:00	8		5				16:00	235		358			
04:15	9		7				16:15	251		273			
04:30	5		13				16:30	241		384			
04:45	10	*32*	16	*41*		*73*	16:45	257	*984*	358	*1373*		*2357*
05:00	16		17				17:00	282		553			
05:15	19		26				17:15	295		408			
05:30	23		23				17:30	263		370			
05:45	42	*100*	36	*102*		*202*	17:45	228	*1068*	283	*1614*		*2682*
06:00	43		51				18:00	190		329			
06:15	78		39				18:15	149		283			
06:30	97		66				18:30	142		231			
06:45	142	*360*	75	*231*		*591*	18:45	130	*611*	177	*1020*		*1631*
07:00	147		102				19:00	111		162			
07:15	175		145				19:15	94		117			
07:30	262		163				19:30	85		88			
07:45	285	*869*	186	*596*		*1465*	19:45	70	*360*	108	*475*		*835*
08:00	361		192				20:00	73		110			
08:15	386		186				20:15	75		87			
08:30	369		213				20:30	53		67			
08:45	404	*1520*	254	*845*		*2365*	20:45	58	*259*	55	*319*		*578*
09:00	389		234				21:00	51		62			
09:15	329		223				21:15	45		53			
09:30	282		215				21:30	32		44			
09:45	342	*1342*	201	*873*		*2215*	21:45	40	*168*	33	*192*		*360*
10:00	271		200				22:00	27		30			
10:15	267		204				22:15	38		26			
10:30	243		246				22:30	33		36			
10:45	245	*1026*	228	*878*		*1904*	22:45	26	*124*	18	*110*		*234*
11:00	260		240				23:00	22		42			
11:15	252		226				23:15	14		23			
11:30	248		246				23:30	11		33			
11:45	288	*1048*	288	*1000*		*2048*	23:45	16	*63*	21	*119*		*182*
TOTALS:		6408		4671		11079	TOTALS:		7952		9647		17599

SPLIT	57.8%	42.2%	38.6%	SPLIT	45.2%	54.8%	61.4%
PEAK HOUR	08:15	11:45	08:15	PEAK HOUR	12:15	16:30	16:45
PH VOLUME	1548	1105	2435	PH VOLUME	1130	1703	2786
PHF	0.96	0.96	0.93	PHF	0.97	0.77	0.83

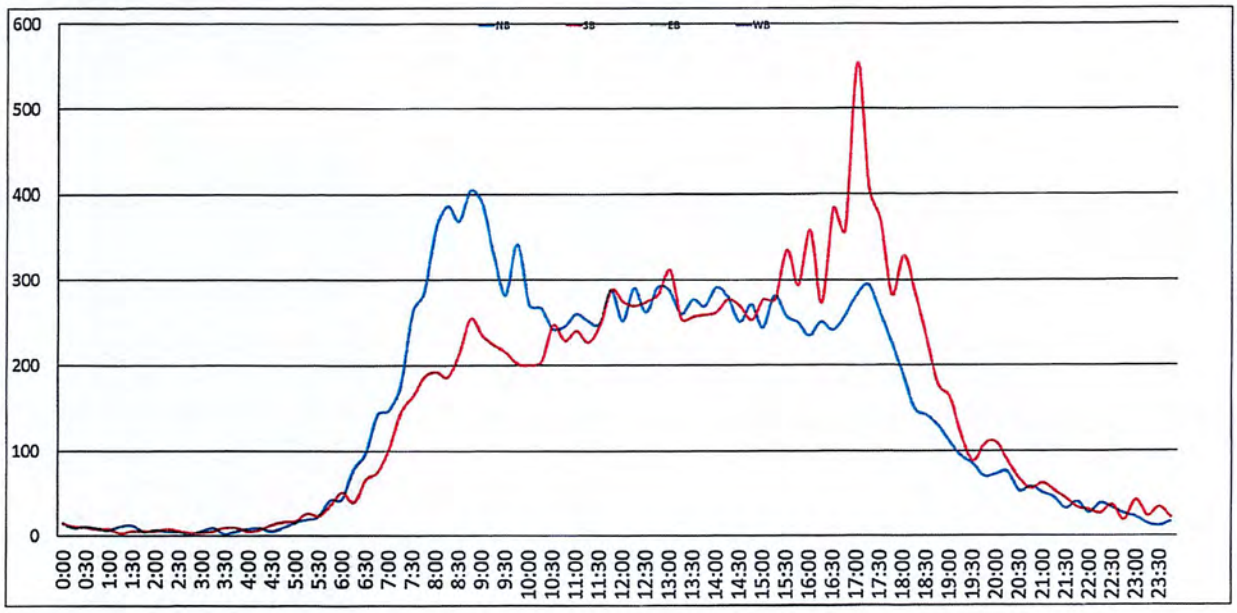
DAY'S TOTAL				
NB	SB	EB	WB	TOTAL
14360	14318			28678

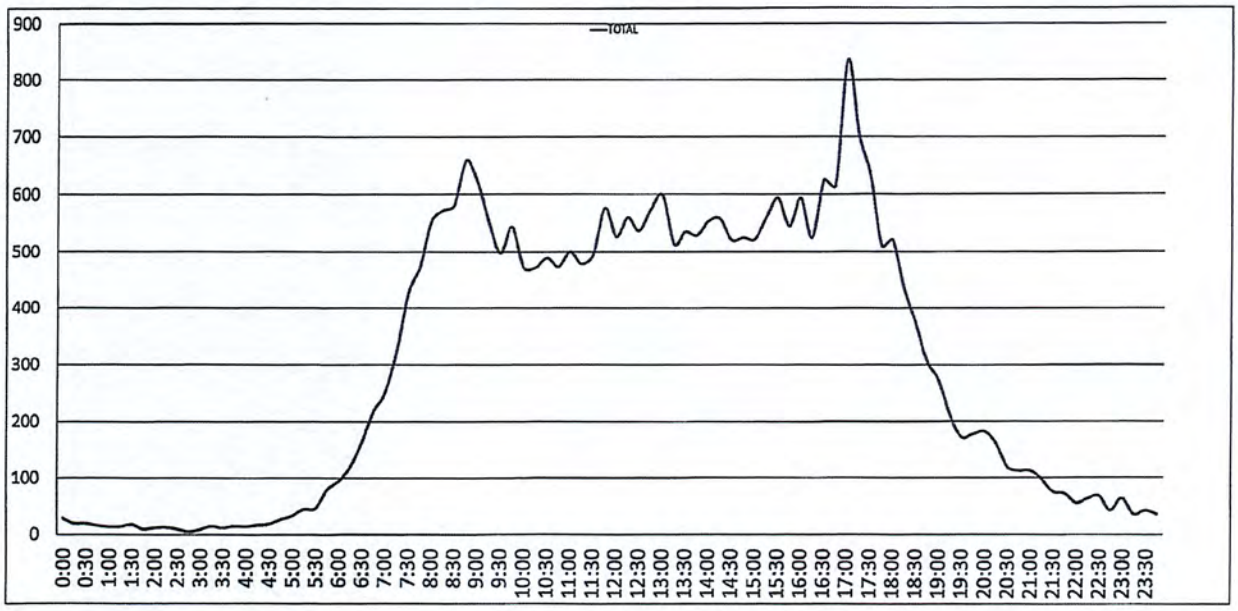
QUALITY TRAFFIC DATA, LLC
Phone: 877-852-4355 Fax: 877-877-3698 Info@QualityTrafficData.com

Average Daily Traffic Volumes

Quality Traffic Data, LLC

QTD PROJ/LOC #:	2024107 - 6614	GPS COORDINATES:	0
ON STREET:	CONGRESS AVENUE	START DATE:	Tuesday, January 23, 2024
CROSS STREETS:	NORTH OF YAMATO ROAD	VICINITY:	Boca Raton



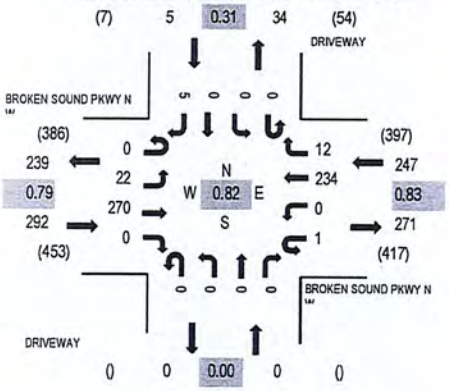


QUALITY TRAFFIC DATA, LLC
Phone:877-852-4355 Fax: 877-877-3698 Info@QualityTrafficData.com

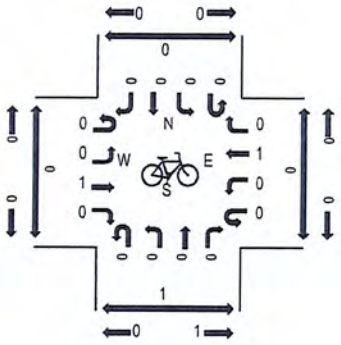
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 DRIVEWAY & BROKEN SOUND PKWY NW AM
Date: Tuesday, May 13, 2025
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:45 AM - 09:00 AM

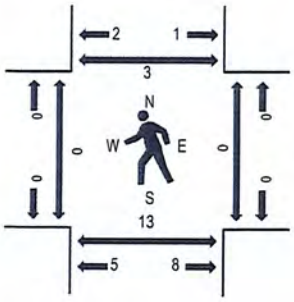
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	BROKEN SOUND PKWY NW Eastbound				BROKEN SOUND PKWY NW Westbound				DRIVEWAY Northbound				DRIVEWAY Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	0	22	0	0	0	13	0	0	0	0	0	0	0	0	0	35	313	0	0	2	2
7:15 AM	0	3	29	0	0	0	24	1	0	0	0	0	0	0	0	0	57	382	0	0	1	1
7:30 AM	0	5	37	0	0	0	44	1	0	0	0	0	0	1	0	0	88	453	0	0	2	1
7:45 AM	0	8	57	0	0	0	65	2	0	0	0	0	0	0	0	1	133	511	0	0	1	7
8:00 AM	0	6	53	0	0	0	43	1	0	0	0	0	0	0	0	1	104	544	0	0	5	3
8:15 AM	0	6	63	0	1	0	55	3	0	0	0	0	0	0	0	0	128		0	0	3	0
8:30 AM	0	3	69	0	0	0	70	4	0	0	0	0	0	0	0	0	146		0	0	3	0
8:45 AM	0	7	85	0	0	0	66	4	0	0	0	0	0	0	0	4	166		0	0	2	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	2
Lights	0	22	262	0	0	0	232	12	0	0	0	0	0	0	0	3	531
Mediums	0	0	8	0	0	0	2	0	0	0	0	0	0	0	0	1	11
Total	0	22	270	0	1	0	234	12	0	0	0	0	0	0	0	5	544

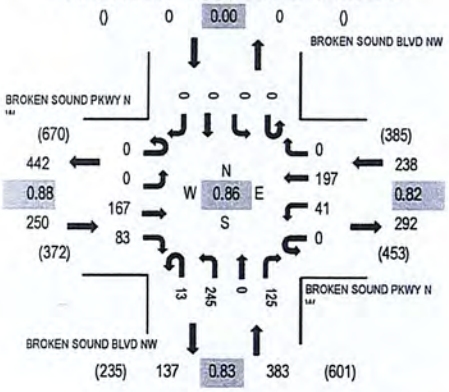
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		2.7%				1.2%				0.0%				40.0%			2.4%
Heavy Vehicle %	0.0%	0.0%	3.0%	0.0%	100.0%	0.0%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	40.0%	2.4%
Peak Hour Factor		0.79				0.83				0.00				0.31			0.82
Peak Hour Factor	0.00	0.78	0.79	0.00	0.25	0.00	0.84	0.75	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.31	0.82

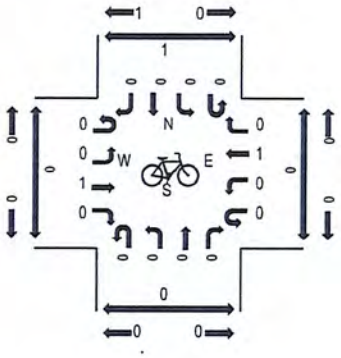
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 BROKEN SOUND BLVD NW & BROKEN SOUND PKWY NW AM
Date: Tuesday, May 13, 2025
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:45 AM - 09:00 AM

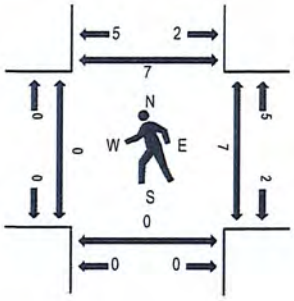
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	BROKEN SOUND PKWY NW Eastbound				BROKEN SOUND PKWY NW Westbound				BROKEN SOUND BLVD NW Northbound				BROKEN SOUND BLVD NW Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	9	11	0	5	8	0	0	11	0	13	0	0	0	0	57	487	0	0	0	0
7:15 AM	0	0	17	6	0	7	17	0	0	23	0	15	0	0	0	0	85	621	0	1	0	2
7:30 AM	0	0	18	14	0	20	22	0	3	36	0	25	0	0	0	0	138	743	0	1	0	1
7:45 AM	0	0	28	19	0	10	58	0	3	53	0	36	0	0	0	0	207	825	0	1	0	8
8:00 AM	0	0	36	21	0	10	33	0	2	66	0	23	0	0	0	0	191	871	0	3	0	3
8:15 AM	0	0	36	21	0	12	44	0	4	56	0	34	0	0	0	0	207		0	3	0	3
8:30 AM	0	0	46	25	0	8	58	0	3	52	0	28	0	0	0	0	220		0	1	0	1
8:45 AM	0	0	49	16	0	11	62	0	4	71	0	40	0	0	0	0	253		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Lights	0	0	160	82	0	40	194	0	13	244	0	124	0	0	0	0	857
Mediums	0	0	7	1	0	0	3	0	0	1	0	1	0	0	0	0	13
Total	0	0	167	83	0	41	197	0	13	245	0	125	0	0	0	0	871

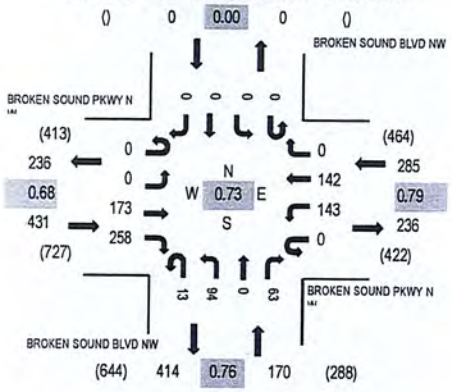
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %			3.2%				1.7%				0.5%				0.0%		1.6%
Heavy Vehicle %	0.0%	0.0%	4.2%	1.2%	0.0%	2.4%	1.5%	0.0%	0.0%	0.4%	0.0%	0.8%	0.0%	0.0%	0.0%	0.0%	1.6%
Peak Hour Factor			0.88				0.82				0.83				0.00		0.86
Peak Hour Factor	0.00	0.00	0.85	0.86	0.00	0.65	0.79	0.00	0.81	0.86	0.00	0.78	0.00	0.00	0.00	0.00	0.86

