

**Minto West Future Land Use Atlas  
Amendment Application**

**Attachment G.**

Justification Statement, Consistency with  
the Comprehensive Plan And State Statute

**This will be replaced with a 2013 update by  
December 16, 2013**

**ATTACHMENT G**

# ***Minto West***

## ***Consistency and Compatibility Statement***

**JUSTIFICATION STATEMENT:**

The attached Future Land Use Atlas (FLUA) amendment and associated Comprehensive Plan Text Amendments (“Text Amendments”) are submitted by Minto SPW, LLC and the Seminole Improvement District (“SID”) to amend the existing Callery Judge Agricultural Enclave to create a balanced, attractive and functional mixed-use community to enhance and support the existing sprawl-pattern development in the western communities. The proposed FLUA will amend the original Callery Judge Agricultural Enclave, created in 2008 pursuant to the Agricultural Lands and Practices Act, Section 163.3162(4), F.S., to develop the Minto West Agricultural Enclave with increased residential density and non-residential intensity, consistent with the surrounding development.

**Background**

The site is located East and West of Seminole Pratt Whitney Blvd., South of 60<sup>th</sup> Street North, and North of 50<sup>th</sup> Street N, East of Mead Hill Drive and 44<sup>th</sup> Street North, East of 190<sup>th</sup> Terrace North and West of 140<sup>th</sup> Avenue North. The 3791.05-acre property is located in the Rural Tier and has a current FLUA designation of Agricultural Enclave and Rural Residential-10. The subject property is currently in active agricultural, with built parcels including a utility site and a packing plant.

The subject property is roughly co-extensive with SID, a legislatively-created special district with the authority to provide public infrastructure and services and to operate district facilities. SID provides drainage, water and wastewater services for the subject property, and owns a canal right-of-way and/or easement for access and drainage from the subject site running approximately four miles south to the C-51 Canal.

Currently, the land uses surrounding the Agricultural Enclave consist of residential, schools, commercial parcels and some public sites, all of which have been approved by the County since the grove was built. A great majority of the residential and nonresidential uses were built since the late 1980’s and were exempted from concurrency rules in the early 1990’s by the creation of the Acreage Unified Planning Area. The site is bounded by the M Canal on the North. Immediately North of the M Canal are single-family, residential properties in the unincorporated Acreage community. The Acreage is a sprawling, antiquated subdivision, consisting of 33 square miles of 1.25-acre lots, in the Exurban Tier. These lots are inclusive of road and drainage rights-of-way. An elementary and middle school are located on the adjacent land area in the northeast corner of the subject site. The adjacent land to the east is residential (the Acreage). The adjacent land area to the south is also residential and includes portions of the Acreage and the Town of Loxahatchee Groves, a primarily low-density residential community consisting of 7,650 acres. The site is

bounded by the M Canal on the West. Across from the M Canal on the west are agricultural uses and rural residential. Along Seminole-Pratt Whitney Road through the site lie the Seminole Ridge High School, the packing facility and a commercial shopping center.

The subject site has been recognized for special planning by Palm Beach County for twenty years through a variety of planning efforts. These include the Sector Planning effort, which recognized the urbanized, sprawling residential development pattern of the surrounding area that is unsupported by sufficient non-residential uses.

### **Proposed Amendments**

Originally established as an Agricultural Enclave in 2008, 3745.58-acres of the site was approved with a gross density not to exceed .80 units per acre (2,996 units) and intensity not to exceed 235,000 square feet of non-residential uses. In support of the original request, an analysis of the residential density surrounding the site was prepared, per the requirements of the statute that the proposed agricultural enclave be consistent with the density and intensity of the surrounding community. That analysis, prepared by Warner and Associates, and included with this application<sup>1</sup> shows an average residential density of 2.11 units per acre within the five (5) mile study area. However, due to statutory Development of Regional Impact thresholds in place at the time, the prior owner limited the residential density to .80 units per acre in order not to subject the project site to DRI review. The small amount of non-residential requested and ultimately approved was also limited by the desire to avoid DRI status. Since that time, the DRI statute has been amended and the project, at the current proposed density and intensity, would not be subject to DRI review.

The Minto West Agricultural Enclave will contain a mix of residential housing types together with commercial, retail, office, education, and commercial recreation facilities, as more specifically defined in the amended Conceptual Plan to be adopted with the proposed FLUA. The proposed gross density will not exceed approximately 1.7 units per acre and 1.4 million square feet of non-residential uses, which is well within the average density and intensity identified in the study area. The proposed mix of uses will incorporate appropriate new urbanism concepts as described in the Implementing Principals to be adopted as part of the FLUA. The Text Amendments proposed in conjunction with the Minto West FLUA facilitates the revised Conceptual Plan and simplify and clarify existing Plan Policy language regarding Agricultural Enclaves.

### **CONSISTENCY WITH DIRECTIVES, GOALS, OBJECTIVES, AND POLICIES:**

At the time of adoption of the Agricultural Enclave designation for the property, the Comprehensive Plan was amended to implement the Agricultural Lands and Practices Act, Section 163.3162(4), F.S., through an amendment package, which included text amendments and a FLUA amendment. The controlling policy, FLUE Policy 2.2.5, required the adoption of a Conceptual Plan with implementing principles and a Site Data table establishing the land uses and densities and intensities for the property consistent with the requirements of the Statute. Policy 2.2.5 also anticipates and provides for amendment

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<sup>1</sup> An updated analysis is being prepared by Warner and Associates and will be submitted under separate cover.

of the adopted Conceptual Plan as is proposed here. Minto West will contain a mix of residential housing types, commercial, retail, office, educational facilities, and recreational uses, which are consistent with those uses in the area and the uses already approved for the property.

### **C. County Directions**

*The Future Land Use Element was created and has been updated based on input from the public and other agencies through citizen advisory committees, public meetings, interdepartmental reviews, and the Board of County Commissioners. All contributed to the generation of the long-term planning directions, which provide the basis for the Goals, Objectives and Policies of the Future Land Use Element. These directions reflect the kind of community the residents of Palm Beach County desire.*

**1. Livable Communities.** *Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services at levels appropriate to the character of the community, and opportunities for education, employment, active and passive recreation, and cultural enrichment.*

**Response:** Minto West furthers the livable community design of the approved Agricultural Enclave. As is depicted on the amended Conceptual Plan and in the Implementing Principles, Minto West now proposes an even greater balance and mixture of uses, clustering, and other new urbanism concepts with greater opportunities to discourage and remediate an existing pattern of urban sprawl, as required by Section 163.3162(4), F.S. The surrounding area is characterized by single use residential sprawl. The Minto West community will have a balanced mix of land uses, which will address the community's, and the surrounding area's, non-residential needs in a well planned community.

**2. Growth Management.** *Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity and form of development that respects the characteristics of a particular geographical area; (b) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (c) providing for facilities and services in a cost efficient timely manner.*

**Response:** Minto West proposes a sustainable, balanced development pattern consistent with the uses and intensities of development in the surrounding area as required by Section 163.3162(4). The surrounding pattern is not efficient and the Minto West community will provide much needed balance in the central western area. The proposed uses and increases in densities and intensities remain consistent with the surrounding area and allow for efficient use of the property, a greater balance of land uses and additional opportunities to remediate the jobs to housing imbalance in the surrounding area. Public facilities and services to serve the additional densities and intensities will be provided in a cost-efficient and timely manner as documented in attached correspondence.

**3. Infill Development.** *Encourage infill development in urban areas to increase efficient use of land, and existing public facilities and services.*

**Response:** The proposed amendment increases the densities and intensities on an infill site already approved for development, enhances the site's multi-use development form resulting in more efficient use of land and of the related public facilities and services to be provided, in part, by SID.

**4. Land Use Compatibility.** *Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.*

**Response:** As discussed above, the Minto West development lies in the center of a vast area of committed, sprawl-pattern development. The central western communities have been the subject of numerous County initiatives aimed at addressing the land use imbalance of the area. As an Agricultural Enclave, the densities and intensities proposed for Minto West are, by definition, consistent and compatible with this development.<sup>2</sup> More importantly, by incorporating new urbanism principals through the proposed Implementing Principles and by providing needed employment and commercial uses to serve residents within the entire central western communities, Minto West will alleviate, rather than exacerbate, the existing urban sprawl pattern development, thereby addressing an identified County planning need.

**11. Linear Open Space and Park Systems.** *Enhance the appearance of the County by providing an open space network that will become a visual and functional organizer of recreational activities, natural resources and other open space areas. This should include public lands, passive as well as active recreation areas, beaches, and conservation areas.*

**Response:** Minto West's proposed Conceptual Plan and Implementing Principles continue to provide for linear open space throughout the project and on its perimeter, ensuring functional recreational opportunities and open space for the use of its residents while ensuring the development is appropriately buffered from the surrounding community.

**12. Environmental Integrity.** *Encourage restoration and protection of viable, native ecosystems and endangered and threatened wildlife by limiting the impacts of growth on those systems; direct incompatible growth away from them; encourage environmentally sound land use planning and development and recognize the carrying capacity and/or limits of stress upon these fragile areas.*

**Response:** Because the proposed amendment enhances the infill development on property, which today contains no natural environmental features, it reflects environmentally sound land use planning by directing growth away from environmentally sensitive areas. In addition, large open space areas and water features provide an opportunity for significant environmental enhancement where today no such features exist.

**13. Design.** *Promote the concept of design to direct development, in rural and urban areas. Design is used*

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<sup>2</sup> See attached analysis prepared by Warner and Associates.

*to prepare and implement policies and plans that guide the physical development of the built environment and make such development functional, orderly, efficient, visually pleasing, environmentally sound, economically viable, and supportive of generally accepted community goals.*

**Response:** Minto West is proposed on one of the few remaining sites large enough to accomplish functional, orderly, and efficient design on a meaningful scale, which allows an economically viable development form while also meeting accepted community and planning goals to address the lack of employment opportunities and services necessary for the surrounding community.