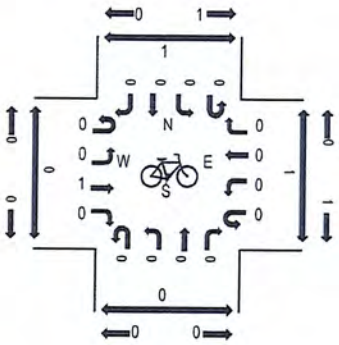
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 BROKEN SOUND BLVD NW & BROKEN SOUND PKWY NW PM
Date: Tuesday, May 13, 2025
Peak Hour: 04:45 PM - 05:45 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

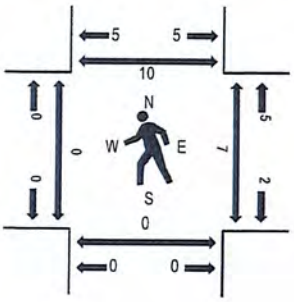
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	BROKEN SOUND PKWY NW Eastbound				BROKEN SOUND PKWY NW Westbound				BROKEN SOUND BLVD NW Northbound				BROKEN SOUND BLVD NW Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	1	0	33	34	0	22	35	0	1	25	0	6	0	0	0	0	157	643	0	3	0	3
4:15 PM	0	0	34	35	0	16	23	0	0	14	0	13	0	0	0	0	135	790	0	0	0	0
4:30 PM	0	0	42	46	0	23	24	0	1	20	0	14	0	0	0	0	170	846	0	0	0	0
4:45 PM	0	0	38	48	0	30	29	0	3	22	0	11	0	0	0	0	181	886	0	0	0	2
5:00 PM	0	0	64	94	0	41	49	0	4	30	0	22	0	0	0	0	304	836	0	2	0	1
5:15 PM	0	0	30	59	0	30	32	0	2	20	0	18	0	0	0	0	191		0	0	0	4
5:30 PM	0	0	41	57	0	42	32	0	4	22	0	12	0	0	0	0	210		0	5	0	3
5:45 PM	0	0	31	40	0	11	25	0	1	10	0	13	0	0	0	0	131		0	2	0	1

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	0	168	258	0	143	140	0	13	93	0	61	0	0	0	0	876
Mediums	0	0	5	0	0	0	2	0	0	1	0	2	0	0	0	0	10
Total	0	0	173	258	0	143	142	0	13	94	0	63	0	0	0	0	886

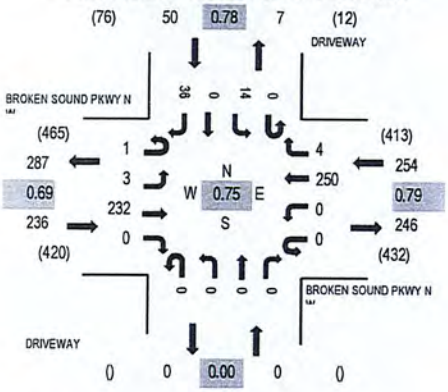
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		1.2%				0.7%				1.8%				0.0%			1.1%
Heavy Vehicle %	0.0%	0.0%	2.9%	0.0%	0.0%	0.0%	1.4%	0.0%	0.0%	1.1%	0.0%	3.2%	0.0%	0.0%	0.0%	0.0%	1.1%
Peak Hour Factor		0.68				0.79				0.76				0.00			0.73
Peak Hour Factor	0.25	0.00	0.70	0.69	0.00	0.85	0.72	0.00	0.81	0.78	0.00	0.74	0.00	0.00	0.00	0.00	0.73

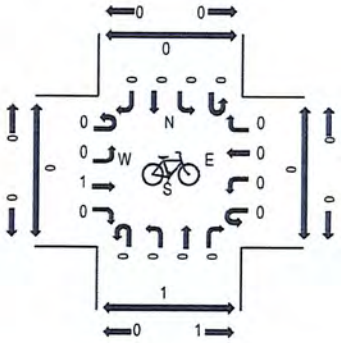
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 DRIVEWAY & BROKEN SOUND PKWY NW PM
Date: Tuesday, May 13, 2025
Peak Hour: 04:45 PM - 05:45 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

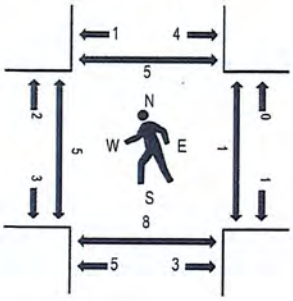
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	BROKEN SOUND PKWY NW Eastbound				BROKEN SOUND PKWY NW Westbound				DRIVEWAY Northbound				DRIVEWAY Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	0	38	0	1	0	50	1	0	0	0	0	0	1	0	9	100	406	0	0	2	0
4:15 PM	0	0	48	0	0	0	31	1	0	0	0	0	0	1	0	6	87	486	1	0	3	0
4:30 PM	0	1	54	0	0	0	40	0	0	0	0	0	0	1	0	7	103	511	0	0	4	0
4:45 PM	0	1	47	0	0	0	54	2	0	0	0	0	0	5	0	7	116	540	1	0	2	0
5:00 PM	0	1	86	0	0	0	80	0	0	0	0	0	0	5	0	8	180	503	2	0	2	1
5:15 PM	0	0	49	0	0	0	53	1	0	0	0	0	0	0	0	9	112		2	0	2	4
5:30 PM	1	1	50	0	0	0	63	1	0	0	0	0	0	4	0	12	132		0	1	2	0
5:45 PM	0	2	41	0	0	0	35	0	0	0	0	0	0	1	0	0	79		0	0	2	2

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	3	226	0	0	0	250	3	0	0	0	0	0	14	0	35	531
Mediums	1	0	6	0	0	0	0	1	0	0	0	0	0	0	0	1	9
Total	1	3	232	0	0	0	250	4	0	0	0	0	0	14	0	36	540

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		3.0%				0.4%				0.0%				2.0%			1.7%
Heavy Vehicle %	100.0%	0.0%	2.6%	0.0%	0.0%	0.0%	0.0%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.8%	1.7%
Peak Hour Factor		0.69				0.79				0.00				0.78			0.75
Peak Hour Factor	0.25	0.50	0.69	0.00	0.25	0.00	0.78	0.50	0.00	0.00	0.00	0.00	0.00	0.70	0.00	0.75	0.75

SYNCHRO AM

Intersection	
Intersection Delay, s/veh	13.2
Intersection LOS	B

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	174	86	43	205	268	130
Future Vol, veh/h	174	86	43	205	268	130
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	202	100	50	238	312	151
Number of Lanes	2	0	0	2	1	1

Approach	EB	WB	NB
Opposing Approach	WB	EB	
Opposing Lanes	2	2	0
Conflicting Approach Left		NB	EB
Conflicting Lanes Left	0	2	2
Conflicting Approach Right	NB		WB
Conflicting Lanes Right	2	0	2
HCM Control Delay, s/veh	11.1	11.6	15.5
HCM LOS	B	B	C

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2
Vol Left, %	100%	0%	0%	0%	39%	0%
Vol Thru, %	0%	0%	100%	40%	61%	100%
Vol Right, %	0%	100%	0%	60%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	268	130	116	144	111	137
LT Vol	268	0	0	0	43	0
Through Vol	0	0	116	58	68	137
RT Vol	0	130	0	86	0	0
Lane Flow Rate	312	151	135	167	129	159
Geometry Grp	5	5	5	5	5	5
Degree of Util (X)	0.578	0.23	0.24	0.278	0.237	0.283
Departure Headway (Hd)	6.68	5.468	6.404	5.979	6.598	6.402
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	539	656	560	599	544	561
Service Time	4.419	3.207	4.152	3.726	4.347	4.15
HCM Lane V/C Ratio	0.579	0.23	0.241	0.279	0.237	0.283
HCM Control Delay, s/veh	18.2	9.8	11.2	11	11.4	11.7
HCM Lane LOS	C	A	B	B	B	B
HCM 95th-tile Q	3.6	0.9	0.9	1.1	0.9	1.2

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	61	281	243	32	5	8
Future Vol, veh/h	61	281	243	32	5	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	74	343	296	39	6	10

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	335	0	-	0	636	168
Stage 1	-	-	-	-	316	-
Stage 2	-	-	-	-	320	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	1221	-	-	-	410	847
Stage 1	-	-	-	-	712	-
Stage 2	-	-	-	-	709	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1221	-	-	-	379	847
Mov Cap-2 Maneuver	-	-	-	-	379	-
Stage 1	-	-	-	-	659	-
Stage 2	-	-	-	-	709	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.6	0	11.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1221	-	-	-	379	847
HCM Lane V/C Ratio	0.061	-	-	-	0.016	0.012
HCM Ctrl Dly (s/v)	8.1	0.2	-	-	14.7	9.3
HCM Lane LOS	A	A	-	-	B	A
HCM 95th %tile Q(veh)	0.2	-	-	-	0	0

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	63	440	334	33	5	8
Future Vol, veh/h	63	440	334	33	5	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	66	463	352	35	5	8

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	387	0	-	0	734	194
Stage 1	-	-	-	-	370	-
Stage 2	-	-	-	-	364	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	1168	-	-	-	355	815
Stage 1	-	-	-	-	669	-
Stage 2	-	-	-	-	673	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1168	-	-	-	328	815
Mov Cap-2 Maneuver	-	-	-	-	328	-
Stage 1	-	-	-	-	618	-
Stage 2	-	-	-	-	673	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.2	0	12.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1168	-	-	-	328	815
HCM Lane V/C Ratio	0.057	-	-	-	0.016	0.01
HCM Ctrl Dly (s/v)	8.3	0.2	-	-	16.2	9.5
HCM Lane LOS	A	A	-	-	C	A
HCM 95th %tile Q(veh)	0.2	-	-	-	0	0

Intersection	
Intersection Delay, s/veh	16.8
Intersection LOS	C

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	293	128	78	261	337	171
Future Vol, veh/h	293	128	78	261	337	171
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	308	135	82	275	355	180
Number of Lanes	2	0	0	2	1	1

Approach	EB	WB	NB
Opposing Approach	WB	EB	
Opposing Lanes	2	2	0
Conflicting Approach Left		NB	EB
Conflicting Lanes Left	0	2	2
Conflicting Approach Right	NB		WB
Conflicting Lanes Right	2	0	2
HCM Control Delay, s/veh	14	13.7	21.2
HCM LOS	B	B	C

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2
Vol Left, %	100%	0%	0%	0%	47%	0%
Vol Thru, %	0%	0%	100%	43%	53%	100%
Vol Right, %	0%	100%	0%	57%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	337	171	195	226	165	174
LT Vol	337	0	0	0	78	0
Through Vol	0	0	195	98	87	174
RT Vol	0	171	0	128	0	0
Lane Flow Rate	355	180	206	238	174	183
Geometry Grp	5	5	5	5	5	5
Degree of Util (X)	0.714	0.301	0.392	0.426	0.347	0.354
Departure Headway (Hd)	7.246	6.028	6.863	6.457	7.202	6.96
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	497	594	522	553	497	513
Service Time	5.013	3.795	4.644	4.238	4.987	4.745
HCM Lane V/C Ratio	0.714	0.303	0.395	0.43	0.35	0.357
HCM Control Delay, s/veh	26.2	11.4	14.1	14	13.8	13.6
HCM Lane LOS	D	B	B	B	B	B
HCM 95th-tile Q	5.7	1.3	1.8	2.1	1.5	1.6

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰↑	↑↱		↰	↱
Traffic Vol, veh/h	18	445	345	15	5	7
Future Vol, veh/h	18	445	345	15	5	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	19	468	363	16	5	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	379	0	-	0	643	190
Stage 1	-	-	-	-	371	-
Stage 2	-	-	-	-	272	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	1176	-	-	-	406	820
Stage 1	-	-	-	-	668	-
Stage 2	-	-	-	-	749	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1176	-	-	-	397	820
Mov Cap-2 Maneuver	-	-	-	-	397	-
Stage 1	-	-	-	-	653	-
Stage 2	-	-	-	-	749	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.4	0	11.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1176	-	-	-	397	820
HCM Lane V/C Ratio	0.016	-	-	-	0.013	0.009
HCM Ctrl Dly (s/v)	8.1	0.1	-	-	14.2	9.4
HCM Lane LOS	A	A	-	-	B	A
HCM 95th %tile Q(veh)	0	-	-	-	0	0

Intersection	
Intersection Delay, s/veh	18.7
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	19	297	128	81	263	11	337	23	178	5	11	9
Future Vol, veh/h	19	297	128	81	263	11	337	23	178	5	11	9
Peak Hour Factor	0.92	0.95	0.95	0.95	0.95	0.92	0.95	0.92	0.95	0.95	0.95	0.95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	21	313	135	85	277	12	355	25	187	5	12	9
Number of Lanes	0	2	0	0	2	0	1	1	0	0	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	2
HCM Control Delay, s/veh	16.3	15.2	23.4	11.2
HCM LOS	C	C	C	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	11%	0%	38%	0%	31%	0%
Vol Thru, %	0%	11%	89%	54%	62%	92%	69%	0%
Vol Right, %	0%	89%	0%	46%	0%	8%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	337	201	168	277	213	143	16	9
LT Vol	337	0	19	0	81	0	5	0
Through Vol	0	23	149	149	132	132	11	0
RT Vol	0	178	0	128	0	11	0	9
Lane Flow Rate	355	212	177	291	224	150	17	9
Geometry Grp	5	5	5	5	5	5	5	5
Degree of Util (X)	0.748	0.38	0.356	0.555	0.466	0.303	0.04	0.02
Departure Headway (Hd)	7.59	6.447	7.238	6.861	7.499	7.248	8.493	7.606
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	479	561	497	527	481	496	422	470
Service Time	5.3	4.157	4.974	4.584	5.236	4.986	6.245	5.357
HCM Lane V/C Ratio	0.741	0.378	0.356	0.552	0.466	0.302	0.04	0.019
HCM Control Delay, s/veh	29.6	13.1	13.9	17.8	16.6	13.1	11.6	10.5
HCM Lane LOS	D	B	B	C	C	B	B	B
HCM 95th-tile Q	6.3	1.8	1.6	3.4	2.4	1.3	0.1	0.1

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Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	11	241	260	6	29	54
Future Vol, veh/h	11	241	260	6	29	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	321	347	8	39	72

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	355	0	-	0	542	178
Stage 1	-	-	-	-	351	-
Stage 2	-	-	-	-	191	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	1200	-	-	-	470	834
Stage 1	-	-	-	-	684	-
Stage 2	-	-	-	-	822	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1200	-	-	-	463	834
Mov Cap-2 Maneuver	-	-	-	-	463	-
Stage 1	-	-	-	-	674	-
Stage 2	-	-	-	-	822	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.4	0	11
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1200	-	-	-	463	834
HCM Lane V/C Ratio	0.012	-	-	-	0.084	0.086
HCM Ctrl Dly (s/v)	8	0.1	-	-	13.5	9.7
HCM Lane LOS	A	A	-	-	B	A
HCM 95th %tile Q(veh)	0	-	-	-	0.3	0.3

Intersection	
Intersection Delay, s/veh	14.9
Intersection LOS	B

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	180	268	149	148	111	66
Future Vol, veh/h	180	268	149	148	111	66
Peak Hour Factor	0.73	0.73	0.73	0.73	0.73	0.73
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	247	367	204	203	152	90
Number of Lanes	2	0	0	2	1	1