### ***Managed Growth Tier System***

**Response:** The property, which is located in the Rural Tier, is surrounded by land within the Exurban Tier and, within the study area, the Urban/Suburban Tier. The statutory mandate for any Agricultural Enclave requires consistency with surrounding development and the inclusion of new urbanism concepts, which aligns with the principles and provisions in the County's managed growth tier system. The underlying purpose of the managed growth tier system will be achieved through the distinct approach for creating agricultural enclaves, which includes the development of a Conceptual Plan and Implementing Principals. Consistent with this approach, the proposed text amendments formalize the County's policy to exclude Agricultural Enclaves from limitations based on tier provisions since such enclaves and the planning treatment of them are a directive of the state statute. Therefore, while this comprehensive plan consistency analysis does not address tier provisions directly, the proposed FLUA and text amendments are consistent with the underlying intent of the managed growth Tier system.

### **GOAL 2 LAND PLANNING**

*It is the GOAL of Palm Beach County to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and improves the quality of the natural and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.*

#### **OBJECTIVE 2.1 Balanced Growth**

*Palm Beach County shall designate on the Future Land Use Atlas sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth. This shall be done to plan for population growth and its need for services, employment opportunities, and recreation and open space, while providing for the continuation of agriculture and the protection of the environment and natural resources through the long-range planning horizon.*

**Response:** Minto West proposes intensity increases, which will allow for viable commercial development including employment opportunities to serve the residential densities on the property and within the surrounding area. The proposed amendment moves in the direction of accomplishing the County's goal of addressing the land use imbalance in the area as reflected in numerous County initiated studies and planning efforts. As such, the proposed amendment continues to direct future development to an

appropriate location, specifically to address the need for balanced growth, the provision of services and employment opportunities.

***POLICY 2.1-f***

*Before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use and for residential density increases demonstrate that the current land use is inappropriate. In addition, and the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*

1. *The natural environment, including topography, soils, and other natural resources;*

**Response:** There are no native and natural habitat features on the property. However, through the development of the site, a large amount of vegetation, lakes, and other natural features will be created.

2. *The availability of facilities and services;*

**Response:** Water, sewer, and wastewater capacity will be provided by SID, an existing service provider on site, which will ensure resources are used most efficiently. Capacity letters have been provided herein. Transportation facility needs will be addressed as required. The proposed mix of land uses will reduce vehicular trips eastbound and overall miles traveled by existing and future residents.

3. *The adjacent and surrounding development;*

**Response:** The subject site is surrounded by sprawling residential development. This development pattern has caused the subject site to be described as the “hole in the doughnut.” The approval of increased densities and intensities on the property will fill the “hole in the doughnut” with a range of residential densities, consumer services, and employment opportunities currently lacking within the western communities.

4. *The future land use balance;*

**Response:** Currently, the western communities include a vast amount of residential units and a minimal amount of consumer services. Minto West will provide long-desired commercial, employment, and recreational opportunities to achieve a more balanced mix of land uses within the western communities.

5. *The prevention of urban sprawl as defined by 9J-5.006(5)(g), Florida Administrative Code (F.A.C.);*

**Response:** The site is currently surrounded by urban development. Per Section 163.3162, F.S., the subject site is presumed not to be urban sprawl, because the proposed development program is consistent with the uses and intensities surrounding the parcel. However, an analysis of the urban sprawl indicators is provided below.

6. *Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and*

**Response:** There are no community plans or special studies for the subject site. The Acreage residential community, which borders the subject site, does have a recognized Neighborhood Plan. Minto West is not within the boundaries of the Acreage Neighborhood Plan. As discussed above, the proposed densities and intensities of development and implementing principals are consistent and compatible with the surrounding area.

7. *Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1.*

**Response:** The proposed amendment will be processed and reviewed pursuant to the applicable requirements of the Intergovernmental Coordination Element.

***Policy 2.2-a: Future Land Use Provisions- General***

*All development approvals and actions within the unincorporated limits of the County shall be consistent with the provisions contained within the Comprehensive Plan, as amended. Such approvals shall also be consistent with any restrictions or special conditions attached to a Comprehensive Plan amendment, as referenced on the Future Land Use Atlas contained within the Ordinance adopting the amendment.*

**Response:** The County's system permits staff to view conditions, concept plans and applicable FLUA guidelines and implementing principles such as those adopted and proposed for Minto West. This ensures that conditions are carried forward through the development order and site planning processes, ultimately ensuring that the development of the property will conform to the requirement of the FLUA amendment including the Site Data table and Implementing Principles. Policy 2.2.5-d provides that these limiting conditions may only be amended through the FLUA amendment process.

***Policy 2.2.1-b:***

*Areas designated for Residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintain[ed] to protect residential areas from adverse impacts of adjacent land uses. Non-residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objectives, and Policies of the Plan.*

**Response:** Minto West's mix of residential housing types - single and multi-family - is the same as that already approved for the property under the existing Agricultural Enclave designation. Therefore, the project does not place an incompatible future land use into an area designated for residential use. The subject property is already approved for development of commercial, office, recreational, educational and other civic uses. Design standards depicted on the Conceptual Plan, Site Data table and Implementing

Principles continue to require that uses be located and organized so as to prevent encroachment of nonresidential uses on residential uses external to the project. Minto West's proposal continues to provide for landscape buffers, linear parks, and lakes to ensure compatibility with external uses, all as depicted on the revised conceptual plan.

***Policy 2.4-b Residential Density Increases***

**Response:** Due to the Agricultural Lands and Practices Act, Section 163.3162(4), F.S., this Policy is not applicable to Agricultural Enclaves, and the Policy is being amended to reflect the same.

***Policy 3.5-d:***

**Response:** This policy is not applicable to an Agricultural Enclave pursuant the Policy itself and to Florida Statutes section 163.3162(5), F.S. See letter at Attachment H.

***Consistency with Section 163.3177(6)(a)9.a.***

Section 163.3162(4), F.S., states that an amendment for land defined as an Agricultural Enclave is presumed not to be urban sprawl. The following analysis demonstrates consistency with the urban sprawl requirements of Section 163.3177(6)(a)9.a. and Policy 2.1-f.

*9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.*

*a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:*

*(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

**Response:** Minto West proposes a multi-use development form at increased intensities and densities that will minimize the external effect of the project through a balance of housing, employment, commercial, recreational and civic land uses to meet the needs of its residents and employees while offering opportunities to the residents of the surrounding community. The project does not trigger this indicator.

*(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

**Response:** Minto West is not proposed within a rural area. The property is surrounded by a large residential subdivision. There are no undeveloped lands, available for development of a multi-use development as is proposed here, between the property and the urban development to the east. The property continues to be the appropriate location for the development types and intensities proposed. The project does not trigger this indicator.

*(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

**Response:** The property's size and shape allow for master planning which will continue to allow uses to be designed in a balanced and efficient manner. The project is not isolated as it is proposed on a site that is surrounded by significant residential uses. The project does not trigger this indicator.

*(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

**Response:** There are no natural environmental features on the site. The proposed changes to the approved development pattern for the property will not result in failure to protect and conserve the listed

natural resources. The project does not trigger this indicator.

*(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

**Response:** The predominant adjacent land use is residential subdivision. The proposed changes to the approved development pattern will not result in reduced protections for any accessory agricultural uses in the area since the buffering and separation in the approved conceptual plan is similar to that proposed in the amendment. The project does not trigger this indicator.

*(VI) Fails to maximize use of existing public facilities and services.*

**Response:** The increased intensities proposed for Minto West will further maximize use of the existing public facilities and services to be provided by the SID including the central water and sewer facilities. The proposed development, including the mix of uses, will improve traffic patterns in the area. The project does not trigger this indicator.

*(VII) Fails to maximize use of future public facilities and services.*

**Response:** See above response to indicator (VI).

*(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*

**Response:** Minto West will continue to allow for balanced, sustainable development resulting in the efficient provision of services. The project does not trigger this indicator.

*(IX) Fails to provide a clear separation between rural and urban uses.*

**Response:** The property is surrounded by a large suburban residential subdivision. The property is already approved for residential and nonresidential uses similar in type and scale to that proposed for Minto West. As is depicted on the concept plan for the project, the commercial, office, workplace and educational uses will continue to be located towards the center of the subject parcel along Seminole Pratt Whitney Road to maximize separation between those uses and the surrounding residential community. Additionally, buffers along the perimeter of the property remain in place. The project does not trigger this indicator.

*(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*

**Response:** Minto West continues to encourage and provide for infill development by maximizing a rare opportunity for a multi-use development form in a location with the ability to remediate the existing single use, small lot development pattern of the surrounding community. The project does not trigger this indicator.

*(XI) Fails to encourage a functional mix of uses.*

**Response:** Minto West's proposal to increase nonresidential intensity focused economic development center uses, continues to encourage a functional mix of uses. The workplace and commercial uses will create functionality for the surrounding residential community. The project does not trigger this indicator.

*(XII) Results in poor accessibility among linked or related land uses.*

**Response:** Access to the property is through Seminole Pratt-Whitney Road. The roadway is planned for widening to six lanes. The concept plan continues to depict a cohesive plan for interconnected roadways ensuring the project will be coordinated and developed in an efficient manner. The project does not trigger this indicator.

*(XIII) Results in the loss of significant amounts of functional open space.*

**Response:** The Conceptual Plan continues to incorporate open space throughout the site. Therefore, the project does not trigger this indicator.

As demonstrated above, the proposed amendment does not meet any of the indicators of urban sprawl and would, instead, remediate existing urban sprawl development patterns in the County. Because no indicators of urban sprawl are triggered by the proposed amendment, an analysis of whether the project incorporates a development pattern or urban form components that reflects discouragement of urban sprawl as provided for in Section 163.3177(6)(a)9.b is not required. However, the proposed amendment:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

(III) Promotes walkable and connected communities and provides for compact development, where appropriate, and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined



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in s. 163.3164.

**Warner Real Estate Advisors, Inc.**

Real Estate Research, Market Studies & GIS



January 7, 2008

Mr. Robert Diffenderfer, Esq.  
Lewis, Longman & Walker, P.A.  
1700 Palm Beach Lakes Blvd, Suite 1000  
West Palm Beach, Florida 33401

Re: Callery-Judge Enclave - Residential

Dear Bob,

Enclosed you will find a residential analysis done consistent with the enclave legislation. This study computed the overall gross residential density of residential projects and communities for a five mile study area surrounding the Callery-Judge Grove enclave area. In total, residential density was researched, analyzed and computed for over 115 different communities/areas located in the study area.

Based on this research and analysis, this report concludes that within a five mile area the overall average density is approximately 2.11 units per acre and the median density is 1.11 units per acre. Since the Callery-Judge Enclave is proposed at the density of .8 units per acre, it is well within the median and average densities of the area.

Thank you for the opportunity to work with you on this project.

Sincerely,

Rick Warner,  
Warner Real Estate Advisors, Inc.

## Methodology

Below is a description of the methodology used to determine the residential density surrounding the Callery-Judge Grove property.

1. Study Area - A five mile radius surrounding Callery-Judge Grove was selected for the following reasons:
  - a. This is consistent with the traffic impact analysis area for traffic concurrency.
  - b. The retail analysis was based on a five mile study area, thus population and housing were studied on similar bases.
  - c. A five mile study is representative of the area. There is contiguity and connectivity between these communities.
2. Density Computations - Three Approaches
  - a. For communities approved via a PUD type approval, the gross densities were used, except in cases where PUDs were built out. In these cases the actual built units were assumed and divided by the overall gross project acreage. In cases of unbuilt projects such as Highland Dunes and Portosol, the approved densities were used.
  - b. For communities approved via "straight zoning," the built number of units and the plat acreage were used. There are a number of these communities which are mostly located in the older areas of Royal Palm Beach. The Property Appraiser's plat shape file was used to determine plat configurations and acreages.
  - c. For communities such as the Acreage, Loxahatchee Groves and other communities designated Rural Residential, the number of units built or allowed and actual acreage were used. Typically the Parcel Link 2006 units and acreages were used for this analysis.
3. Reconciliation and Sources
  - a. PBCO Parcel Link 2006 was used for unit and acreage checks. Generally this enclave report is consistent with the Parcel Link 2006 file.<sup>1</sup>
  - b. The acreage and unit data was independently verified using the Property Appraiser's CAMA 2006 file acreage and units totals.
  - c. This information was also compared to the Unincorporated Residential Listing report prepared by the County. Where there were differences, the Parcel Link 2006 and CAMA 2006 figures were considered most accurate.

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<sup>1</sup> Fields used were LIVUNIT, RESIMPACT and ACRES.

- d. Aerial imagery (Jan. 2007) of the area was also used to verify information.
- e. PUD resolutions and master plans were obtained from Royal Palm Beach, West Palm Beach and Wellington. Palm Beach County plans and approvals were downloaded from its website and confirmed with Parcel Link.

## Enclave Analysis

Consistent with the enclave legislation the following tables were developed. Below are these tables.

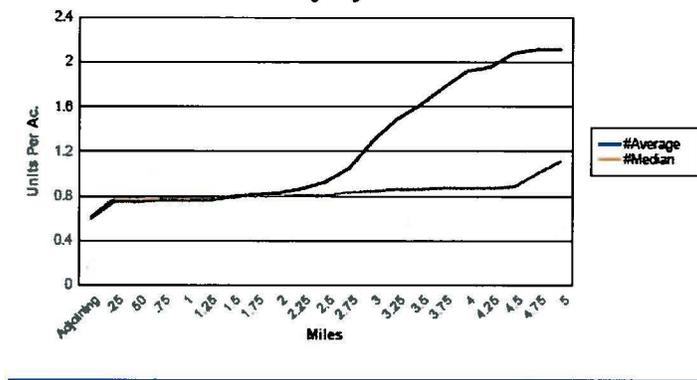
1/7/2008

Density Analysis by .25 Mile

Distance	Count	Average	Median	Mode
Adjoining	239	0.60	0.61	0.68
.25	1,203	0.75	0.78	0.87
.50	2,492	0.75	0.78	0.87
.75	3,839	0.77	0.78	0.87
1	5,192	0.76	0.78	0.87
1.25	6,421	0.76	0.78	0.87
1.5	7,791	0.79	0.79	0.87
1.75	9,247	0.81	0.80	0.87
2	10,777	0.83	0.80	0.87
2.25	12,702	0.87	0.80	0.87
2.5	14,821	0.93	0.80	0.87
2.75	17,283	1.05	0.83	0.87
3	20,127	1.29	0.84	0.87
3.25	22,704	1.48	0.86	0.87
3.5	25,180	1.61	0.86	0.87
3.75	27,461	1.77	0.87	0.87
4	29,757	1.92	0.87	0.87
4.25	31,935	1.96	0.87	0.87
4.5	34,537	2.08	0.88	0.87
4.75	36,861	2.11	1.00	0.87
5	39,259	2.11	1.11	0.87

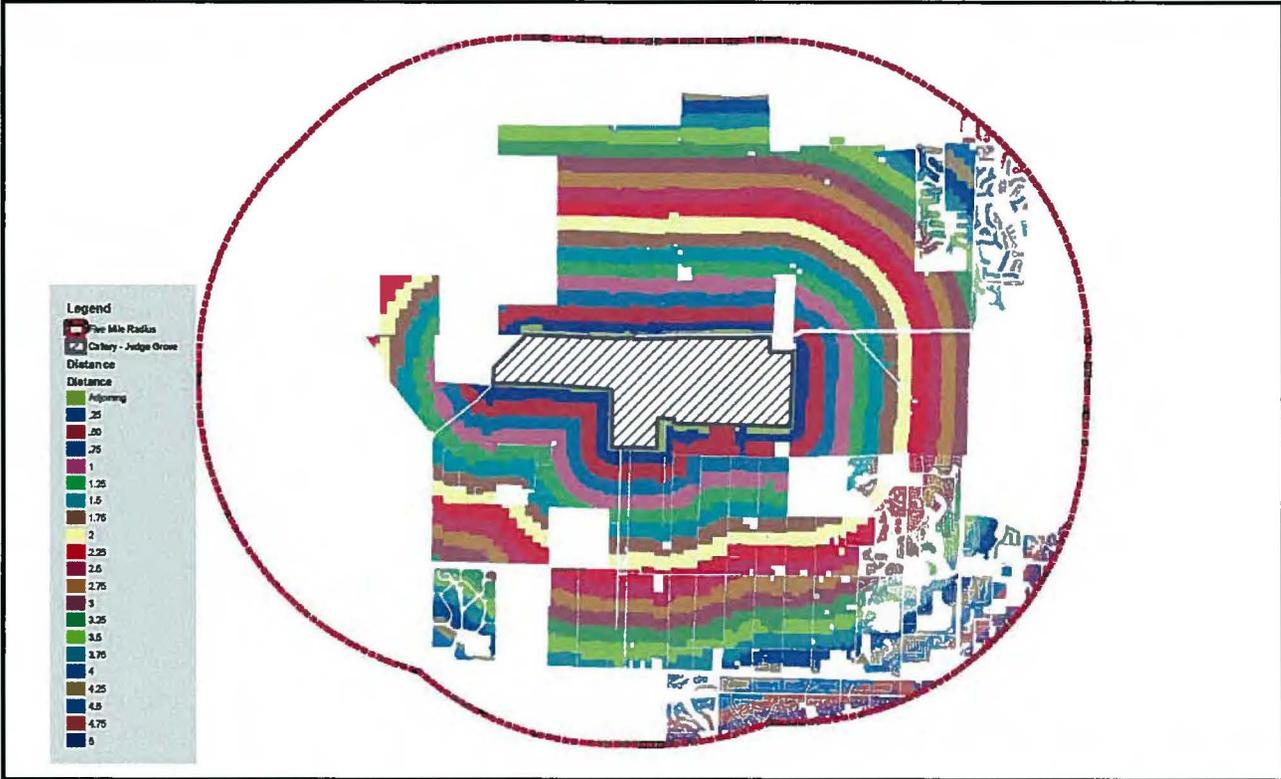
Note This report is cumulative. i.e. the statistics are cumulative. For example, .25 distance statistics included the adjoining distance. The one mile distance includes, Adjoining, .25, .5 and .75 and one mile statistics.

Density By Distance



**Exhibit A – Parcel Distances in .25 Acre Increments**

**Parcel Distances**



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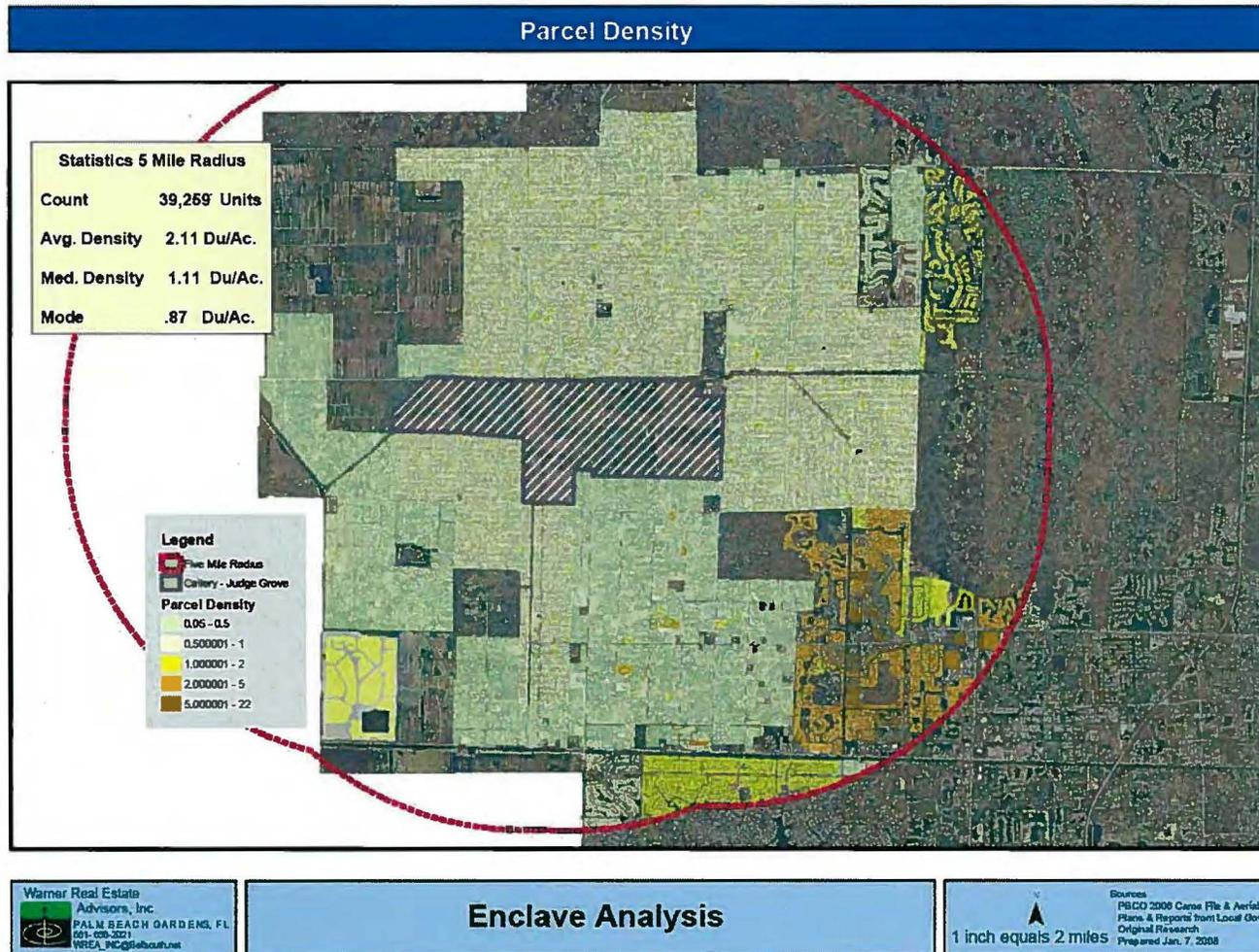
**Enclave Analysis**