Approach	EB	WB	NB
Opposing Approach	WB	EB	
Opposing Lanes	2	2	0
Conflicting Approach Left		NB	EB
Conflicting Lanes Left	0	2	2
Conflicting Approach Right	NB		WB
Conflicting Lanes Right	2	0	2
HCM Control Delay, s/veh	16.5	13.9	12.4
HCM LOS	C	B	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2
Vol Left, %	100%	0%	0%	0%	75%	0%
Vol Thru, %	0%	0%	100%	18%	25%	100%
Vol Right, %	0%	100%	0%	82%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	111	66	120	328	198	99
LT Vol	111	0	0	0	149	0
Through Vol	0	0	120	60	49	99
RT Vol	0	66	0	268	0	0
Lane Flow Rate	152	90	164	449	272	135
Geometry Grp	5	5	5	5	5	5
Degree of Util (X)	0.316	0.157	0.272	0.671	0.492	0.23
Departure Headway (Hd)	7.472	6.252	5.957	5.377	6.515	6.134
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	480	572	602	669	552	584
Service Time	5.224	4.003	3.701	3.121	4.265	3.883
HCM Lane V/C Ratio	0.317	0.157	0.272	0.671	0.493	0.231
HCM Control Delay, s/veh	13.7	10.2	10.9	18.5	15.5	10.7
HCM Lane LOS	B	B	B	C	C	B
HCM 95th-tile Q	1.3	0.6	1.1	5.1	2.7	0.9

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	11	336	373	6	30	56
Future Vol, veh/h	11	336	373	6	30	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	354	393	6	32	59

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	399	0	-	0	597	200
Stage 1	-	-	-	-	396	-
Stage 2	-	-	-	-	201	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	1156	-	-	-	434	808
Stage 1	-	-	-	-	649	-
Stage 2	-	-	-	-	813	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1156	-	-	-	428	808
Mov Cap-2 Maneuver	-	-	-	-	428	-
Stage 1	-	-	-	-	641	-
Stage 2	-	-	-	-	813	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.3	0	11.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1156	-	-	-	428	808
HCM Lane V/C Ratio	0.01	-	-	-	0.074	0.073
HCM Ctrl Dly (s/v)	8.1	0	-	-	14.1	9.8
HCM Lane LOS	A	A	-	-	B	A
HCM 95th %tile Q(veh)	0	-	-	-	0.2	0.2

Intersection	
Intersection Delay, s/veh	15
Intersection LOS	B

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	253	317	199	212	166	88
Future Vol, veh/h	253	317	199	212	166	88
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	266	334	209	223	175	93
Number of Lanes	2	0	0	2	1	1

Approach	EB	WB	NB
Opposing Approach	WB	EB	
Opposing Lanes	2	2	0
Conflicting Approach Left		NB	EB
Conflicting Lanes Left	0	2	2
Conflicting Approach Right	NB		WB
Conflicting Lanes Right	2	0	2
HCM Control Delay, s/veh	16.1	14.6	13.1
HCM LOS	C	B	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2
Vol Left, %	100%	0%	0%	0%	74%	0%
Vol Thru, %	0%	0%	100%	21%	26%	100%
Vol Right, %	0%	100%	0%	79%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	166	88	169	401	270	141
LT Vol	166	0	0	0	199	0
Through Vol	0	0	169	84	71	141
RT Vol	0	88	0	317	0	0
Lane Flow Rate	175	93	178	422	284	149
Geometry Grp	5	5	5	5	5	5
Degree of Util (X)	0.365	0.162	0.301	0.651	0.522	0.258
Departure Headway (Hd)	7.529	6.308	6.109	5.548	6.623	6.248
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	477	567	588	651	542	574
Service Time	5.286	4.065	3.858	3.296	4.376	4.001
HCM Lane V/C Ratio	0.367	0.164	0.303	0.648	0.524	0.26
HCM Control Delay, s/veh	14.6	10.3	11.5	18.1	16.4	11.2
HCM Lane LOS	B	B	B	C	C	B
HCM 95th-tile Q	1.7	0.6	1.3	4.8	3	1

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰↑↑	↑↑↱		↰	↱
Traffic Vol, veh/h	6	347	378	6	15	23
Future Vol, veh/h	6	347	378	6	15	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	365	398	6	16	24

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	404	0	-	0	596	202
Stage 1	-	-	-	-	401	-
Stage 2	-	-	-	-	195	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	1151	-	-	-	435	805
Stage 1	-	-	-	-	645	-
Stage 2	-	-	-	-	819	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1151	-	-	-	432	805
Mov Cap-2 Maneuver	-	-	-	-	432	-
Stage 1	-	-	-	-	640	-
Stage 2	-	-	-	-	819	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.1	0	11.2
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1151	-	-	-	432	805
HCM Lane V/C Ratio	0.005	-	-	-	0.037	0.03
HCM Ctrl Dly (s/v)	8.1	0	-	-	13.6	9.6
HCM Lane LOS	A	A	-	-	B	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1	0.1

Intersection	
Intersection Delay, s/veh	19.9
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↰	↱			↑	↱
Traffic Vol, veh/h	9	255	317	206	216	5	166	11	91	11	23	19
Future Vol, veh/h	9	255	317	206	216	5	166	11	91	11	23	19
Peak Hour Factor	0.92	0.95	0.95	0.95	0.95	0.92	0.95	0.92	0.95	0.95	0.95	0.95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	10	268	334	217	227	5	175	12	96	12	24	20
Number of Lanes	0	2	0	0	2	0	1	1	0	0	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	2
HCM Control Delay, s/veh	24	19.1	14.1	11.4
HCM LOS	C	C	B	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	7%	0%	66%	0%	32%	0%
Vol Thru, %	0%	11%	93%	29%	34%	96%	68%	0%
Vol Right, %	0%	89%	0%	71%	0%	4%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	166	102	137	445	314	113	34	19
LT Vol	166	0	9	0	206	0	11	0
Through Vol	0	11	128	128	108	108	23	0
RT Vol	0	91	0	317	0	5	0	19
Lane Flow Rate	175	108	144	468	331	119	36	20
Geometry Grp	5	5	5	5	5	5	5	5
Degree of Util (X)	0.389	0.205	0.265	0.79	0.647	0.222	0.083	0.041
Departure Headway (Hd)	8.005	6.852	6.617	6.075	7.049	6.7	8.341	7.45
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	451	524	546	599	512	537	429	480
Service Time	5.744	4.59	4.321	3.779	4.784	4.418	6.094	5.202
HCM Lane V/C Ratio	0.388	0.206	0.264	0.781	0.646	0.222	0.084	0.042
HCM Control Delay, s/veh	15.8	11.4	11.7	27.8	21.9	11.3	11.9	10.5
HCM Lane LOS	C	B	B	D	C	B	B	B
HCM 95th-tile Q	1.8	0.8	1.1	7.6	4.6	0.8	0.3	0.1

JMD ENGINEERING, INC.

TRAFFIC IMPACT EQUIVALENCY STATEMENT
PARK TOWER AT BROKEN SOUND

JMD Engineering, Inc. prepared a Traffic Impact Analysis for the above-mentioned property. The analysis assumed the existing site had 69,066 square feet of office and 6,816 square feet of warehouse as depicted in Table 1. Palm Beach County issued a TPS approval letter on August 4, 2025 based on this data.

The City of Raton provided information that the approved site plan called for 70,830 square feet of office and 7,055 square feet of warehouse. The revised trip generation based on these updated numbers is shown in Table 2.

The increase of 1,764 square feet of office and 239 square feet of warehouse resulting in an increase in existing site traffic. As such, there is a decrease in the net traffic for the proposed traffic of 18 daily trips, 3 AM peak hour trips and 2 PM peak hour trips compared to the August 4, 2025 TPS approval letter

	Daily	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
TPS 8/4/25 Net Trips	246	4	-17	21	8	16	-8
Proposed Net Trips	228	1	-20	21	6	16	-10
Difference	-18	-3	-3	0	-2	0	-2

JMD ENGINEERING, INC.

Digitally signed by JOHN M DONALDSON
Date: 2026.09.17 '13:49:03 -05'00

John M. Donaldson, P.E.
Transportation Engineer

Florida Registration
Number 40568
Certificate of Authorization
Number CA00009514

800 CRESTWOOD COURT S., #807 ROYAL PALM BEACH, FL 33411
PHONE 561- 379-5178

TABLE 1
PARK TOWER AT BROKEN SOUND
TRIP GENERATION

LAND USE	INTENSITY	DAILY	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
VESTED (BUILT > 5 YEARS AGO)								
OFFICE	69,066 SF	749	105	92	13	99	17	82
WAREHOUSE	6,816 SF	11	1	1	0	1	0	1
Subtotal		760	106	93	13	100	17	83
PASS-BY OFFICE	10%	75	11	10	1	10	2	8
PASS-BY WAREHOUSE	10%	1	0	0	0	0	0	0
Subtotal		76	11	10	1	10	2	8
NET EXISTING TRIPS		684	95	83	12	90	15	75
PROPOSED DEVELOPMENT								
OFFICE	48,479 SF	526	74	65	9	70	12	58
WAREHOUSE	6,267 SF	11	1	1	0	1	0	1
RETAIL	2,100 SF	114	5	3	2	14	7	7
APARTMENTS	97 UNIT	441	36	9	27	38	23	15
Subtotal		1,092	116	78	38	123	42	81
Internal Capture (5%D,5%AM,10%PM)								
OFFICE		26	3	2	1	3	1	2
RETAIL		6	2	1	1	4	2	2
APARTMENTS		22	1	0	1	5	3	2
		54	6	3	3	12	6	6
PROPOSED DRIVEWAY TRIPS		1,038	110	75	35	111	36	75
PASS-BY OFFICE	10%	50	8	7	1	7	2	5
PASS-BY WAREHOUSE	10%	0	0	0	0	0	0	0
PASS-BY RETAIL	63%	58	3	2	1	6	3	3
Subtotal		108	11	9	2	13	5	8
PROPOSED NET TRIPS		930	99	66	33	98	31	67
PROPOSED NET DRIVEWAY TRIPS		278	4	(18)	22	11	19	(8)
TPS NET NEW TRIPS		246	4	(17)	21	8	16	(8)

Palm Beach County Trip Generation Rates

Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour In/Out	AM Peak Hour Rate/Equation	PM Peak Hour In/Out	PM Peak Hour Rate/Equation
Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
General Office (10k-250k SF GFA)[7]	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44

TABLE 2
PARK TOWER AT BROKEN SOUND
TRIP GENERATION

LAND USE	INTENSITY	DAILY	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
VESTED (BUILT > 5 YEARS AGO)								
OFFICE	70,830 SF	768	108	95	13	102	17	85
WAREHOUSE	7,055 SF	12	1	1	0	1	0	1
Subtotal		780	109	96	13	103	17	86
PASS-BY OFFICE	10%	77	11	10	1	11	2	9
PASS-BY WAREHOUSE	10%	1	0	0	0	0	0	0
Subtotal		78	11	10	1	11	2	9
NET EXISTING TRIPS		702	98	86	12	92	15	77
PROPOSED DEVELOPMENT								
OFFICE	48,479 SF	526	74	65	9	70	12	58
WAREHOUSE	6,267 SF	11	1	1	0	1	0	1
RETAIL	2,100 SF	114	5	3	2	14	7	7
APARTMENTS	97 UNIT	441	36	9	27	38	23	15
Subtotal		1,092	116	78	38	123	42	81
Internal Capture (5%D,5%AM,10%PM)								
OFFICE		26	3	2	1	3	1	2
RETAIL		6	2	1	1	4	2	2
APARTMENTS		22	1	0	1	5	3	2
		54	6	3	3	12	6	6
PROPOSED DRIVEWAY TRIPS		1,038	110	75	35	111	36	75
PASS-BY OFFICE	10%	50	8	7	1	7	2	5
PASS-BY WAREHOUSE	10%	0	0	0	0	0	0	0
PASS-BY RETAIL	63%	58	3	2	1	6	3	3
Subtotal		108	11	9	2	13	5	8
PROPOSED NET TRIPS		930	99	66	33	98	31	67
PROPOSED NET DRIVEWAY TRIPS		258	1	(21)	22	8	19	(11)
TPS NET NEW TRIPS		228	1	(20)	21	6	16	(10)

Palm Beach County Trip Generation Rates

Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour In/Out	AM Peak Hour Rate/Equation	PM Peak Hour In/Out	PM Peak Hour Rate/Equation
Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
General Office (10k-250k SF GFA)[5]	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44

August 4, 2025

John M. Donaldson, P.E.
JMD Engineering, Inc.,
800 Crestwood Court S., #807
Royal Palm Beach, FL 33411

Engineering and Public Works Department
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov

Palm Beach County Board of County Commissioners
Maria G. Marino, Mayor
Sara Baxter, Vice Mayor
Gregg K. Weiss
Joel Flores
Marci Woodward
Maria Sachs
Bobby Powell, Jr.

County Administrator
Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

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RE: Park Tower at Broken Sound
Project #: 250603
Traffic Performance Standards (TPS) Review

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated June 2, 2025, and supplemental changes and information provided in an email to the Traffic Division, dated 7/31/2025, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	City of Boca Raton
Location:	1075 Broken Sound Parkway NW
PCN:	06-42-47-01-03-008-0010/-0020
Access:	Two full access driveways connection onto Broken Sound Parkway NW (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	General Office = 69,066 SF, and Warehouse = 6,816 SF
Proposed Uses:	General Office = 48,479 SF, and Warehouse = 6,267 SF, and Addition of Multifamily Mid-rise Residential = 97 DUs
Net Daily Trips:	243 (Proposed – Existing)
Net Peak Hour Trips:	5 (-16/21) AM; 8 (17/-9) PM (Proposed – Existing)
Total Daily Trips:	928
Total Peak Hour Trips:	100 (67/33) AM; 98 (32/66) PM
Build-out:	December 31, 2029

Based on the review, the Traffic Division has determined that the proposed development **meets** the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC).

It is recommended that the City evaluate the driveway classification to determine whether any deviations are necessary, as this was not addressed in the report nor reviewed by the County. Additionally, the parking analysis was not reviewed; the City is encouraged to conduct its own evaluation of the parking analysis.

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

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

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

If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

Moshiur Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:yg
ec: Addressee
Jim Bell, Long Range Project Manager, City of Boca Raton
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MR\MUN\APPROVED\2025\250603 PARK TOWER AT BROKEN SOUND.DOCX

August 4, 2025

John M. Donaldson, P.E.
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800 Crestwood Court S., #807
Royal Palm Beach, FL 33411

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Sincerely,

Moshiur Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:yg
ec: Addressee
Jim Bell, Long Range Project Manager, City of Boca Raton
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MR\MUN\APPROVED\2025\250603 PARK TOWER AT BROKEN SOUND.DOCX

CITY OF BOCA RATON COMMUNITY APPEARANCE BOARD
FORMAL RECOMMENDATION

Application No.: SPA-06-15R1/CIMD / PZSPA-2025-00025 **Agenda Date:** June 16, 2026

MOTION: ☑ Approved With Conditions ☐ Postponed

☐ Approved As Submitted ☐ Denied

	Y	N	Abstain	Absent
Jose Jaramillo				✓
Alan West	✓			
Paola Morales	✓			
Joe Peterson	✓			
Veronica Margolina	✓			
Erez Bar-Nur	✓			

CAB APPROVED With Conditions

ITEM # 2

DESCRIPTION

Review architectural elevations and landscaping associated with a proposed site plan amendment to authorize the construction of an eight (8)-story multi-family building with 97 dwelling units, including 2,100 square feet of retail and service space. The Property currently contains an existing office building and parking structure, both of which will remain.

Project Name: Park Tower at Broken Sound – Formal Recommendation to the Planning & Zoning Board

Property Address: 1075 NW Broken Sound Parkway

Representative: Vander Ploeg & Associates, Inc.

CONDITION OF APPROVAL (IF ANY):

1) Color on metal roof to match gray or beige stone
2) Enclose open exterior NE staircase walls instead of railings

Done and ordered at Boca Raton, Palm Beach County, Florida on: [date]

Jose Jaramillo, Chairman
Alan West, Vice Chair
Community Appearance Board

HAAG MANAGEMENT, Inc.

As Agent for
Arvida Park of Commerce West Association, Inc.

Main Line: 561-241-0285

E-mail: dhaag@haagcompanies.com
jstavola@haagcompanies.com

June 19, 2026

VIA E-Mail & Regular Mail

Carl E Klepper Jr, Manager Member
1075 N.W. Broken Sound Parkway, LLC
1075 NW Broken Sound Parkway, Suite 103
Boca Raton, FL 33487

Re: 1075 Broken Sound Parkway NW/Park Tower at Broken Sound
ARB Review Follow Up Letter (Prior ARB Approval), City Reference PZSPA-2025-00025

Dear Mr. Klepper,

You have requested additional detail on the previous Architectural Review Board (ARB) approval granted by the Arvida Park of Commerce West Association, Inc. (The "Park") where the subject parcel and project lie. Please see the information below:

1. The Applicant referenced above submitted a full set of drawings for the subject project known as Park Tower at Broken Sound on July 21, 2025. This included a site plan and Civil Engineering Plans completed by Jeff Schnars, P.E., a Florida-licensed professional engineer. These plans included the driveway and other entrances to the proposed project.

2. As required by the Park ARB guidelines, an independent licensed Florida Civil Engineer (P.E.) who consults for The Park was engaged to review the submissions by the Applicant, as is the case for all development submissions. Applicant paid the Arvida Park of Commerce West Association Inc. through The Park management entity (Haag Management Inc.) a $5000.00 fee of which includes the professional fees for the review by the independent licensed Civil Engineer and for processing this submission. This fee was paid by check #118 (See Exhibit A).

3. The Park, through Haag Management Inc., issued an ARB approval letter dated September 10, 2025, which stated in pertinent part, "The ARB has reviewed the site plan for the subject project on July 21, 2025, and your letter dated September 8; and on behalf of the Arvida Park of Commerce West Association, Final ARB approval is granted." (See Exhibit B. There were no known safety issues or objections raised as to the site plan, including but not limited to ingress/egress to the Association's roads by either the Parks' independent licensed professional engineer (P.E.) consultant nor by the applicant's licensed professional engineer.

4. Please note that The Park owns and maintains all existing interior roadways, crosswalks, lighting, irrigation, and common areas of which the applicant is a paying member of the Association.

We hope this correspondence provides additional detail to the pre-existing ARB approval dated September 10, 2025.

This approval is limited to the authority granted the Association under the Declaration of Covenants and in no way implies that this project conforms to applicable County and/or City codes, laws, ordinances and other legal requirements, including environmental rules and regulations.

Sincerely,

Joan Stavola

Joan Stavola
ARB Member

Cc: Bobby D'Angelo
Carl Klepper
Carl Anthony Klepper
Glenn Gromann

EXHIBIT “A”

EXHIBIT "A"

PARADISE BANK

Account: 1075 BSP 8822
Date: 6/15/2026

DO NOT COLORED BACKGROUND, MICROPRINTING, AND ON CHEMICALLY SENSITIVE PAPER

1075 BSP Ventures LLC
1075 Broken Sound Parkway LLC
Suite 103
Boca Raton, FL 33487

Paradise Bank
2420 N Federal Highway
Boca Raton, FL 33431
067015795

118

**** FIVE THOUSAND AND 00/100 DOLLARS

07/24/25 $5,000.00***

TO THE ORDER OF

Haag Management & Realty Inc
2295 NW Corporate Blvd #138
Boca Raton, FL 33431

⑈000118⑈ ⑆067015795⑆ 0121038822⑈

For Deposit only
#485389708

FOR DEPOSIT ONLY
Acct# 485389708
0886933364
2025-07-28 14:02
>063114030<

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- Micro-Printing - "MP"
- Foundation Watermark
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- When chemically altered, the area treated will appear as a brown stain or spot.
- Small type in signature line
- A second stripped watermark can be seen on a wide [illegible] copies
- Visible only with a standard light. Cannot be photocopied or scanned
- Alteration of the words "Original Document" on the back of this check
- Red image will [illegible] Black [illegible]
- Visibly [illegible] on back of check
- Pigmentation ink [illegible]

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EXHIBIT “B”

EXHIBIT "B"

HAAG MANAGEMENT, Inc.

As Agent for
Arvida Park of Commerce West Association, Inc.

Main Line: 561-241-0285

E-mail: dhaag@haagcompanies.com
jstavola@haagcompanies.com

September 10, 2025

VIA E-MAIL
cklepper@compson.com

Mr.Carl Klepper, Manager Member
1075 N.W. Broken Sound Parkway, LLC
1075 NW Broken sound Parkway
Suite 103
Boca Raton, Florida 33487

Subject: Final Site Plan ARB Approval - Park Tower at 1075 Broken Sound Parkway NW, Boca Raton, Florida

Dear Mr. Klepper:

The ARB has reviewed the site plan submitted for the subject project on July 21, 2025 and your letter dated September 8, 2025; and on behalf of Arvida Park of Commerce West Association, Inc. Final ARB is granted.

This approval is limited to the authority granted the Association under the Declaration of Covenants and in no way implies that this project conforms to applicable County and/or City codes, laws, ordinances and other legal requirements, including environmental rules and regulations.

In accordance with the Declaration of Covenants and Restrictions (the "Declaration"), if any improvement is erected or constructed without prior approval by the ARB, the Association shall have the right to proceed at law or in equity to enforce the applicable provisions of the Declaration which were so violated and all of the costs of such enforcement shall be assessed against, and shall be a lien upon, the site to which such violation relates as a special assessment, which shall be payable upon demand.

We look forward to having this impressive project within Arvida Park of Commerce.

Sincerely,

Joan Stavola

Joan Stavola
ARB Member

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2026-ASO-321-OE

Issued Date: 01/29/2026

BILL PRADO
COMPSON ASSOCIATES
1075 Broken Sound Parkway NW
Suite #103
Boca Raton, FL 33487

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Multi-unit Housing 1075 Residential
County, State: Palm Beach, Florida

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	26-24-05.17N	80-6-36.66W	11 Ft	100 Ft	111 Ft
pt-2	26-24-05.21N	80-6-35.75W	12 Ft	100 Ft	112 Ft
pt-3	26-24-03.27N	80-6-36.76W	11 Ft	100 Ft	111 Ft
pt-4	26-24-03.49N	80-6-35.56W	12 Ft	100 Ft	112 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 07/29/2027 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

(b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

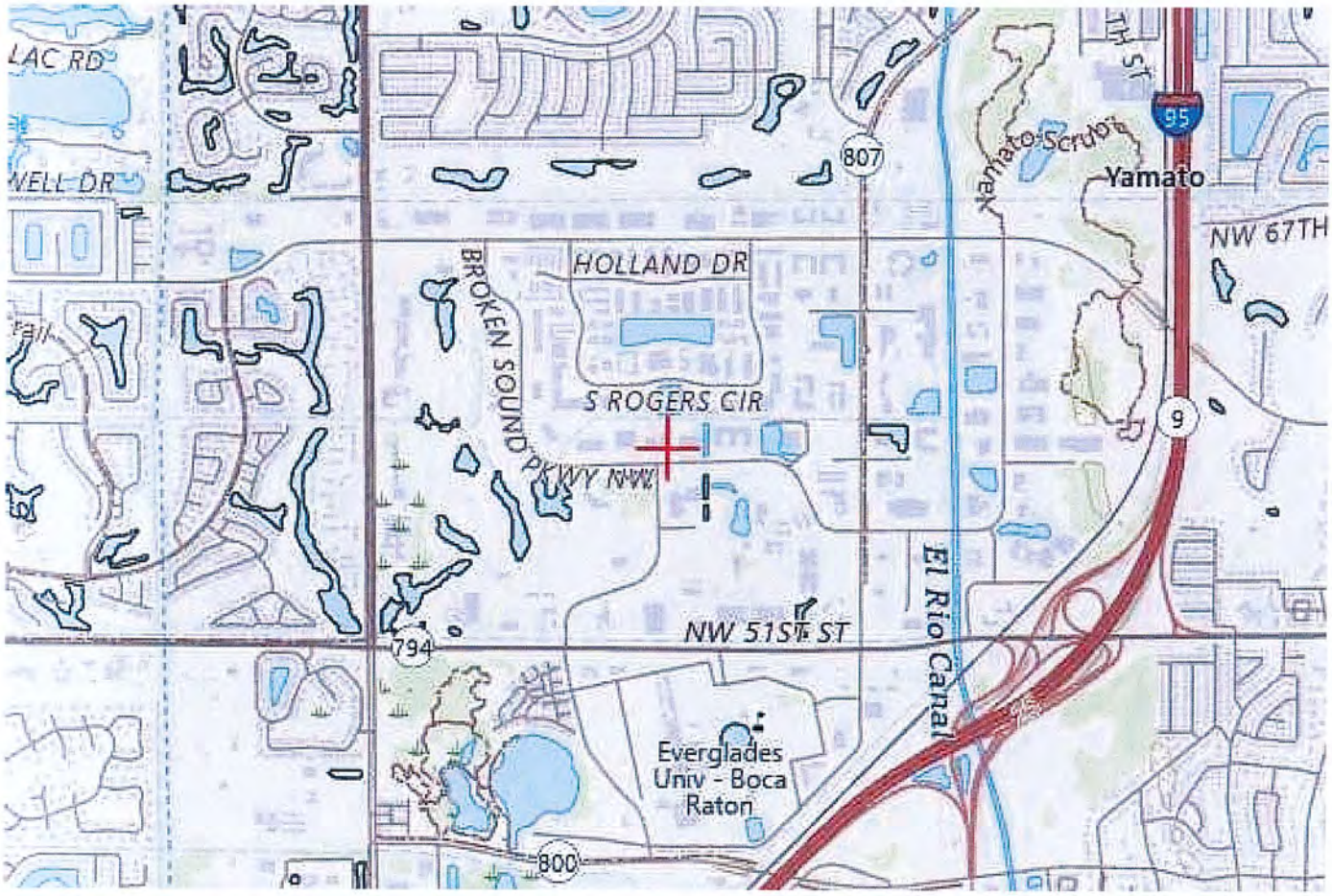
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

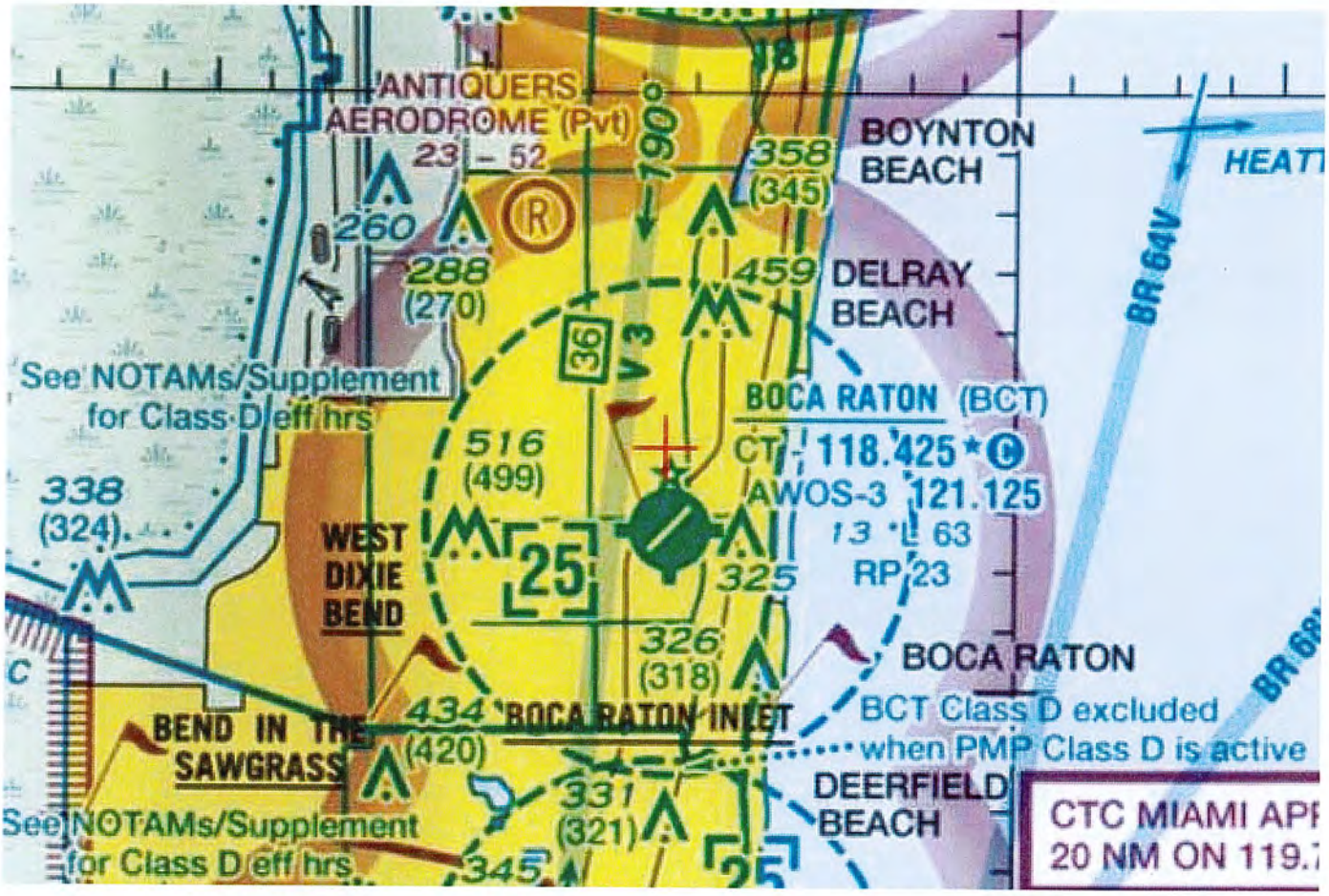
If we can be of further assistance, please contact our office at 1-404-305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2026-ASO-321-OE.