Source:  
 PBGO 2008 Cana File & Aerials  
 Plans & Reports from Local Gov.  
 Original Research  
 Prepared Jan. 7, 2008

1 inch equals 2 miles

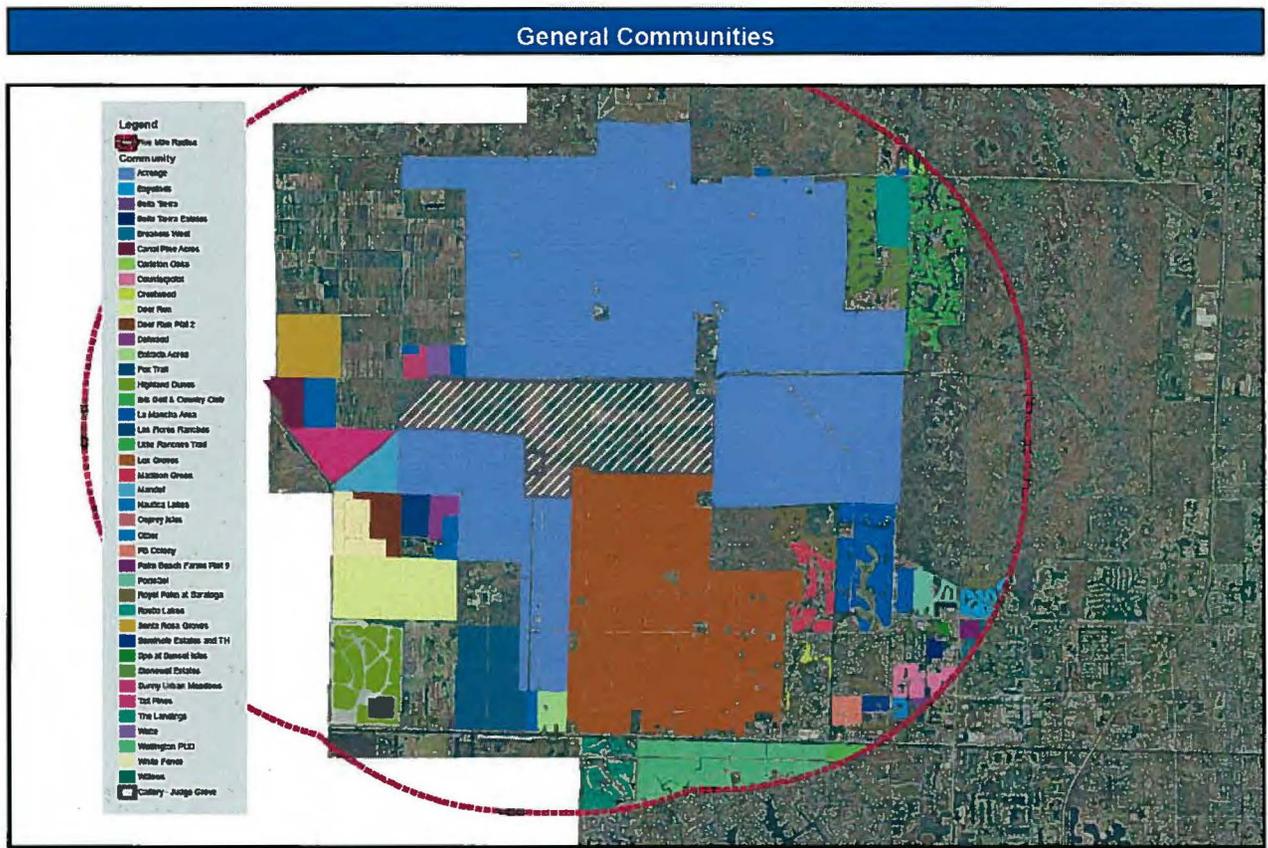
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## Exhibit B – Parcel General Densities



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## Exhibit C – General Communities



Warner Real Estate  
 Advisors, Inc.  
 PALM BEACH GARDENS, FL  
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### Enclave Analysis

Source:  
 PBCO 2008 Census File & Aerials  
 Plans & Reports from Local Gov.  
 Original Research  
 Prepared Jan. 7, 2008

▲  
 1 inch equals 2 miles

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## Exhibit C. 1 – General Communities Breakdown

### Community Density Analysis Five Mile Radius From Callery - Judge Grove By Project and Approval Type

1/7/2008

Density is units per acre.

See additional notes at end of report.

		Total	Units	Avg. Denstiy	Median	Mode	Min	Max	
<b>Acreage</b>	Acreage		16,137	0.81	0.80	0.87	0.03	2.00	ParcelLink 16,125 units, Cty. Res Report 15,786 lots, Indian Trl 15,770 Lots
	<b>Total</b>		<b>16,137</b>	<b>0.81</b>	<b>0.80</b>	<b>0.87</b>	<b>0.03</b>	<b>2.00</b>	
<b>Baywinds</b>	Baywinds		680	2.20	2.20	2.20	2.20	2.20	Baywinds PUD built out at 1,323 units and 602 acres, approved for 2,300 du, density based on actual.
	Mezzano Condo		240	2.20	2.20	2.20	2.20	2.20	Included in Baywinds PUD gross density.
	<b>Total</b>		<b>920</b>	<b>2.20</b>	<b>2.20</b>	<b>2.20</b>	<b>2.20</b>	<b>2.20</b>	
<b>Bella Tierra</b>	Bella Tierra Pl 4		108	2.52	2.52	2.52	2.52	2.52	PUD 154.53 ac with 393 units.
	<b>Total</b>		<b>108</b>	<b>2.52</b>	<b>2.52</b>	<b>2.52</b>	<b>2.52</b>	<b>2.52</b>	
<b>Bella Tierra Estates</b>	Bella Tierra Estates		191	3.95	3.95	3.95	3.95	3.95	Approved PUD 48.3 ac with 191 units.
	<b>Total</b>		<b>191</b>	<b>3.95</b>	<b>3.95</b>	<b>3.95</b>	<b>3.95</b>	<b>3.95</b>	
<b>Breakers West</b>	Breakers Pointe		25	0.73	0.73	0.73	0.73	0.73	Prorate share of project in five mile radius, gross density used.
	Breakers West		49	0.73	0.73	0.73	0.73	0.73	PUD potential reduced to 499 units because of double lots and reduced lots, acreage 681..7
	<b>Total</b>		<b>74</b>	<b>0.73</b>	<b>0.73</b>	<b>0.73</b>	<b>0.73</b>	<b>0.73</b>	
<b>Canal Pine Acres</b>	Canal Pine Acres		39	0.18	0.19	0.19	0.11	0.23	Ac. no always consistant with PA Cama 2006 Land Records.
	<b>Total</b>		<b>39</b>	<b>0.18</b>	<b>0.19</b>	<b>0.19</b>	<b>0.11</b>	<b>0.23</b>	

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		Total	Units	Avg. Density	Median	Mode	Min	Max	
<b>Carleton Oaks</b>	Carleton Oaks		94	1.00	1.00	1.00	1.00	1.00	PUD units 142 and PUD Ac. 141.96 Ac.
	<b>Total</b>		<b>94</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	
<b>Counterpoint</b>	Counterpoint Estates No. 1		64	2.10	2.10	2.10	2.10	2.10	Prorated and includes commercial, 58.59 ac and 123 total units, plus commercial.
	Counterpoint Estates No. 10		56	3.17	3.17	3.17	3.17	3.17	17.69 acres with 56 units.
	Counterpoint Estates No. 11		108	2.98	2.98	2.98	2.98	2.98	36.2 acres with 108 units.
	Counterpoint Estates No. 12		59	4.48	4.48	4.48	4.48	4.48	13.18 acres with 59 units.
	Counterpoint Estates No. 13		46	2.37	2.37	2.37	2.37	2.37	19.37 acres and 46 units.
	Counterpoint Estates No. 14		70	4.32	4.32	4.32	4.32	4.32	16.19 acres with 70 units.
	Counterpoint Estates No. 2		21	4.38	4.38	4.38	4.38	4.38	4.79 acres with 21 units.
	Counterpoint Estates No. 3		92	3.93	3.93	3.93	3.93	3.93	23.38 acres with 92 units.
	Counterpoint Estates No. 4		16	2.70	2.70	2.70	2.70	2.70	Prorated -- Total 19.32 acres and 52 lots
	Counterpoint Estates No. 5		55	4.10	4.10	4.10	4.10	4.10	Prorated -- Total Plat 14.87 acres with a total of 61 units)
	Counterpoint Estates No. 6		62	4.14	4.14	4.14	4.14	4.14	14.97 acres with 62 units.
Counterpoint Estates No. 7		66	4.31	4.31	4.31	4.31	4.31	15.33 acres with 66 units	
Counterpoint Estates No. 8		33	4.33	4.33	4.33	4.33	4.33	7.63 acres with 33 units.	

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		Total	Units	Avg. Density	Median	Mode	Min	Max	
<b>Counterpoint</b>	Counterpoint Estates No. 9		66	3.99	3.99	3.99	3.99	3.99	16.54 acres and 66 units.
	<b>Total</b>		<b>814</b>	<b>3.66</b>	<b>3.99</b>	<b>2.98</b>	<b>2.10</b>	<b>4.48</b>	
<b>Crestwood</b>	Crestwood		4	1.98	1.98	1.98	1.98	1.98	495 Acres and 982 built units.
	Grand View		4	2.33	2.33	1.98	1.98	2.67	495 Acres and 982 built units.
	Kensington Condo		13	2.09	1.98	1.98	1.98	2.67	495 Acres and 982 built units.
	Preserve at Crestwood		83	1.54	1.54	1.54	1.54	1.54	53.87 acres with 83 lots.
	<b>Total</b>		<b>104</b>	<b>1.66</b>	<b>1.54</b>	<b>1.54</b>	<b>1.54</b>	<b>2.67</b>	
<b>Crestwood PUD</b>	Crestwood		483	2.07	2.07	2.07	2.07	2.07	445 Acres and 925 built units.
	Grand View		288	2.07	2.07	2.07	2.07	2.07	445 Acres and 925 built units.
	Kensington Condo		154	2.07	2.07	2.07	2.07	2.07	445 Acres and 925 built units.
	<b>Total</b>		<b>925</b>	<b>2.07</b>	<b>2.07</b>	<b>2.07</b>	<b>2.07</b>	<b>2.07</b>	
<b>Cypress Head</b>	Cypress Head		158	2.69	2.69	2.69	2.69	2.69	177.57 acres with 477 Units
	Estates of Royal Palm Bea		319	2.69	2.69	2.69	2.69	2.69	177.57 acres with 477 Units
	<b>Total</b>		<b>477</b>	<b>2.69</b>	<b>2.69</b>	<b>2.69</b>	<b>2.69</b>	<b>2.69</b>	
<b>Cypress Key Mxd</b>	Cypress Key Mxd		147	3.25	3.25	3.25	3.25	3.25	45.22 acres and 147 units, com. included in Gross Ac.
	<b>Total</b>		<b>147</b>	<b>3.25</b>	<b>3.25</b>	<b>3.25</b>	<b>3.25</b>	<b>3.25</b>	
<b>Deer Run</b>	Deer Run		259	0.20	0.20	0.20	0.14	0.20	Matched Parcel Link 2006, generally.

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		Total	Units	Avg. Density	Median	Mode	Min	Max	
<b>Deer Run</b>	<b>Total</b>	<b>259</b>	<b>0.20</b>	<b>0.20</b>	<b>0.20</b>	<b>0.14</b>	<b>0.20</b>		
<b>Deer Run Plat 2</b>	Deer Run Plat 2	57	0.19	0.20	0.20	0.13	0.25	Matched Parcel Link 2006, generally.	
	<b>Total</b>	<b>57</b>	<b>0.19</b>	<b>0.20</b>	<b>0.20</b>	<b>0.13</b>	<b>0.25</b>		
<b>Delwood</b>	Delwood	26	0.18	0.19	0.19	0.14	0.19	Matched Parcel Link 2006, generally.	
	<b>Total</b>	<b>26</b>	<b>0.18</b>	<b>0.19</b>	<b>0.19</b>	<b>0.14</b>	<b>0.19</b>		
<b>Entrada Acrea</b>	Entrada Acrea	34	0.20	0.20	0.20	0.20	0.21	Matched Parcel Link 2006, generally.	
	<b>Total</b>	<b>34</b>	<b>0.20</b>	<b>0.20</b>	<b>0.20</b>	<b>0.20</b>	<b>0.21</b>		
<b>Fox Trail</b>	Fox Trail	226	0.23	0.20	0.20	0.13	0.60	Matched Parcel Link 2006, generally.	
	<b>Total</b>	<b>226</b>	<b>0.23</b>	<b>0.20</b>	<b>0.20</b>	<b>0.13</b>	<b>0.60</b>		
<b>Highland Dunes</b>	Highland Dunes	2,000	1.65	1.65	1.65	1.65	1.65	1209.6 ac with 2000 units.	
	<b>Total</b>	<b>2,000</b>	<b>1.65</b>	<b>1.65</b>	<b>1.65</b>	<b>1.65</b>	<b>1.65</b>		
<b>Ibis Golf &amp; Country Club</b>	Ibis	1,849	1.11	1.11	1.11	1.11	1.11	PUD Units 2, 100 and 1,900.5 Ac.	
	<b>Total</b>	<b>1,849</b>	<b>1.11</b>	<b>1.11</b>	<b>1.11</b>	<b>1.11</b>	<b>1.11</b>		
<b>La Mancha Area</b>	Bella Vita	45	9.53	9.53	9.53	9.53	9.53	4.72 acrea with 45 units.	
	Cameron Hidden Harbor	200	12.93	12.93	12.93	12.93	12.93	15.47 AC and 200 units.	
	Country Club Views	57	6.03	6.03	6.03	6.03	6.03	9.45 Ac. with 57 Units.	
	Country Club Village	30	5.70	5.70	5.70	5.70	5.70	5.26 acres and 30 units.	
	Elysium	49	3.58	3.54	3.54	3.54	5.56	13.89 acres with 49 units.	

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		Total	Units	Avg. Density	Median	Mode	Min	Max	
<b>La Mancha Area</b>	Fairways		84	6.87	7.12	7.12	6.60	7.12	6.18 ac and 44 units
	FARO		2	3.92	3.92	3.92	3.92	3.92	.51 ac and two units
	Hawthorn		120	1.49	1.49	1.49	1.49	1.49	80.39 ac and 120 units.
	Huntington Woods		199	3.07	3.07	3.07	3.07	3.07	64.86 ac and 199 units
	Indian Trails		195	4.68	5.60	5.96	2.17	5.96	12.09 acres and 72 units.
	La Mancha		1,492	2.08	2.17	2.17	1.73	4.35	Plat Ac. 280.97 and 609 units.
	Lantern Walk		80	7.63	7.63	7.63	7.63	7.63	9.83 amd .66 ac (rec area with 80 units)
	PB Trace Condo		112	14.85	14.85	14.85	14.85	14.85	7.54 acres with 112 units.
	Royal Palm Beach Stanford		200	7.90	7.90	7.90	7.90	7.90	25.32 acres and 200 units
	Royal Palm Trails		41	12.89	12.89	12.89	12.89	12.89	3.28 acres with 41 units.
	Royal Pines Estates		112	3.79	3.79	3.79	3.79	3.79	29.59 ac and 112 units.
	Trails at RPB		182	13.65	13.65	13.65	13.65	13.65	13.33 acres with 182 units.
	Whispering Pines		97	5.79	5.79	5.79	5.79	5.79	16.74ac and 97 units
	<b>Total</b>			<b>3,297</b>	<b>5.14</b>	<b>2.91</b>	<b>2.17</b>	<b>1.49</b>	<b>14.85</b>
<b>Las Flores Ranchos</b>	Las Flores Ranchos		40	0.21	0.20	0.20	0.18	0.40	Matched Parcel Link 2006, generally.
	<b>Total</b>		<b>40</b>	<b>0.21</b>	<b>0.20</b>	<b>0.20</b>	<b>0.18</b>	<b>0.40</b>	

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		Total	Units	Avg. Density	Median	Mode	Min	Max
Little Ranches Trail	Little Ranches Trail		11	0.15	0.14	0.11	0.10	0.22
	<b>Total</b>		<b>11</b>	<b>0.15</b>	<b>0.14</b>	<b>0.11</b>	<b>0.10</b>	<b>0.22</b>
Lox Groves	Lox Groves		1,638	0.55	0.20	0.20	0.05	5.71 Parcel Link has aprox. 25 more units, Parcel Link has 1,663 units.
	<b>Total</b>		<b>1,638</b>	<b>0.55</b>	<b>0.20</b>	<b>0.20</b>	<b>0.05</b>	<b>5.71</b>
Madison Green	Madison Green		1,144	2.27	2.27	2.27	2.27	503.13 ac with 1,144 built units, (1,312 approved,
	<b>Total</b>		<b>1,144</b>	<b>2.27</b>	<b>2.27</b>	<b>2.27</b>	<b>2.27</b>	<b>2.27</b>
Mandell	Mandell		65	0.20	0.20	0.20	0.12	0.40 Ac. no always consistant with PA Cama 2006 Land Records.
	<b>Total</b>		<b>65</b>	<b>0.20</b>	<b>0.20</b>	<b>0.20</b>	<b>0.12</b>	<b>0.40</b>
Nautica Lakes	Nautica Lakes PUD 1		217	3.40	3.38	3.38	3.38	4.04 62.36 acres which includes FPL easement, with 211 Units.
	<b>Total</b>		<b>217</b>	<b>3.40</b>	<b>3.38</b>	<b>3.38</b>	<b>3.38</b>	<b>4.04</b>
Osprey Isles	Osprey Isles		57	1.00	1.00	1.00	1.00	Gross and Net Density identical
	<b>Total</b>		<b>57</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>
Other	Northlake Blvd.		10	0.84	0.93	0.93	0.05	0.93 Matched Parcel Link 2006, generally.
	Other - 40/42/34		19	0.20	0.20	0.20	0.17	0.20 Matched Parcel Link 2006, generally.
	Other - 40/43/05		28	0.12	0.10	0.10	0.06	0.20 Ac. no always consistant with PA Cama 2006 Land Records.
	Other - 40/43/15		12	0.10	0.09	0.09	0.09	0.20 Matched Parcel Link 2006, generally.
	Slugget		6	0.10	0.10	0.10	0.10	0.10 Matched Parcel Link 2006, generally.
	<b>Total</b>		<b>75</b>	<b>0.23</b>	<b>0.16</b>	<b>0.20</b>	<b>0.05</b>	<b>0.93</b>