Signature Control No: 688841409-691929919 (DNE)
Michael Blaich
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2026-ASO-321-OE




ANTIQUERS
AERODROME (Pvt)
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190°
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(345)
BOYNTON
BEACH
260
288
(270)
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DELRAY
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BR 64V
See NOTAMs/Supplement
for Class D eff hrs
36
V3
BOCA RATON (BCT)
CT 118.425 *C
AWOS-3 121.125
13 L 63
RP 23
516
(499)
338
(324)
WEST
DIXIE
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25
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326
(318)
BOCA RATON
BCT Class D excluded
when PMP Class D is active
434
(420)
BOCA RATON INLET
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SAWGRASS
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(321)
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BEACH
See NOTAMs/Supplement
for Class D eff hrs
345
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20 NM ON 119.7

PLANNING AND ZONING BOARD

RESOLUTION NO. 80-7
RECOMMENDATION NO. 80-51

MOTION: Approval with conditions

VOTE: Yes 6 No 0

AYE: Darmohray, Cunniff, Hagerty, Kay, Nunnally, Pushkin

NAY: None

DATE: April 3, 1980

Planning and Zoning Board APPROVAL of SPA-2/80-7 (Petition of Edward Saar for site plan approval of Megasystems, Inc. - Arvida Park of Commerce, Parcel "H")

WHEREAS, the Planning and Zoning Board is charged with granting site plan approvals for all commercial, industrial and miscellaneous development in the City of Boca Raton, and

WHEREAS, the Board held a public hearing on April 3, 1980, and

WHEREAS, the Department of Community Development recommended approval of SPA-2/80-7 based substantially on the site plan entitled "Proposed Facilities for Megasystems, Inc." drawn by Edward H. Saar, Architect, dated received by the Department of Community Development March 20, 1980 with conditions, and

WHEREAS, on a motion, duly made and seconded, the Board voted unanimously to recommend approval, now

THEREFORE BE IT RESOLVED, that the Planning and Zoning Board recommends APPROVAL of SPA-2/80-7 with the following conditions:

1. That a common access drive be provided between this site and APOC III. This approval hereby amends the site plan for APOC III by providing the joint access arrangement and deletes the previous western driveway on APOC III.

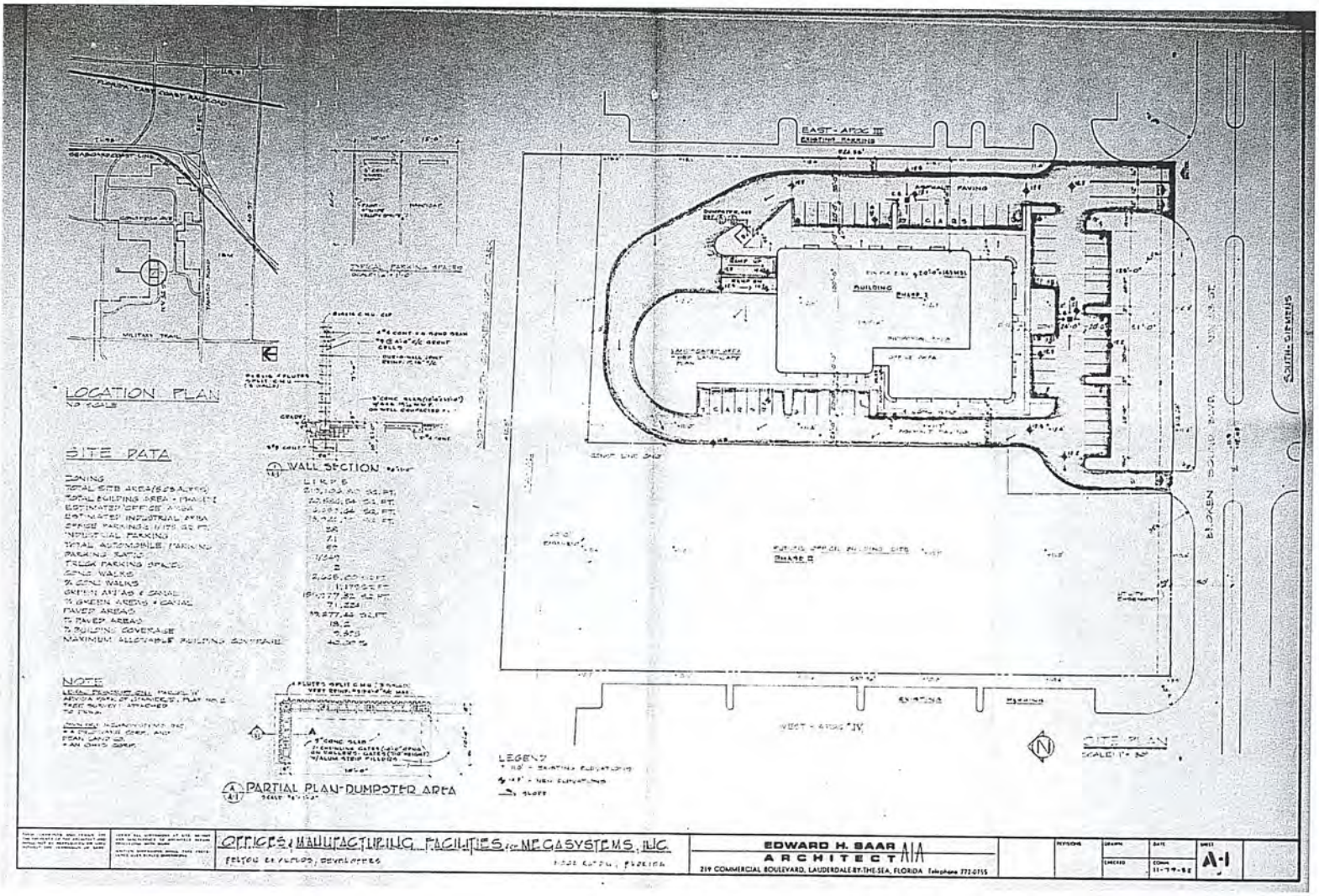
2. That 10' of landscaping be provided along the rear property line adjacent to the canal right-of-way.

3. That the bicycle path crossings be marked appropriately to alert drivers of its existence.

Myron Darmohray

Myron Darmohray, Chairman
PLANNING AND ZONING BOARD

MD/MJM/pcm


LOCATION PLAN
NO SCALE
SITE DATA
ZONING
TOTAL SITE AREA
TOTAL BUILDING AREA
ESTIMATED OFFICE AREA
ESTIMATED INDUSTRIAL AREA
OFFICE PARKING
INDUSTRIAL PARKING
TOTAL AUTOMOBILE PARKING
PARKING RATIO
TRUCK PARKING SPACES
CONC. WALKS
% CONC. WALKS
GREEN AREAS & CANAL
% GREEN AREAS & CANAL
PAVED AREAS
% PAVED AREAS
% BUILDING COVERAGE
MAXIMUM ALLOWABLE BUILDING COVERAGE
NOTE
WALL SECTION
PARTIAL PLAN-DUMPSTER AREA
LEGEND
EAST - AFOC III
EXISTING PARKING
BUILDING
PHASE I
PHASE II
EXISTING
PARKING
WEST - AFOC IV
SITE PLAN
SCALE 1" = 30'
SOUTH - SIEMENS
OFFICES & MANUFACTURING FACILITIES for MEGASYSTEMS, INC.
EDWARD H. SAAR
ARCHITECT
219 COMMERCIAL BOULEVARD, LAUDERDALE-BY-THE-SEA, FLORIDA Telephone 772-0755
A-1

PLANNING AND ZONING BOARD

RESOLUTION NO. 84-46

MOTION: Approval

VOTE: Yes 6 No 0

AYE: Hagerty, Wingrove, Darmohray, Kinsley, Sehres, Thinnes

NAY: None

DATE: August 30, 1984

Planning and Zoning Board APPROVAL of SPA-8/84-37 (Petition of Constantine Chimples for Megasystems, Inc. Phase II addition, 1075 Broken Sound Parkway N.W.)

WHEREAS, the Planning and Zoning Board is charged with granting site plan approval for all commercial, industrial, multifamily and miscellaneous developments in the City of Boca Raton, and

WHEREAS, the property was posted on 8/24/84, and

WHEREAS, Notice of Public Hearing was published in the newspaper on 8/27/84, and

WHEREAS, the Board did hold a Public Hearing and reviewed said site plan on 8/30/84, and

WHEREAS, there was no objection from the public, and

WHEREAS, the Department of Community Development recommended approval of SPA-8/84-37 with conditions, and

WHEREAS, the Board on a duly made motion voted (6-0) to recommend APPROVAL of SPA-8/84-37 with conditions, now

THEREFORE BE IT RESOLVED, that the Planning and Zoning Board hereby grants site plan APPROVAL of SPA-8/84-37 with the following conditions:

1. This approval is based on the site plan entitled, Phase II Addition for Megasystems, prepared by E. H. Saar & Associates, Inc., dated received by the Department of Community Development on August 6, 1984.

2. One additional handicapped parking stall shall be provided prior to the issuance of a certificate of occupancy.

3. All parking required for the entire Megasystems complex as depicted on the approved site plan shall be constructed in Phase II.

4. Prior to the issuance of a building permit, a letter from the Lake Worth Drainage District shall be presented to the Department of Community Development which states that the 60' ROW easement is adequate.

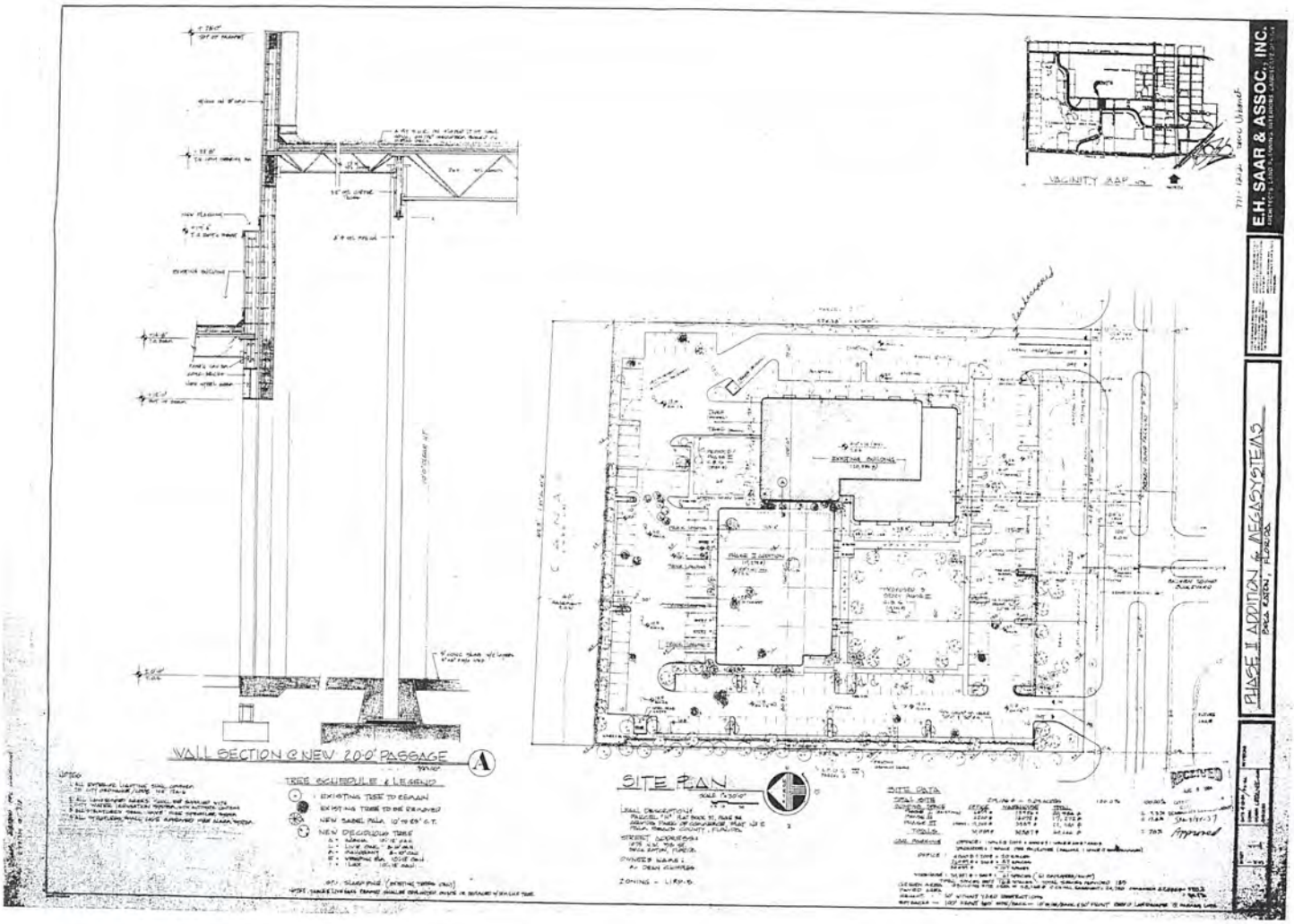
5. Further review by the Planning and Zoning Board shall not be required provided there are no significant changes in Phase III of Megasystems, as depicted on the site plan dated received by the Department of Community Development, August 6, 1984.

6. Planter islands shall be 18 feet in length.

7. Prior to the issuance of a building permit, a recorded Unity of Title shall be presented to the Department of Community Development.

8. The applicant shall pay $9,965.25 in impact fees in accordance with the Palm Beach County Fair Share Ordinance, prior to the issuance of a building permit. These fees shall be paid directly to the City of Boca Raton.

Robert B. Hagerty, Chairman
PLANNING AND ZONING BOARD
RBH/CTB:am


WALL SECTION @ NEW 20'-0" PASSAGE
A
SITE PLAN
VICINITY MAP
TREE SCHEDULE & LEGEND
E.H. SAAR & ASSOC., INC.
PHASE II ADDITION for MEGASYSTEMS
BOCA RATON, FLORIDA
RECEIVED
Approved

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF BOCA RATON APPROVING A SITE PLAN FOR SIENA AT BROKEN SOUND LOCATED AT 1075 NW BROKEN SOUND PARKWAY

RESOLUTION NO. 06-28

WHEREAS, the Planning and Zoning Board ("the Board") is charged with conducting public hearings and granting site plan approval for all commercial, industrial, multi-family and miscellaneous developments in the City of Boca Raton; and

WHEREAS, the property was posted, and a Notice of Public Hearing was published in the newspaper on October 5, 2006; and

WHEREAS, the Board conducted a public hearing and reviewed said petition for site plan approval on October 19, 2006; and

WHEREAS, the Development Services Department recommended approval of **SPA-06-15/97500016** for **Siena at Broken Sound;** and

WHEREAS, the Board finds that this project has been reviewed for impacts to the City's Comprehensive Plan public facilities (roads, water, sewer, drainage, solid waste, parks, schools) level-of-service standards and finds that issuance of a development order does not degrade the Comprehensive plan levels-of-service standards; and

WHEREAS, the Board has found the petition to be consistent with the Comprehensive Plan, and the City's Land Development Regulations; now

THEREFORE BE IT RESOLVED BY THE BOARD:

Section 1. Site Plan approval is hereby granted for the property described below, subject to the Conditions of Approval provided in Section 2.

Parcel 'H', Arvida Park of Commerce Plat No. 2, according to the Plat thereof, as recorded in Plat Book 37, Page 53, of the Public Records of Palm Beach, County, Florida. Said lands lying in the City of Boca Raton, Palm Beach County, Florida and containing 218,991 square feet (5.0273 acres) more or less.

Section 2. Conditions of Approval:

(1) The plans and drawings submitted with the building permit application shall be consistent with the plans and drawings submitted by the applicant for this approval, specifically the site plan entitled "Siena at Broken Sound" date stamped received by the Development Services Department on September 29, 2006, prepared by Kenneth R. Carlson, Architect, P.A.

(2) The plans and drawings may be modified as required by the Code of Ordinances or by the Community Appearance Board acting within the scope of its powers and duties.

(3) Prior to the issuance of a building permit, water, sewer, paving and drainage plans shall be reviewed and approved by City Staff responsible for Public Works Review.