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		Total	Units	Avg. Density	Median	Mode	Min	Max	
<b>Palm Beach Farms Plat 9</b>	Heritage Oaks		75	6.31	6.31	6.31	6.31	6.31	Not built, but approved. Information, ac. units and density provided by Chns Wax RPB.
	Heron Cove / Welton Townhomes		110	2.90	2.90	2.90	2.90	2.90	Not Built 110 Units and 38 Ac.
	<b>Total</b>		<b>185</b>	<b>4.28</b>	<b>2.90</b>	<b>2.90</b>	<b>2.90</b>	<b>6.31</b>	
<b>PB Colony</b>	Palm Beach Conony Sects 1 & 2		510	3.48	3.48	3.48	3.48	3.48	145.48 acres in all plats, with 510 units.
	<b>Total</b>		<b>510</b>	<b>3.48</b>	<b>3.48</b>	<b>3.48</b>	<b>3.48</b>	<b>3.48</b>	
<b>PortoSol</b>	PortoSol		443	1.77	1.77	1.77	1.77	1.77	
	<b>Total</b>		<b>443</b>	<b>1.77</b>	<b>1.77</b>	<b>1.77</b>	<b>1.77</b>	<b>1.77</b>	
<b>Royal Palm at Saratoga</b>	Royal Palm at Saratoga		665	2.32	2.32	2.32	2.32	2.32	(287 acres and 665 units)
	<b>Total</b>		<b>665</b>	<b>2.32</b>	<b>2.32</b>	<b>2.32</b>	<b>2.32</b>	<b>2.32</b>	
<b>Rustic Lakes</b>	Rustic Lakes		76	0.23	0.20	0.20	0.10	0.40	Lot Size Used as basis for Density Calculation.
	<b>Total</b>		<b>76</b>	<b>0.23</b>	<b>0.20</b>	<b>0.20</b>	<b>0.10</b>	<b>0.40</b>	
<b>Santa Rosa Groves</b>	Santa Rosa Groves		100	0.16	0.18	0.18	0.06	0.20	Matched Parcel Link 2006, generally.
	<b>Total</b>		<b>100</b>	<b>0.16</b>	<b>0.18</b>	<b>0.18</b>	<b>0.06</b>	<b>0.20</b>	
<b>Seminole Estates and TH</b>	Seminole Estates and TH		378	6.00	6.00	6.00	6.00	6.00	62.97 acres and 378 units.
	<b>Total</b>		<b>378</b>	<b>6.00</b>	<b>6.00</b>	<b>6.00</b>	<b>6.00</b>	<b>6.00</b>	
<b>Spa at Sunset Isles</b>	Spa at Sunset Isles		232	12.61	12.61	12.61	12.61	12.61	18.4 acres includes lake, 232 units.
	<b>Total</b>		<b>232</b>	<b>12.61</b>	<b>12.61</b>	<b>12.61</b>	<b>12.61</b>	<b>12.61</b>	
<b>Stonewal Estates</b>	Stonewal Estates		492	0.50	0.50	0.50	0.05	0.50	PUD approval for 491 units 196 units not yet built.

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		Total	Units	Avg. Density	Median	Mode	Min	Max	
<b>Stonewal Estate</b>	<b>Total</b>		<b>492</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>	<b>0.05</b>	<b>0.50</b>	
<b>Sunny Urban Meadows</b>	Sunny Urban Meadows		76	0.17	0.19	0.19	0.07	0.40	Ac. no always consistant with PA Cama 2006 Land Records.
	<b>Total</b>		<b>76</b>	<b>0.17</b>	<b>0.19</b>	<b>0.19</b>	<b>0.07</b>	<b>0.40</b>	
<b>Tall Pines</b>	Tall Pines		18	0.18	0.19	0.19	0.11	0.22	Matched Parcel Link 2006, generally.
	<b>Total</b>		<b>18</b>	<b>0.18</b>	<b>0.19</b>	<b>0.19</b>	<b>0.11</b>	<b>0.22</b>	
<b>The Landings</b>	Binks Forest		582	1.00	1.00	1.00	1.00	1.00	1,695 actual units built, acreage is 1.93 per PUD.
	Meadow Wood		99	1.00	1.00	1.00	1.00	1.00	1,695 actual units built, acreage is 1.93 per PUD.
	Wellington		2	1.00	1.00	1.00	1.00	1.00	1,695 actual units built, acreage is 1.93 per PUD.
	<b>Total</b>		<b>683</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	
<b>Waite</b>	Waite		20	0.20	0.19	0.18	0.11	0.40	Matched Parcel Link 2006, generally.
	<b>Total</b>		<b>20</b>	<b>0.20</b>	<b>0.19</b>	<b>0.18</b>	<b>0.11</b>	<b>0.40</b>	
<b>Wellington PUD</b>	Barrington Woods		35	1.95	1.95	1.95	1.95	1.95	Unit count less than approved, total built/platt = 14,575 units, density increased over approval un <sup>a</sup>
	Casa Nella Foresta		11	1.95	1.95	1.95	1.95	1.95	Unit count less than approved, total built/platt = 14,575 units, density increased over approval un <sup>a</sup>
	Georgian Courts		8	1.95	1.95	1.95	1.95	1.95	Unit count less than approved, total built/platt = 14,575 units, density increased over approval un <sup>a</sup>
	Hidden Pines		61	1.95	1.95	1.95	1.95	1.95	Unit count less than approved, total built/platt = 14,575 units, density increased over approval un <sup>a</sup>
	Monterey on the Lake		12	1.95	1.95	1.95	1.95	1.95	Unit count less than approved, total built/platt = 14,575 units, density increased over approval un <sup>a</sup>
	Paddock Park		2	1.95	1.95	1.95	1.95	1.95	Unit count less than approved, total built/platt = 14,575 units, density increased over approval un <sup>a</sup>

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		Total	Units	Avg. Densty	Median	Mode	Min	Max
<b>Wellington PUD</b>	Tree Tops of Wellington	1	1.95	1.95	1.95	1.95	1.95	1.95 Unit count less than approved, total built/platt = 14,575 units, density increased over approval un*
	Wellington Paddock Park	260	1.95	1.95	1.95	1.95	1.95	Unit count less than approved, total built/platt = 14,575 units, density increased over approval un*
	Wellington Pines	64	1.95	1.95	1.95	1.95	1.95	Unit count less than approved, total built/platt = 14,575 units, density increased over approval un*
	Wellington Pinewood	563	1.95	1.95	1.95	1.95	1.95	Unit count less than approved, total built/platt = 14,575 units, density increased over approval un*
	Wellington Sugar Pond	690	1.95	1.95	1.95	1.95	1.95	Unit count less than approved, total built/platt = 14,575 units, density increased over approval un*
	<b>Total</b>	<b>1,707</b>	<b>1.95</b>	<b>1.95</b>	<b>1.95</b>	<b>1.95</b>	<b>1.95</b>	<b>1.95</b>
<b>White Fence</b>	White Fence	34	0.07	0.07	0.07	0.07	0.03	0.11
	<b>Total</b>	<b>34</b>	<b>0.07</b>	<b>0.07</b>	<b>0.07</b>	<b>0.07</b>	<b>0.03</b>	<b>0.11</b>
<b>Willows Area</b>	Charloatis Condo	44	22.00	22.00	22.00	22.00	22.00	2 acres with 44 units.
	Cloister Pointe Condo	42	8.25	8.25	8.25	8.25	8.25	5.09 acres with 42 units.
	Colony Condo No 1	10	7.58	7.58	7.58	7.58	7.58	1.32 acres and 10 units.
	Greenway Condo	223	11.26	13.87	13.87	6.09	14.72	6.85 acres and 95 units.
	Greenway Village South	330	13.78	13.78	13.78	13.78	13.78	Four parcels combined into one total 23.95 ac and 330 units
	Modern Villas	19	17.43	17.43	17.43	17.43	17.43	1.09 ac with 19 units.
	Park View at PB	45	20.45	20.45	20.45	20.45	20.45	2.2 acres and 45 units.
	Roy Village Twnhome	38	17.59	17.59	17.59	17.59	17.59	2.26 acres and 38 Units.

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		Total	Units	Avg. Density	Median	Mode	Min	Max	
<b>Willows Area</b>	Royal Palm Villas		10	18.87	18.87	18.87	18.87	18.87	.53 acres with 10 units.
	Sparrow Run		30	2.38	2.38	2.38	2.38	2.38	12.6 acres and 30 Units.
	Strathmore Gate		504	5.02	3.98	3.98	3.98	6.98	44.99 acres and 279 Units
	Strathmore Gate West Unit 1		81	3.24	3.24	3.24	3.24	3.24	25 acres with 81 Units, assumed 5 extra acres for canal.
	Timbercreek Townhomes & Villas		21	21.00	21.00	21.00	21.00	21.00	1 acre with 21 units.
	Village Walk		88	5.86	5.86	5.86	5.86	5.86	15.01 acres and 88 units.
	Weybridge		153	10.08	10.13	10.13	2.67	10.13	15 acres and 152 units
	Willows		409	2.65	2.45	2.45	2.45	6.25	136.92 acres with 335 Units
	Willows First Add		450	2.75	2.75	2.75	2.75	2.75	163.68 acres and 450 units.
	Willows PB 29 P 102 - 106		31	7.85	10.56	10.56	2.63	10.56	1.42 acres with 16 units.
	Willows Second Add		87	2.69	2.69	2.69	2.69	2.69	49.51 acres and 133 units.
	<b>Total</b>		<b>2,615</b>	<b>7.16</b>	<b>3.98</b>	<b>2.75</b>	<b>2.38</b>	<b>22.00</b>	
<b>Total</b>			<b>39,259</b>	<b>2.11</b>	<b>1.11</b>	<b>0.87</b>	<b>0.03</b>	<b>22.00</b>	ParcelLink 16,125 units, Cty. Res Repo

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#### Notes

Density is calculated as follows:

1. Total Units reconciled with Parcel Link 2006 (LivUnits + ResImpact).
2. For PUD communities, PUD density based on total built units divided by Gross acreage of PUD.
3. For "straight zoning" communities i.e. older areas of Royal Palm Beach, density based on units and acreage of platted area.
4. For other properties, including rural properties, density based on units and acreage (Parcel Link 2006 acreage).

#### Sources:

PBCO Parcelink 2006

PBCO PA Cama 2006 File

Village of Royal Palm Beach development orders and master plans.

Town of Wellington development orders and master plans.

You will note that for PUD project avg., median, mode, min and maximum densities are equal. This is because gross density was applied to all units. Individual pods within the PUD generally all differ from the gross density.

## **Disclaimer**

This report, analysis and conclusions represent the opinion of Warner Real Estate Advisors, Inc., based on data provided by published sources including the U.S. Census, the University of Florida's Bureau of Economic and Business Research, the Palm Beach County Property Appraiser, and various local governments in combination with our own in-house expertise. An effort has been made to obtain the latest applicable data from reliable sources. Any change within the study area, such as unknown developments and changes in economic conditions, could influence projections and conclusions. For these reasons, no representation or warranty, express or implied, is herewith being made as to the accuracy or completeness of this report.