(4) The applicant has agreed to voluntarily contribute $31,000 to the City's Beautification Program to be paid at the time of building permit.

(5) Prior to the issuance of a building permit, the site plan shall be amended to show a 24-foot wide driveway to be constructed up to the property line, for the purpose of future joint vehicular access with the adjacent parcel to the west at the location as depicted on the approved site plan.

Section 3. Expiration of Approval:

The Site Plan approval hereby granted shall remain effective for twenty-four months from the date of adoption of this resolution, and shall expire at that time, and be null and void and no further effect, unless a main use building permit has been issued. The Site Plan shall remain in effect only with respect to improvements for which such permit has been timely

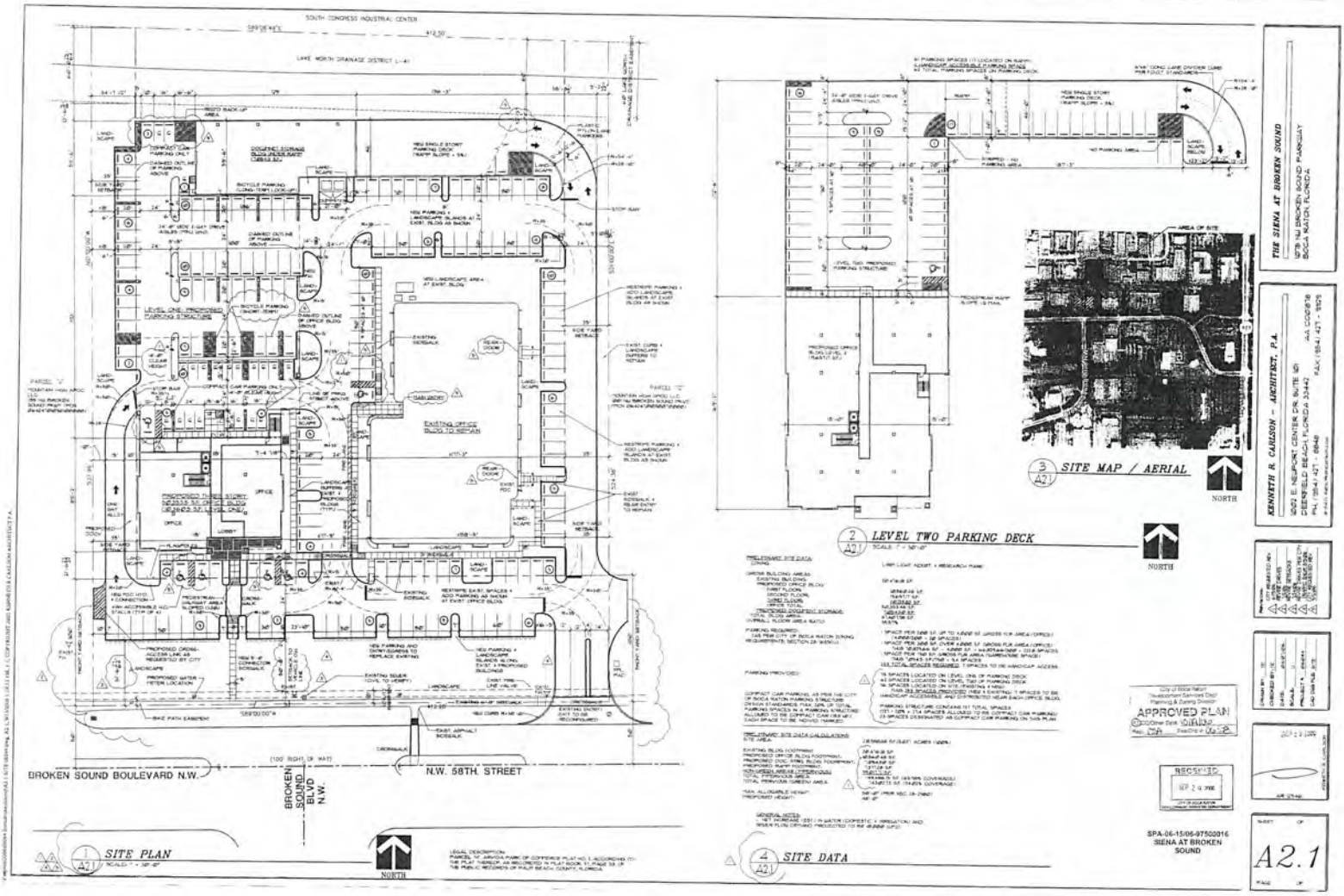
issued and construction has proceeded thereunder through issuance of a certificate of occupancy (and shall be null and void and of no further effect with respect to improvements for which no permit has been issued or the permit has expired).

PASSED AND ADOPTED by the Planning and Zoning Board Members of the City of Boca Raton this 19th day of October, 2006.

Grace Johnson, Vice Chairman
PLANNING AND ZONING BOARD

10/26/06
Date

PLANNING AND ZONING BOARD	YES	NO	ABSTAINED
CHAIRMAN WILLIAM FAIRMAN	absent		
SECRETARY GRACE M. JOHNSON	X		
MEMBER RICHARD COFFIN	X		
MEMBER JORGE H. GARCIA	absent		
MEMBER KEITH O'DONNELL	X		
MEMBER ARNOLD SEVELL	X		
MEMBER STEVE UTRECHT	X		



SOUTH CONGRESS INDUSTRIAL CENTER
LAKE NORTH DRAINAGE DISTRICT L-41
BROKEN SOUND BOULEVARD N.W.
N.W. 58TH. STREET
BROKEN SOUND BLVD N.W.
NORTH
1 A2.1 SITE PLAN
2 A2.1 LEVEL TWO PARKING DECK
3 A2.1 SITE MAP / AERIAL
4 A2.1 SITE DATA
THE SIENA AT BROKEN SOUND
KENNETH R. CARLSON - ARCHITECT, P.A.
APPROVED PLAN
RECEIVED
SPA-06-15/06-97500016
SIENA AT BROKEN SOUND
A2.1

Notice to Submitters: To ensure clarity, avert potential misunderstandings, and conserve taxpayer funds that might otherwise be expended in litigating unjustified estoppel-related claims, this Notice reaffirms: a party cannot reasonably rely on any aspect of governmental action unless and until the City has taken final action and all applicable appeal periods have expired. Submission of an application, materials, project narrative, fees, presentation, proposal, request, information or documentation regarding a potential project, as well as any pre-application meetings or preliminary discussions (collectively or individually, a "Submission") by or on behalf of a party (a "Requester"), and any actions by or on behalf of the City related thereto (including, without limitation, receipt, placement on an agenda, review, comments, input, discussions, directions, meetings, recommendations, evaluations, assessments, analyses, opinions, conclusions, consensus, statements, suggestions, representations, or other communications, whether or not provided to Requester) does not:

(i) create, or form the basis of, a claim of estoppel, vested rights, detrimental reliance, or entitlement of any type or nature,

(ii) create a presumption that a Submission is complete or consistent with any City Code, requirement, or policy, or

(iii) serve as an assurance, guarantee or entitlement that a Submission will be reviewed, processed, or considered at all or in any specific manner (or further reviewed, processed or considered).

By preparing and/or providing a Submission to the City, Requester: (i) is proceeding at his/her/its own risk, and (ii) bears any and all risk of loss in connection with the Submission or resulting from the denial of the Submission, including without limitation, losses related to time invested, costs incurred, potential opportunities, and resources expended. Note, based on the specific facts, estoppel rights may not extend to all final actions of the City, and such final actions remain subject to City Council's authority to revoke, rescind, reverse, repeal, withdraw or annul a prior action. [Revised October 20, 2023]

Project Property Address(es): 1075 BROKEN SOUND PARKWAY NW
BOCA RATON, FL 33487

Project Parcel Control Number(s): 06-42-47-01-03-008-0010/ 06-42-47-01-03-008-0020

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY and *APPLICANT

TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) AND BY APPLICANT (*ONLY WHEN THE APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY) FOR EACH APPLICATION FOR: Site Plan Approval, Conditional Use Approval, Master Plan Approval, Comprehensive Plan Future Land Use Map Amendment Approval, Rezoning Approval, etc. ("Development Order Approval")

TO: DEVELOPMENT SERVICES DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA COUNTY
OF PALM BEACH

AS TO PROPERTY OWNER:

BEFORE ME, the undersigned authority, this day personally appeared **1075 N.W. BROKEN SOUND PARKWAY, LLC/CARL E. KLEPPER JR.**, hereinafter referred to as "Affiant One," who being by me first duly sworn, under oath, deposes and states as follows:

1.(a) Affiant One is the [ ] individual or [x] **MANAGER** [position - e.g., president, partner, trustee] of **1075 N.W. BROKEN SOUND PARKWAY, LLC** [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Development Order Approval with the City of Boca Raton.

1.(b) Affiant One's address is:

1075 Boken Sound Parkway NW, Suite 103

Boca Raton, FL 33487

1.(c). Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five (5%) percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

AS TO APPLICANT:

BEFORE ME, the undersigned authority, this day personally appeared **1075 N.W. Broken Sound Parkway LLC/CARL E. KLEPPER JR.**, hereinafter referred to as "Affiant Two," who being by me first duly sworn, under oath, deposes and states as follows:

2.(a) Affiant Two is the [ ] individual or [X] **MANAGER** [position - e.g., president, partner, trustee] of **1075 N.W. Broken Sound Parkway LLC** [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] (hereinafter "Applicant"). Applicant seeks Development Order Approval for real property legally described on the attached Exhibit "A" (the "Property").

2.(b) Affiant Two's address is:

1075 Broken Sound Parkway NW, Suite 103

Boca Raton, FL 33487

2.(c). Attached hereto as Exhibit "C" is a complete listing of the names and addresses of every person or entity having a five (5%) percent or greater interest in the Applicant. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

CU

AS TO PROPERTY OWNER AND/OR APPLICANT (only when the Applicant is not the owner of the subject property):

3. Affiant One and/or Affiant Two acknowledge(s) that this Affidavit is given to comply with City of Boca Raton policy, and will be relied upon by the City of Boca Raton in its review of an application for Development Order Approval affecting the Property. Affiant One further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five (5%) percent or greater interest in the Property. Affiant Two further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interest on behalf of the Applicant.

4. Affiant One further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Development Order Approval. Affiant Two further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant that may occur before the date of final public hearing on the application for Development Order Approval.

5. Affiant One and Affiant Two further state that Affiant One and Affiant Two are familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

6. Under penalty of perjury, Affiant One and Affiant Two declare that Affiant One and Affiant Two have examined this Affidavit and to the best of Affiant One's and Affiant Two's knowledge and belief it is true, correct, and complete.

CM

FURTHER AFFIANT ONE SAYETH NAUGHT.

1075 N.W. Broken Sound Parkway LLC/
Carl E. Klepper Jr., Affiant One

(Print Affiant One Name)

The foregoing instrument was acknowledged before me this 15 day of July, 20 25, by Carl E. Klepper Jr., [X] who is personally known to me or [ ] who has produced _____ as identification and who did take an oath.

Notary Public

Cindy England

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: Dec 11, 2027

CINDY ENGLAND
Notary Public - State of Florida
Commission # HH 458288
My Comm. Expires Dec 11, 2027
Bonded through National Notary Assn.

FURTHER AFFIANT TWO SAYETH NAUGHT.

Manager/owner

CARL E KLEPPER JR, Affiant Two

(Print Affiant Two Name)

The foregoing instrument was acknowledged before me this 15 day of July, 2025, by Carl E. Klepper Jr., [✓] who is personally known to me or [ ] who has produced _____ as identification and who did take an oath.

Notary Public

Cindy England.

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large
My Commission Expires: Dec 11, 2027

CINDY ENGLAND
Notary Public - State of Florida
Commission # HH 458288
My Comm. Expires Dec 11, 2027
Bonded through National Notary Assn.

EXHIBIT "A"

PROPERTY

Location Address 1075 NW BROKEN SOUND PKWY
Municipality BOCA RATON
Parcel Control Number 06-42-47-01-03-008-0010
Subdivision ARVIDA PARK OF COMMERCE PL 2 PB37P53&54
Official Records Book/Page 19634 / 933
Sale Date 10/25/2005 (original sale date) New sale date: 10/29/2024
Legal Description ARVIDA PARK OF COMMERCE PLAT 2 PAR H (LESS N 217.50 FT OF S 336.58 FT OF E 131.21 FT OF W 166.21 FT & N 4.64 FT OF S 119.08 FT OF E 33.46 FT OF W 124.81 FT)

Location Address 1095 NW BROKEN SOUND PKWY
Municipality BOCA RATON
Parcel Control Number 06-42-47-01-03-008-0020
Subdivision ARVIDA PARK OF COMMERCE PL 2 PB37P53&54

**Includes development rights on above parcel per unity of declaration previously requested by the City and recorded in public records.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant One must identify all entities and individuals owning five (5%) percent or more ownership interest in the Property. Affiant One must identify individual owners. For example, if Affiant One is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant One must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
Compson Associates Group LLC	1075 Broken Sound Parkway NW, Suite 103, Boca Raton, FL 33487
Robert D'Angelo	1075 Broken Sound Parkway NW, Suite 103, Boca Raton, FL 33487
Carl E. Klepper Jr.	1075 Broken Sound Parkway NW, Suite 103, Boca Raton, FL 33487
Terry Mayotte	860 SW 21st Street, Boca Raton, FL 33486
Notisa Holdings LLC	2798 SW 32nd Ave, Pembroke Park, FL 33023

EXHIBIT "C"

DISCLOSURE OF OWNERSHIP INTERESTS - APPLICANT

Affiant Two must identify all entities and individuals owning five (5%) percent or more ownership interest in Applicant's corporation, partnership, or other principal, if any. Affiant Two must identify individual owners. For example, if Affiant Two is the officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant Two must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	**Address**
Same as exhibit B (page 7)	

CITY OF BOCA RATON – DEVELOPMENT SERVICES

Notice to Submitters: To ensure clarity, avert potential misunderstandings, and conserve taxpayer funds that might otherwise be expended in litigating unjustified estoppel-related claims, this Notice reaffirms: a party cannot reasonably rely on any aspect of governmental action unless and until the City has taken final action and all applicable appeal periods have expired. Submission of an application, materials, project narrative, fees, presentation, proposal, request, information or documentation regarding a potential project, as well as any pre-application meetings or preliminary discussions (collectively or individually, a "Submission") by or on behalf of a party (a "Requester"), and any actions by or on behalf of the City related thereto (including, without limitation, receipt, placement on an agenda, review, comments, input, discussions, directions, meetings, recommendations, evaluations, assessments, analyses, opinions, conclusions, consensus, statements, suggestions, representations, or other communications, whether or not provided to Requester) does not:

(i) create, or form the basis of, a claim of estoppel, vested rights, detrimental reliance, or entitlement of any type or nature,

(ii) create a presumption that a Submission is complete or consistent with any City Code, requirement, or policy, or

(iii) serve as an assurance, guarantee or entitlement that a Submission will be reviewed, processed, or considered at all or in any specific manner (or further reviewed, processed or considered).