**Warner Real Estate Advisors, Inc.**

Real Estate Research, Market Studies & GIS



January 7, 2008

Mr. Robert Diffenderfer, Esq.  
Lewis, Longman & Walker, P.A.  
1700 Palm Beach Lakes Blvd, Suite 1000  
West Palm Beach, Florida 33401

Re: Callery-Judge Enclave - Non-Residential

Dear Bob,

Enclosed you will find a non-residential analysis done consistent with the enclave legislation which establishes the amount of non-residential for the Callery-Judge Grove enclave area. Using the approach referenced below, this report demonstrates that the amount and type of non-residential requested by Callery-Judge Grove is consistent with the surrounding area.

This analysis was done by computing the amount of existing and proposed non-residential square feet within a five-mile surrounding area and then comparing this to the existing and projected population within that area. Using this information, a per capita ratio was then computed. This computed per capita ratio was applied to the expected Callery-Judge Grove enclave population to determine the amount of non-residential consistent with the surrounding area.

Thank you for the opportunity to work with you on this project.

Sincerely,

A handwritten signature in black ink that reads "R.W. D.W." with a stylized flourish at the end.

Rick Warner,  
Warner Real Estate Advisors, Inc.

## **Executive Summary**

The purpose of this analysis is to demonstrate that the requested amount of non-residential is consistent with the non-residential uses (on a per capita basis) surrounding Callery-Judge Grove. Below is a list of the major findings of this analysis.

1. Utilizing the enclave analysis, the requested 2,999 homes will generate a demand for 279,171 sq. feet of commercial (retail and office). The project is proposing 235,000 of retail and office on 23 acres.
2. Based on the characteristics of the surrounding area, the proposed non-residential use is consistent with the same per capita rates that currently exist in this community. However, there is a demand for additional Industrial in the area, which may be offset through other vacant parcels in the area.
3. The five mile study area currently has approximately 4.6 million sq. ft. of existing and proposed non-residential which will serve an existing and projected population of 126,000 people.
4. The per capita non-residential demand for the study area is dramatically less than the county-wide average.

## Enclave Analysis

Consistent with the enclave legislation the following tables were developed. As stated, using surrounding developed areas, population and existing and planned non-residential uses were computed/inventoried. Below are these tables.

**Table A - Non-Residential Analysis of Enclave Five Mile Area**

	Total Ac.	Sq. Ft. Existing	Sq. Ft. UnBuilt	Total
Total	665	3,279,354	1,351,698	4,631,052
Commercial	546	2,639,152	1,006,593	3,645,745
Industrial	119	640,202	345,105	985,307

See Attachment A for inventory of commercial areas.  
Commercial is defined and includes Retail and Office  
Numbers are rounded.

**Table B - Housing and Population Five Mile Area**

	Homes	Proj. Pop. @ Build out
Existing	31,664	101,325
Future	7,595	24,304
Total	39,259	125,629

PPH of 3.2 is assumed.

**Table C - Non-Res Ratio Demand Calculation for Enclave Area**

	Total Sq. Ft.	Total Pot. Pop	Per Capita
Total	4,631,052	125,629	36.86
Commercial	3,645,745	125,629	29.02
Industrial	985,307	125,629	7.84

**Table D - Callery Enclave Homes/Pop and Non-Res. (Demand)**

	Homes (Application)	Population	Enclave Sq. Ft.
<b>Total</b>	<b>2,999</b>	<b>9,597</b>	<b>353,738</b>
<b>Commercial</b>	<b>2,999</b>	<b>9,597</b>	<b>278,499</b>
<b>Industrial</b>	<b>2,999</b>	<b>9,597</b>	<b>75,239</b>

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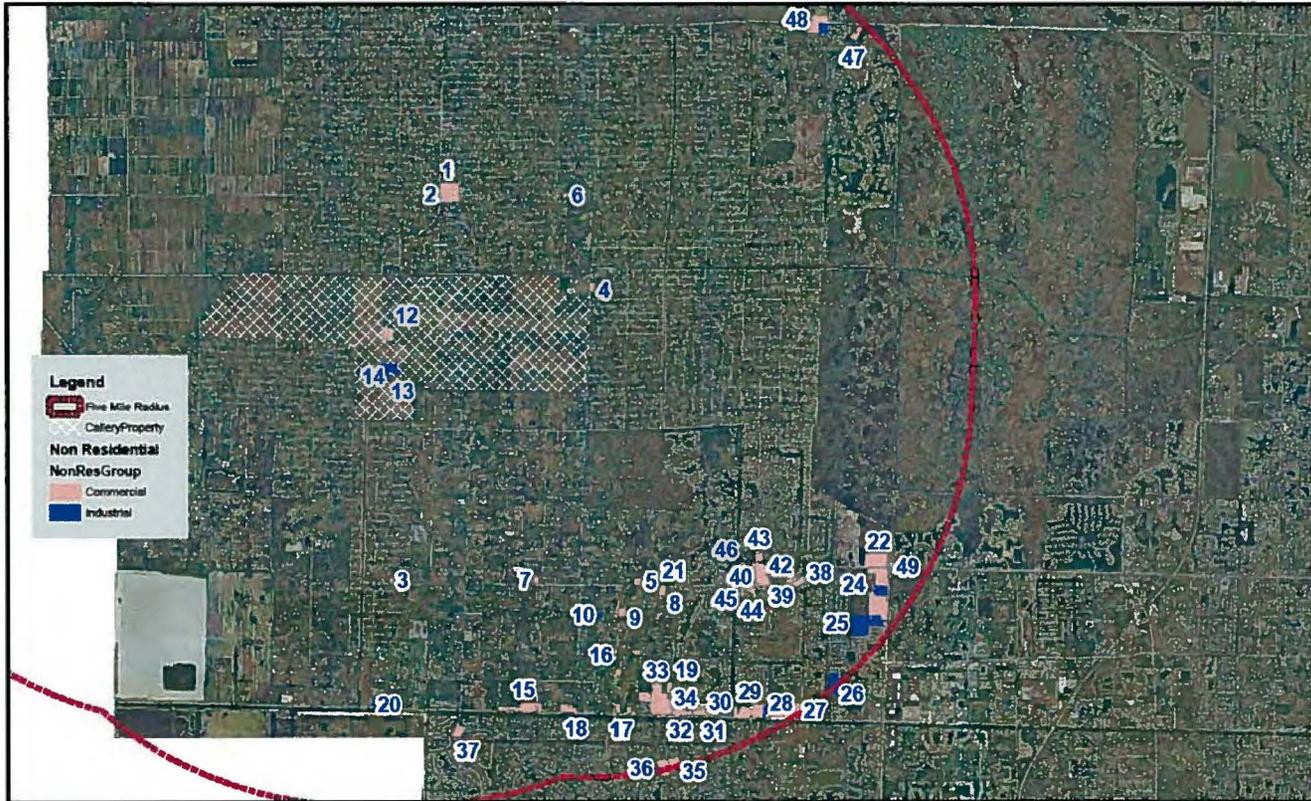
PPH of 3.2 is assumed.

### **Conclusion of Enclave Non-Residential Analysis**

The amount and type of commercial development requested in the Callery-Judge Grove Enclave Future Land Use application is consistent with the intensity of use of the surrounding area's commercial character.

**Attachment A – Five Mile Radius with Existing and Proposed Non-Residential**

**Non-Residential Analysis Existing and Approved**



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**Gallery - Judge Enclave**

Sources:  
 PBCO 2006 Cana File & Aerials  
 Local Gov. Comp Plans & DO's  
 Original Research  
 Prepared Jan. 7, 2008

1 inch equals 2 miles

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**Non-Residential Analysis Five Mile Radius From Callery-Judge Enclave**

	Total Ac.	Sq. Ft. Bit.	Sq. Ft. Unbit	Total
<b>Total</b>	666.76	3,279,354	1,351,698	4,631,052
<b>Commercial</b>	547.53	2,639,152	1,006,593	3,645,745
<b>Industrial</b>	119.23	640,202	345,105	985,307

**Project List of Non-Residential Analysis Five Mile Radius From  
Callery-Judge Grove  
(Excludes PB Aggregates Industrial Mine and Mecca Farms)**

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	<u>PCN</u>	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Built Status</u>
<b><u>Commercial</u></b>					
<b><u>1 PRATT &amp; ORANGE PLAZA - NORTH SIDE</u></b>					
Commercial	00414230020010020	1.23	5,223	0	Built
Commercial	00414230020020000	6.66	0	0	Built
Commercial	00414230020010000	14.11	87,749	0	Built
		<b>22.00</b>	<b>92,972</b>	<b>0</b>	
<b><u>2 SEMINOLE ORANGE PLAZA - SOUTH SIDE</u></b>					
Commercial	00414231000003070	2.08	0	10,000	Approved not built
Commercial	00414231000003100	1.81	0	10,000	Approved not built
Commercial	00414231000003110	1.81	0	10,000	Approved not built
Commercial	00414231000003080	1.81	0	5,000	Approved not built
Commercial	00414231000003090	1.81	0	10,000	Approved not built
Commercial	00414231000003120	2.33	0	5,000	Approved not built
		<b>11.65</b>	<b>0</b>	<b>50,000</b>	
<b><u>3 ACREAGE</u></b>					
Commercial	00404325000001060	1.51	4,158	0	Built

Source: PBCO Property Appraiser 2006 CAMA file, Local Gove Comp Plans development orders, and rezoning ordinances and resolutions and original research.

Note: Map identification numbers are sequential, but use type. For example Map item 10 is Industrial and thus is first item in Industrial Section.