By preparing and/or providing a Submission to the City, Requester: (i) is proceeding at his/her/its own risk, and (ii) bears any and all risk of loss in connection with the Submission or resulting from the denial of the Submission, including without limitation, losses related to time invested, costs incurred, potential opportunities, and resources expended. Note, based on the specific facts, estoppel rights may not extend to all final actions of the City, and such final actions remain subject to City Council's authority to revoke, rescind, reverse, repeal, withdraw or annul a prior action. [Revised October 20, 2023]

Project Property Address(es): 1095 NW BROKEN SOUND PARKWAY, BOCA RATON FL 33487

Project Parcel Control Number(s): 06-42-47-01-03-008-0020

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY and *APPLICANT

TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) AND BY APPLICANT (*ONLY WHEN THE APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY) FOR EACH APPLICATION FOR: Site Plan Approval, Conditional Use Approval, Master Plan Approval, Comprehensive Plan Future Land Use Map Amendment Approval, Rezoning Approval, etc. ("Development Order Approval")

TO: DEVELOPMENT SERVICES DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA COUNTY
OF PALM BEACH

AS TO PROPERTY OWNER:

BEFORE ME, the undersigned authority, this day personally appeared ALLEN CHELMINSKY, hereinafter referred to as "Affiant One," who being by me first duly sworn, under oath, deposes and states as follows:

1.(a) Affiant One is the [ ] individual or [X] AUTHORIZED PARTY [position - e.g., president, partner, trustee] of HOLLYWOOD WAREHOUSE 18 LLC [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Development Order Approval with the City of Boca Raton.

1.(b) Affiant One's address is:

HOLLYWOOD WAREHOUSES IP LLC
13280 NE 6TH AVENUE STE 100
MIAMI, FLORIDA 33161-4039

1.(c). Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five (5%) percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

AS TO APPLICANT:

BEFORE ME, the undersigned authority, this day personally appeared _____, hereinafter referred to as "Affiant Two," who being by me first duly sworn, under oath, deposes and states as follows:

2.(a) Affiant Two is the [ ] individual or [ ] _____[position - e.g., president, partner, trustee] of _____[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] (hereinafter "Applicant"). Applicant seeks Development Order Approval for real property legally described on the attached Exhibit "A" (the "Property").

2.(b) Affiant Two's address is:

_____

_____

_____

2.(c). Attached hereto as Exhibit "C" is a complete listing of the names and addresses of every person or entity having a five (5%) percent or greater interest in the Applicant. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

AS TO PROPERTY OWNER AND/OR APPLICANT (only when the Applicant is not the owner of the subject property):

3. Affiant One and/or Affiant Two acknowledge(s) that this Affidavit is given to comply with City of Boca Raton policy, and will be relied upon by the City of Boca Raton in its review of an application for Development Order Approval affecting the Property. Affiant One further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five (5%) percent or greater interest in the Property. Affiant Two further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interest on behalf of the Applicant.

4. Affiant One further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Development Order Approval. Affiant Two further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant that may occur before the date of final public hearing on the application for Development Order Approval.

5. Affiant One and Affiant Two further state that Affiant One and Affiant Two are familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

6. Under penalty of perjury, Affiant One and Affiant Two declare that Affiant One and Affiant Two have examined this Affidavit and to the best of Affiant One's and Affiant Two's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT ONE SAYETH NAUGHT.

ALLEN CHELMINSKY, Affiant One

(Print Affiant One Name)

The foregoing instrument was acknowledged before me this 14 day of November 2025, by Allen Chelminsky, [ ] who is personally known to me or [ ] who has produced _____ as identification and who did take an oath.

Notary Public State of Florida
Aysel Montiel
My Commission HH 373192
Expires 7/8/2027

Notary Public

Aysel Montiel

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 7/8/2027

EXHIBIT "A"

PROPERTY

ATTACH PROPERTY APPRAISER CARD

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant One must identify all entities and individuals owning five (5%) percent or more ownership interest in the Property. Affiant One must identify individual owners. For example, if Affiant One is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant One must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
ALLEN CHERNOFSKY	13280 NE 6TH AVE STE 100 MIAMI, FLORIDA 33161-4039
100%	

EXHIBIT "C"

DISCLOSURE OF OWNERSHIP INTERESTS - APPLICANT

Affiant Two must identify all entities and individuals owning five (5%) percent or more ownership interest in Applicant's corporation, partnership, or other principal, if any. Affiant Two must identify individual owners. For example, if Affiant Two is the officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant Two must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
ALLEN CHEMISTRY	13280 NE 6TH AVE STE 100 MIAMI FL 33161-4034
100%	

CITY OF
BOCA RATON

Notice to Submitters: To ensure clarity, avert potential misunderstandings, and conserve taxpayer funds that might otherwise be expended in litigating unjustified estoppel-related claims, this Notice reaffirms: a party cannot reasonably rely on any aspect of governmental action unless and until the City has taken final action and all applicable appeal periods have expired. Submission of an application, materials, project narrative, fees, presentation, proposal, request, information or documentation regarding a potential project, as well as any pre-application meetings or preliminary discussions (collectively or individually, a "Submission") by or on behalf of a party (a "Requester"), and any actions by or on behalf of the City related thereto (including, without limitation, receipt, placement on an agenda, review, comments, input, discussions, directions, meetings, recommendations, evaluations, assessments, analyses, opinions, conclusions, consensus, statements, suggestions, representations, or other communications, whether or not provided to Requester) does not:

(i) create, or form the basis of, a claim of estoppel, vested rights, detrimental reliance, or entitlement of any type or nature,

(ii) create a presumption that a Submission is complete or consistent with any City Code, requirement, or policy, or

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Project Property Address(es): 1075 BROKEN SOUND PARKWAY NW, BOCA RATON, FL 33487

Project Parcel Control Number(s): 06-42-47-01-03-008-0010

AUTHORIZED AGENT FORM

I, CARL E. KLEPPER JR. (print name of owner) as owner of 1075 BROKEN SOUND PARKWAY NW, BOCA RATON, FL 33487 (print property address)

do hereby authorize DEREK VANDER PLOEG, A.I.A. or staff member of Vander Ploeg and Associates Inc. (print name of authorized agent) to act as my agent in representing and/or submitting development applications to the City of Boca Raton. I understand that I am the owner of record responsible for the development applications submitted by my agent referenced above. I further understand that each time my agent submits and application or signs any required documents, that the individual must exhibit this authorization form at the discretion of the Planning and Zoning Staff.

(Continued on next page)

The Owner's Signature Is To Be Notarized

(Owner's Signature)

6/13/2025
(Date)

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me on this 13 day of June, 20 25. By Carl E. Klepper Jr., who is personally known to me (X) or has provided the following identification _____.

Notary Public Signature: _____

Notary Public Stamp Here:

CINDY ENGLAND
Notary Public - State of Florida
Commission # HH 458288
My Comm. Expires Dec 11, 2027
Bonded through National Notary Assn.

LOBBYIST DISCLOSURE

(Section 28-9(2), Code of Ordinances)

In the space provided below, please list each person retained or authorized to communicate with the City/Community Redevelopment Agency (including the City Council/CRA Board of Commissioners, Planning and Zoning Board, and any other City advisory board, and employees of the City/CRA) on your behalf on this application, including:

(i) Whether such person is a "lobbyist" as defined under Palm Beach County Code Section 2-352, as may be amended;

(ii) The name of the principal(s) or entity(ies) that retained such person; and

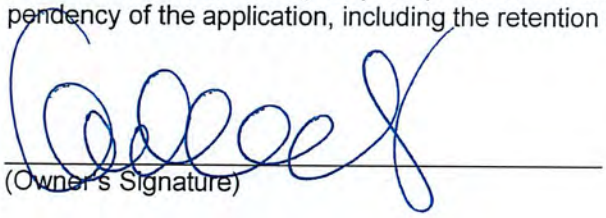
(iii) An affirmation that such person has either registered in the Palm Beach County Central Lobbyist Registry or is not required by law to do so. Any identifying information associated with such lobbyist registration shall be provided, such as a copy or screenshot of the applicable Palm Beach County registry entry. *

The applicant shall update and supplement such certifications, and the disclosures contained therein, throughout the pendency of the application, including providing copies or screenshots of updated Palm Beach County registry entries when applicable, and including upon the retention or authorization of any additional person subject to this requirement or any change in the information previously provided. Any person appearing before the City Council, the CRA, the Planning and Zoning Board, or any other board or advisory body of the City on behalf of an applicant shall, prior to addressing such body, verbally disclose on the record whether such person is a lobbyist and, if so, the principal on whose behalf such person is appearing. Prior to scheduling a public hearing, staff will request that the Applicant verify that this document is up to date.

Name	Registered Lobbyist (Y/N)	Name of principal(s) or entity(ies) you are representing	Date of Registration with Palm Beach County Central Lobbyist Registry (or indicate "Exempt")
Vander Ploeg and Associates - 561-368-1403 1615 South Federal Highway, Suite 200 Boca Raton, FL 33432 derek@vpaarchitects.com			
Derek Vander Ploeg, AIA Principal/President	N	1075 NW Broken Sound Parkway, LLC and	Exempt
Maria (Veronica) Gutierrez Sr. Project Architect	N	Compson Associates, Inc. 1075 Broken Sound Parkway NW Boca Raton, FL 33487	Exempt

I certify under penalty of perjury that the information contained in this Lobbyist Disclosure is true and correct to the best of my knowledge and that I will update this disclosure throughout the pendency of the application as required by Section 28-9(2) of the City Code.

I acknowledge that it is my duty to update this disclosure, which is ongoing and applies throughout the pendency of the application, including the retention or authorization of any additional representative.



(Owner's Signature)

June 16th 2026

(Date)

LOBBYIST DISCLOSURE

(Section 28-9(2), Code of Ordinances)

In the space provided below, please list each person retained or authorized to communicate with the City/Community Redevelopment Agency (including the City Council/CRA Board of Commissioners, Planning and Zoning Board, and any other City advisory board, and employees of the City/CRA) on your behalf on this application, including:

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Vander Ploeg and Associates - 561-368-1403 1615 South Federal Highway, Suite 200 Boca Raton, FL 33432 derek@vpaarchitects.com			
Derek Vander Ploeg, AIA Principal/President	N	6001 Condo, LLC and	Exempt
Maria (Veronica) Gutierrez Sr. Project Architect	N	Compson Associates, Inc. 1075 Broken Sound Parkway NW Boca Raton, FL 33487	Exempt

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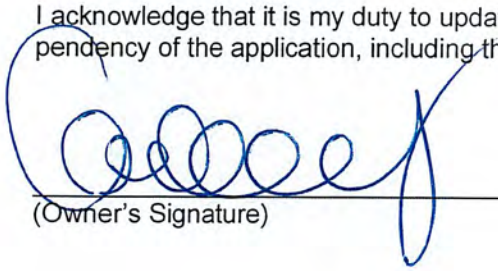

(Owner's Signature)

June 16, 2026

(Date)

CITY OF BOCA RATON

Agent Authorization

AG

Notice to Submitters: To ensure clarity, avert potential misunderstandings, and conserve taxpayer funds that might otherwise be expended in litigating unjustified estoppel-related claims, this Notice reaffirms: a party cannot reasonably rely on any aspect of governmental action unless and until the City has taken final action and all applicable appeal periods have expired. Submission of an application, materials, project narrative, fees, presentation, proposal, request, information or documentation regarding a potential project, as well as any pre-application meetings or preliminary discussions (collectively or individually, a "Submission") by or on behalf of a party (a "Requester"), and any actions by or on behalf of the City related thereto (including, without limitation, receipt, placement on an agenda, review, comments, input, discussions, directions, meetings, recommendations, evaluations, assessments, analyses, opinions, conclusions, consensus, statements, suggestions, representations, or other communications, whether or not provided to Requester) does not:

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Project Parcel Control Number (PCN) 06-42-47-01-03-008-0020

Project Property Address: 1095 NW Broken Sound Parkway Boca Raton, Florida 33487

Property Owner (As Listed in Palm Beach County Property Appraiser):
Hollywood Warehouses 18 LLC

Type of ownership, if not an individual*:

☐ Corporation ■ Limited liability company ☐ Limited partnership

☐ General partnership or joint venture ☐ Unincorporated REIT

☐ Trust (Trust Documentation may be required)

☐ Other, specify, _____ State of formation (i.e. Delaware) _____

*copy of Registered Agent from State of Division of Corporations to be provided.

NOTE THAT AUTHORIZED AGENT FORM IS ONLY VALID FOR 6 MONTHS AFTER NOTARIZED DATE.

EACH OWNER AS LISTED IN THE PALM BEACH COUNTY PROPERTY APPRAISERS RECORDS WILL NEED TO SUPPLY AN AUTHORIZED AGENT FORM. Ie: (Husband and wife), (Members of a Trust), (Tenants by Entirety), (Tenancy in Common)

AUTHORIZED AGENT FORM

I/We*, Allen Chelminsky as owner of 1095 NW Broken Sound Parkway
(As Listed in Palm Beach County Property Appraiser) (print property address(s) or PCN(s))

do hereby authorize Carl E. Klepper, Jr. or Derek VanderPloeg, AIA to act as my agent in
(print name of authorized agent)

representing and/or submitting development applications to the City of Boca Raton. I understand that I am the owner of record responsible for the development applications submitted by my agent referenced above. I further understand that each time my agent submits an application or signs any required documents, the individual must exhibit this authorization form at the discretion of the Planning and Zoning Staff.

*If the property is owned by multiple persons/parties, additional notary pages will be required.

The Owner's Signature Is To Be Notarized

(Owner's Signature) 11/14/25 (Date)

Allen Chelminsky, Authorized Party
(Owner Print Name)

STATE OF FLORIDA
COUNTY OF Dade

The foregoing instrument was acknowledged before me on this 14 day of November, 2025. By Allen Chelminsky, Authorized Party, who is personally known to me (X) or has provided the following identification Driver License.

Notary Public Signature:

Notary Public Print Name: Aysel Montiel

Notary Public Stamp Here:

Notary Public State of Florida
Aysel Montiel
My Commission HH 373192
Expires 7/8/2027

NOTE THAT AUTHORIZED AGENT FORM IS ONLY VALID FOR 6 MONTHS AFTER NOTARIZED DATE.

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PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2025

LOCATION & OWNER INFORMATION

PARCEL ID	06-42-47-01-03-008-0020 *
NBHD	427200CM
PARCEL ADDR	1095 NW BROKEN SOUND PKWY
LEGAL	ARVIDA PARK OF COMMERCE PLAT 2 N 217.50 FT OF S 336.58 FT OF E 131.21 FT OF W 166.21 FT & N 4.64 FT OF S 119.08 FT OF E 33.46 FT OF W 124.81 FT OF PAR H
TAX DISTRICT	06154
OWNER	HOLLYWOOD WAREHOUSES 18 LLC
ADDRESS	13280 NE 6TH AVE STE 100 MIAMI FL 33161-4039

PALM BEACH COUNTY

1700 PROPERTY USE /OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES

LIVING UNITS: **GIS ACRES: .6597**

TOTAL CARDS:1 **AUTOCAD:**

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	01-JUN-23	1	A	73
INCOME	15-MAY-25	79		
AG				

TOTAL PARCEL

TYPE	VALUE
MASS	7,700,000
OVERRIDE	7,700,000
INCOME	10,385,292
PRIOR YR VAL	8,800,000
BUILDING	9,053,450
OBY's	53,828
LAND	1,207,724
MARKET	10,315,002
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	54,203
LB Ratio (value)	0.12
SOH%	
1 CAMA VALUE	

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE

TOTAL

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
34194	905	WD	Q	I	10,750,000	16-MAR-23
SALE CONFIRMED W/SELLER AGENT						
33863	1527	WD	Q	I	9,950,000	13-SEP-22
#34 QUALIFIED W/SELLER						
30163	1258	WD	Q	I	10,000,000	25-SEP-18
Q #16 VERIFIED VIA COSTAR						

NOTES

GREENLANE- PARKING FOR THIS LOT IS PROVIDED ON LOT 0010 (1 YR OVR FOR 2019, GRD TO 5-; GAR AREAS 60% GD AP SHARED W ADJ PROP; 4/19 #16) (25% GOOD ON WAREHOUSE AREA UNDER PARKING GARAGE - FUNC OBS. #23 2025) PETN2020-1862 PETN2021-1432 PETN2022-1929 (FEB 2023 CHGD BLDG GRADE TO 4 #34) PETN2023-2685 PETN2024-2938 PETN2025-1266

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
19-4421	25-JUN-19	P	05	C	2020	10,600
15-4861	28-AUG-15	IP	02	C	2016	80,000
13-1802	19-APR-13	P	05	C	2014	2,700
13-1803	25-MAR-13	P	05	C	2014	250

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	1	PAV	2008	2008				12,741	1	C		3.45	A	A	70					0	30,737.00
1	2	WWY	2008	2008				1,590	1	C		7.47	A	A	52					0	6,176.00
1	3	WLL	2008	2008				154	1	C	1	18.56	A	A	70					0	2,001.00
1	4	PAV	2008	2008				3,217	1	C	1	6.62	A	A	70					0	14,914.00
																				OBY VALUE	53,828.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	4000	LIRP			U	UT				28,736	0.66	1	1,207,724.00	1	1		0	0	1,207,724.00

NOTES: APOC, LUP-PM

FUTURE LAND USE:

REV: 56 A 08-MAY-24

TOTAL ACRES .6597

TOTAL LAND VALUE 1,207,724.00

PRELIMINARY - SUBJECT TO CHANGE

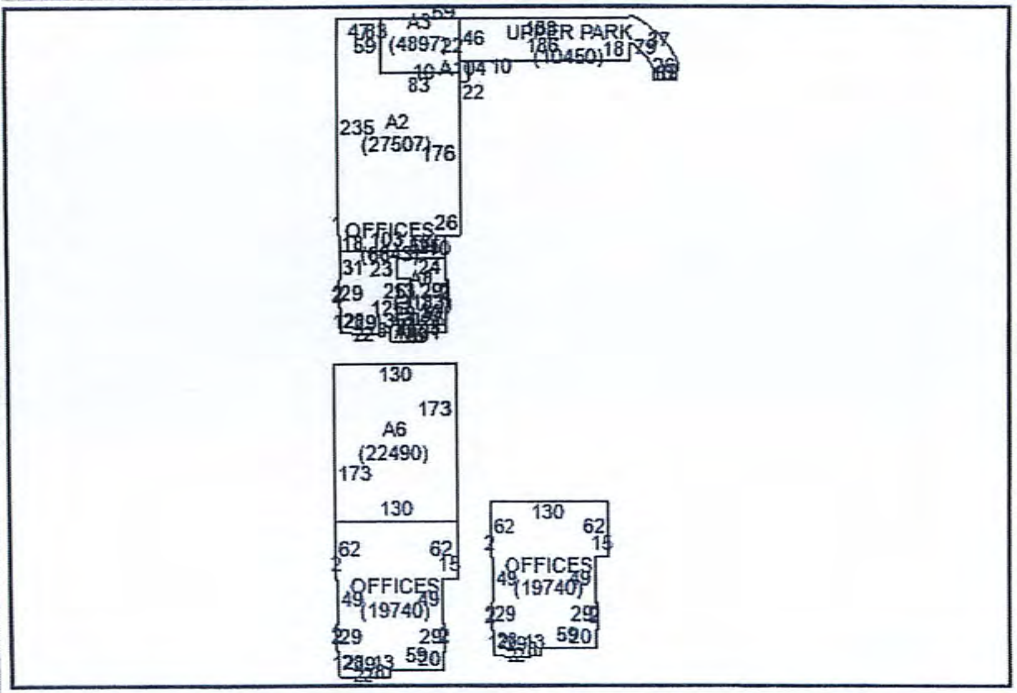
PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2025

06-42-47-01-03-008-0020 | COMMERCIAL | 1095 NW BROKEN SOUND PKWY

SUB-AREA INFORMATION

	LINE	CODE	PCT	SIZE
A	1	500	100	6643
	OFFICES			
A1	2	692	0	27507
	PARKING LEVEL FLOORS			
A2	3	840	100	4897
	WAREHOUSE			
A3	4	693	0	10450
	UPPER PARKING GAR			
A4	5	500	100	19740
	OFFICES			
A5	6	693	0	22490
	UPPER PARKING GAR			
A6	7	500	100	19740
	OFFICES			
A7	8	500	100	3183
	OFFICES			
A8	1	FOP		778
	FINISHED OPEN PORCH			
A9	4	STO		220
	STAIRWELL OPEN			
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
	TOTAL SQ FT			115648



VECTOR:

500(A1CD25L51D23R13D25L13D12R21D13L29D8L13D2L29U2L12U28L2U29R2U31R103U18R10)692(A2L10CD18L103U18L1U235R47D59R83D176L26)840(A3R16U176CL83U59R83D59)693(A4R16U235CR183BVR54D57O12D10L26U12BVL25U27I3D18L186U46)500(A5L120D313CR130D62L15D49R2D29L2D20L59D8L13D2L29U2L12U28L2U29R2U49L2U62)693(A6L120D140CR130D173L130U173)500(A7R46D290CR130D62L15D49R2D29L2D20L59D8L13D2L29U2L12U28L2U29R2U49L2U62)500(A8D25CD24R2D29L2D20L30U13L21U12R13U25L13U23R51)
FOP(A101D98CD8L25D9L34U17R59)STO(A104R16U189CR10D22L10U22)

BUILDING INFORMATION

GREENLANE

1 / 1		SYS CRD# /TOT BLDGS
490	ID 1	OFFICE BLDG
		C&D
1		NBHD FACTOR
		LEVEL / UNIT TYPE
3 /		UNIT HEIGHT / BLDG HEIGHT
/		
/		
/		
2008 / 2008		YRBLT / EFFYR
/		
4 /		GRADE / CDU
68.97 /		% GOOD / DEPR TB
		EW1
		EW2
		RS
		RC
		IW1
		IW2
		FT1
		FT2
		MKT_ADJ
		FUNC
		ECON
		SOH%
0		
54,203		EFF BLDG AREA
		SQ FT LIVING AREA
54,203		TOTAL EBA

NOTES:

L#	COD		LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	778	X 1		1	21,160
1	SS1	SPRINKLER SYS (OPEN) WET	82960	X 1		1	219,840
1	EL4	ELEVATOR HYDRAULIC PNGR	3000	X 150	3	2	114,340
1	STO	STAIRWELL OPEN	220	X 1		1	3,990
1	OHD	OVERHEAD DOORS	8	X 8		1	0

13,127,030	RCN
9,053,450	RCNLD
9,053,450	ADJRCNLD
1	TOTAL ID UNIT VALUE

LN NO	SE NO	LEVEL FR	LEVEL TO	YR BLT	EFF YB	AREA SIZE	EXTER PERM	USE TYPE	NAME	WA HT	EXTERIOR WALL TYPE	CN TYP	INT FIN	INT PAR	INT HT	INT AC	INT PLB	INT LGT	PHY CND	FNC UT	FNC RSN	FNC %GD	ENC RSN	ENC %GD
1	A	01	01	2008	2008	6643	450	500	OFFICES	16	17 CONCRETE TILT UP	2	2	2	2	2	2	2	3	3				
2	B	01	01	2008	2008	27507	493	692	PARKING LEVEL FLOORS	16	17 CONCRETE TILT UP	2	100	2	0	0	2	2	3	3	AP	60		
3	C	01	01	2008	2008	4897	284	840	WAREHOUSE	16	17 CONCRETE TILT UP	2	100	2	0	0	2	2	3	3				
4	D	01	01	2008	2008	10450	0	693	UPPER PARKING GAR	0	00 NONE	2	0	0	0	0	2	2	3	3	AP	60		
5	E	02	02	2008	2008	19740	608	500	OFFICES	12	17 CONCRETE TILT UP	2	100	2	2	2	2	2	3	3				
6	F	02	02	2008	2008	22490	0	693	UPPER PARKING GAR	0	00 NONE	2	0	0	0	0	2	2	3	3	AP	60		
7	G	03	03	2008	2008	19740	608	500	OFFICES	12	17 CONCRETE TILT UP	2	100	2	2	2	2	2	3	3				
8	H	01	01	2008	2008	3183	0	500	OFFICES	16	17 CONCRETE TILT UP	2	100	2	2	2	2	2	3	3				

LOBBYIST DISCLOSURE

(Section 28-9(2), Code of Ordinances)

In the space provided below, please list each person retained or authorized to communicate with the City/Community Redevelopment Agency (including the City Council/CRA Board of Commissioners, Planning and Zoning Board, and any other City advisory board, and employees of the City/CRA) on your behalf on this application, including:

(i) Whether such person is a "lobbyist" as defined under Palm Beach County Code Section 2-352, as may be amended;

(ii) The name of the principal(s) or entity(ies) that retained such person; and

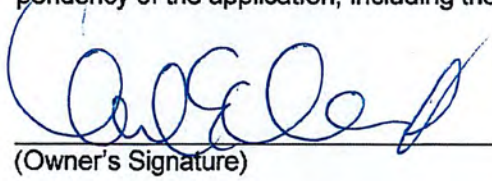
(iii) An affirmation that such person has either registered in the Palm Beach County Central Lobbyist Registry or is not required by law to do so. Any identifying information associated with such lobbyist registration shall be provided, such as a copy or screenshot of the applicable Palm Beach County registry entry. *

The applicant shall update and supplement such certifications, and the disclosures contained therein, throughout the pendency of the application, including providing copies or screenshots of updated Palm Beach County registry entries when applicable, and including upon the retention or authorization of any additional person subject to this requirement or any change in the information previously provided. Any person appearing before the City Council, the CRA, the Planning and Zoning Board, or any other board or advisory body of the City on behalf of an applicant shall, prior to addressing such body, verbally disclose on the record whether such person is a lobbyist and, if so, the principal on whose behalf such person is appearing. Prior to scheduling a public hearing, staff will request that the Applicant verify that this document is up to date.

Name	Registered Lobbyist (Y/N)	Name of principal(s) or entity(ies) you are representing	Date of Registration with Palm Beach County Central Lobbyist Registry (or indicate "Exempt")
Adam S. Beightley	Y	1075 N.W. Broken Sound Parkway, LLC	6/18/2026
Adam S. Beightley	Y	Corpen Associates, Inc	6/18/2026
Adam S. Beightley	Y	1075 BSP Ventures LLC	6/18/2026

I certify under penalty of perjury that the information contained in this Lobbyist Disclosure is true and correct to the best of my knowledge and that I will update this disclosure throughout the pendency of the application as required by Section 28-9(2) of the City Code.

I acknowledge that it is my duty to update this disclosure, which is ongoing and applies throughout the pendency of the application, including the retention or authorization of any additional representative.



(Owner's Signature) 6/22/26 (Date)

(Owner's Signature) (Date)

PLAN DETAILED REPORT PZSPA-2025-00025
FOR CITY OF BOCA RATON

Plan Type:	Site Plan	**Project:**		**App Date:**	07/14/2025
Work Class:	Site Plan	**District:**	Boca Raton	**Exp Date:**	08/13/2025
Status:	Review Expired	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Claudia Sterling	**Approval Expire Date:**	
Description:	PARK TOWER AT BROKEN SOUND				

Parcel:	06424701030080020	**Address:**	1095 Nw Broken Sound Pkwy Boca Raton, FL 33487	**Zone:**	0.2 PCT ANNUAL CHANCE FLOOD HAZ
	06424701030080010 Main		1075 Nw Broken Sound Pkwy Main Boca Raton, FL 33487		7(7)

Traffic Engineer
John Donaldson
Home: (561) 379-5178
Business: (561) 379-5178
Mobile: (561) 379-5178

Consultant
Carol Perez
Home: (561) 276-5050
Business: (561) 276-5050
Mobile: (561) 276-5050

Architect
VANDER PLOEG &
ASSOCIATES, INC.
DEREK VANDER PLOEG
400 S. Dixie Hwy #220
Boca Raton, FL 33432
Business: 5613681403

Applicant
VANDER PLOEG &
ASSOCIATES, INC.
DEREK VANDER PLOEG
400 S. Dixie Hwy #220
Boca Raton, FL 33432
Business: 5613681403

Civil Engineer
SCHNARS ENGINEERING
CORP.
JEFFREY J SCHNARS
4525 POINCIANA ST #6
FORT LAUDERDALE, FL 3330
Business: 5612416455

Property Owner
KLEPPER CARL TRUST
36 SE 3 ST
BOCA RATON, FL 33432

Invoice No.	Fee		Fee Amount	Amount Paid
INV-00096487	Graphics		$50.00	$50.00
	Public Notice & Ad Site Plan Approval $2200		$550.00	$550.00
	Site Plan Amendments SF		$3,850.00	$3,850.00
	Admin Processing		$200.00	$200.00
		Total for Invoice INV-00096487	$4,650.00	$4,650.00
NOT INVOICED	Public Notice Fee - Two Public Hearings		$0.00	$0.00
		Total for Invoice NOT INVOICED	$0.00	$0.00
		Grand Total for Plan	**$4,650.00**	**$4,650.00**

NOTICE OF PUBLIC HEARING
THE PLANNING AND ZONING BOARD
City of Boca Raton, Florida hereby gives notice:
6:00 P.M. on October 15, 2026
Police Administration and Training / Fire Rescue Administration
6500 Congress Avenue, Boca Raton, FL 33487

The Planning and Zoning Board will consider for recommendation to City Council:

Case No. SPA-06-15R1/CIMD
A resolution of the City Council of the City of Boca Raton considering, for the approximately 5.03 acre property generally located at 1075 and 1095 Northwest Broken Sound Parkway, an application for an amendment to an approved site plan (Planning and Zoning Board Resolution No. 06-28) for a Commercial Industrial Multifamily Development (CIMD) to authorize the construction of a new eight (8)-story, 97-unit, approximately 185,219 square foot multifamily residential building which will include ten (10) percent affordable housing units (or 10 units), with an integrated two (2)-level, approximately 89,976 square foot parking structure, and a separate 2,100 square foot commercial building to include retail/restaurant uses, with associated on-site and off-site improvements; providing for repealer; providing an effective date.

If you have any questions regarding this matter, please email the project planner, Jacob German, via email at: jgerman@bocaraton-fl.gov

All quasi-judicial public hearings are conducted pursuant to the Quasi-Judicial Public Hearing Procedures that are posted on the City's website and a copy can be obtained from the City Clerk.

NOTICE: If any decision of the Planning and Zoning Board affects you, and you decide to appeal any decision made at this meeting with respect to any matter considered, you will need a record of the proceedings and, for such purposes, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This NOTICE is required by State Law. If you desire a verbatim transcript, you shall have the responsibility, at your own cost, to arrange for the transcript.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodation to participate in this proceeding should contact the Office of the City Clerk at 393-7740 at least three business days prior to the proceeding (whenever possible) to request such accommodation.