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	<u>PCN</u>	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Built Status</u>
		1.51	4,158	0	
<u>4</u>	<u>ACREAGE DAY CARE</u>				
Commercial	00414304000003390	1.47	0	0	Built
Commercial	00414304000003610	1.47	6,000	0	Built
		2.94	6,000	0	
<u>5</u>	<u>LOX GROVES</u>				
Commercial	00414317016140020	4.78	800	0	Built
		4.78	800	0	
<u>6</u>	<u>ACREAGE</u>				
Commercial	00414232000001500	2.00	5,900	0	Built
		2.00	5,900	0	
<u>7</u>	<u>LOX GROVES</u>				
Commercial	00414317013120010	4.91	6,169	0	Built
		4.91	6,169	0	
<u>8</u>	<u>LOX GROVES</u>				
Commercial	00414317016330040	4.91	57,273	0	Built
		4.91	57,273	0	
<u>9</u>	<u>LOX GROVES</u>				

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	<u>PCN</u>	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Built Status</u>
Commercial	00414317016100060	5.00	6,356	0	Built
		5.00	6,356	0	
<hr/> <b>11 HAWTHORN</b> <hr/>					
Commercial	72414314040000053	0.99	6,420	0	Built
		0.99	6,420	0	
<hr/> <b>12 GROVES MARKET</b> <hr/>					
Commercial	00404301010010020	0.71	6,341	0	Built
Commercial	00404301010010030	0.51	6,341	0	Built
Commercial	00404301010010010	8.76	76,875	0	Built
Commercial	00404301000007020	3.62	0	0	Built
		13.60	89,557	0	
<hr/> <b>15 LOX GROVES</b> <hr/>					
Commercial	00414317018080030	0.83	1,980	0	Built
Commercial	41414317018070110	0.80	0	3,485	Unbuilt
Commercial	41414317018080020	0.11	0	479	Unbuilt
Commercial	41414317018090130	0.06	0	261	Unbuilt
Commercial	41414317018070120	0.54	0	4,686	
Commercial	41414317018080040	2.46	0	10,716	Unbuilt
Commercial	00414317018090190	1.06	4,575	0	Built
Commercial	41414317018090160	1.00	0	4,356	Unbuilt
Commercial	41414317018070070	0.85	0	3,703	Unbuilt
Commercial	41414317018080070	1.76	0	7,667	Unbuilt
Commercial	41414317018070080	1.38	0	5,994	Unbuilt
Commercial	00414317018090210	5.90	22,380	0	Built
Commercial	00414317018090120	0.62	4,680	0	Built
		17.36	33,615	41,347	
<hr/> <b>16 LOX GROVES</b> <hr/>					
Commercial	00414317016010220	2.28	2,400	0	Built
		2.28	2,400	0	

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	<u>PCN</u>	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Built Status</u>
<b>17 LOX GROVES</b>					
Commercial	41414317019050040	3.70	0	32,234	Unbuilt
Commercial	00414317019040010	2.99	7,950	0	Built
		<b>6.69</b>	<b>7,950</b>	<b>32,234</b>	
<b>18 LOX GROVES</b>					
Commercial	41414332020002160	9.12	0	79,453	
Commercial	00414317019080110	1.49	3,625	0	Built
		<b>10.61</b>	<b>3,625</b>	<b>79,453</b>	
<b>19 Other - 41/43/17</b>					
Commercial	00414317019010010	4.27	1,669	0	Built
		<b>4.27</b>	<b>1,669</b>	<b>0</b>	
<b>21 BAYWINDS</b>					
Commercial	74424319110010010	1.01	3,727	0	Built
Commercial	74424319110020020	1.51	0	8,849	Unbuilt
Commercial	74424319110010020	1.55	0	14,000	Unbuilt
Commercial	74424319110020010	1.00	3,808	0	Built
Commercial	00414324010000041	6.19	0	67,310	Unbuilt
Commercial	72414324010000042	4.46	36,016	0	Built
Commercial	00414324010000070	1.16	6,045	0	Built
Commercial	00414324010000080	1.16	3,120	0	Built
Commercial	72414324010000044	3.09	10,297	0	Built
Commercial	00414324010000060	1.29	2,994	0	Built
Commercial	72414324010000043	1.27	5,862	0	Built
Commercial	00414324010000090	2.28	0	12,571	Unbuilt
Commercial	00414324010050000	3.04	0	0	Built
Commercial	00414324010000100	1.25	4,300	0	Built
		<b>30.25</b>	<b>76,189</b>	<b>102,730</b>	

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	<u>PCN</u>	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Built Status</u>
<b>22 TARGET CENTER</b>					
Commercial	00414324020050030	4.95	34,118	0	Built
Commercial	00414324020110000	1.10	12,079	0	Built
Commercial	00414324010000120	1.10	3,924	0	Built
Commercial	00414324010000130	1.11	0	0	Built
Commercial	00414324020050020	0.96	0	0	Built
Commercial	00414324020050010	18.21	180,200	0	Built
Commercial	00414324010020000	1.28	0	0	Built
		<b>28.71</b>	<b>230,321</b>	<b>0</b>	
<b>24 REGAL CENER</b>					
Commercial	72414325200020000	0.54	0	0	Built
Commercial	72414325190020000	1.38	3,022	0	Built
Commercial	72414325190030000	1.19	3,870	0	Built
Commercial	72414325210000030	0.13	4,800	0	Built
Commercial	72414325000001070	23.58	86,273	0	Built
Commercial	72414325210000010	0.13	4,800	0	Built
Commercial	72414325180010000	1.73	5,760	0	Built
Commercial	72414325200060000	2.65	26,520	0	Built
Commercial	72414325210010000	1.28	0	0	Built
Commercial	72414325200040000	1.19	2,457	0	Built
Commercial	72414325200010000	3.79	0	0	Built
Commercial	72414325210000020	0.10	3,780	0	Built
		<b>37.68</b>	<b>141,282</b>	<b>0</b>	
<b>25 ROYAL PALM BEACH BUSINESS PARK</b>					
Commercial	72414325160000460	1.48	10,303	0	Built
Commercial	72414325160000100	0.71	0	0	Built
Commercial	72414325160000010	2.46	19,463	0	Built
		<b>4.65</b>	<b>29,766</b>	<b>0</b>	
<b>27 COSTCO CENTER</b>					
Commercial	72414335100010000	50.06	389,000	0	Built
		<b>50.06</b>	<b>389,000</b>	<b>0</b>	

1/7/2008

	<u>PCN</u>	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Built Status</u>
<b>28 Royal Palm Off/Ind Area west of Costco</b>					
Commercial	7241433500007380	1.16	2,833	0	Built
Commercial	7241433500007230	0.79	5,600	0	Built
		1.95	8,433	0	
<b>29 ROYAL PALM BEACH SHOPPING</b>					
Commercial	7241433500007120	11.01	99,523	0	Built
Commercial	7241433500007160	0.96	4,732	0	Built
Commercial	7241433500007210	0.52	2,340	0	Built
Commercial	7241433500007150	0.86	5,113	0	Built
		13.35	111,708	0	
<b>30 ROYAL PALM BEACH SHOPPING WEST</b>					
Commercial	7241433500007310	1.11	3,953	0	Built
Commercial	7241433503	1.49	14,638	0	Built
Commercial	7241433500007320	1.00	2,667	0	Built
Commercial	7241433500007300	0.65	0	6,949	Unbuilt
Commercial	7241433500007180	1.36	0	14,767	Unbuilt
Commercial	7241433500007270	6.62	82,400	0	Built
Commercial	7241433506	2.00	30,497	0	Built
Commercial	7241433500007340	1.56	0	17,094	Unbuilt
		15.79	134,155	38,810	
<b>31 CYPRESS HEAD</b>					
Commercial	7241433400001040	10.26	0	125,000	Unbuilt
		10.26	0	125,000	
<b>32 CRESTWOOD SQUARE</b>					
Commercial	72414334100020000	1.11	3,185	0	Built
Commercial	72414334100030000	0.99	2,164	0	Built
Commercial	72414334100000000	10.95	79,746	0	Built
Commercial	72414334100040000	1.29	4,853	0	Built
Commercial	72414334100160000	4.30	0	46,868	Unbuilt

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	<u>PCN</u>	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Built Status</u>
Commercial	72414334100010000	1.40	8,040	0	Built
		<b>20.04</b>	<b>97,988</b>	<b>46,868</b>	

**33 PALMS WEST MEDICAL OFFICE COMPLEX**

Commercial	72414333040000062	1.55	18,560	0	Built
Commercial	72414333040030000	2.02	0	0	Built
Commercial	00414333040000050	2.32	25,024	0	Built
Commercial	72414333040000064	0.21	0	0	Unbuilt
Commercial	00414333040000000	0.50	0	0	Built
Commercial	0041433303	10.34	50,866	0	Built
Commercial	00414333040000010	1.47	18,560	0	Built
Commercial	72414333040000061	23.10	67,620	0	Built
Commercial	72414333040010000	0.59	0	0	Built
		<b>42.10</b>	<b>180,630</b>	<b>0</b>	

**34 LOX GROVES**

Commercial	72414317019010070	2.03	15,072	0	Built
Commercial	72414317019010120	1.09	2,940	0	Built
Commercial	72414317019010050	0.69	0	0	Built
Commercial	72414317019010130	4.73	0	0	Built
Commercial	72414317019010140	1.09	3,281	0	Built
Commercial	72414317019010060	7.55	61,566	0	Built
Commercial	72414317019010110	1.33	7,500	0	Built
		<b>18.50</b>	<b>90,359</b>	<b>0</b>	

**35 WELLINGTON PINES**

Commercial	73414403110000033	0.77	724	0	Built
Commercial	73414403110000031	8.64	124,436	0	Built
Commercial	73414403110000034	0.58	2,590	0	Built
		<b>9.99</b>	<b>127,750</b>	<b>0</b>	

**36 WELLINGTON COUNTRY PLAZA**

Commercial	73414403010000010	13.79	153,434	0	Built
Commercial	73414403010000020	1.30	4,996	0	Built
Commercial	73414403010000090	0.70	6,635	0	Built

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	<u>PCN</u>	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Built Status</u>
		15.79	165,065	0	
<b>37 BINKS COMMERCIAL CENTRE</b>					
Commercial	73414331070000020	0.48	0	4,800	Unbuilt
Commercial	73414331070000120	0.68	0	4,800	Unbuilt
Commercial	73414331070000090	0.73	0	4,800	Unbuilt
Commercial	73414331070000050	0.51	0	4,800	Unbuilt
Commercial	73414331070000130	0.68	0	4,800	Unbuilt
Commercial	73414331070000060	0.51	0	4,800	Unbuilt
Commercial	73414331070000140	0.63	0	4,800	Unbuilt
Commercial	73414331070000080	0.64	0	4,800	Unbuilt
Commercial	73414331070000070	0.50	0	4,800	Unbuilt
Commercial	73414331070000100	0.66	4,800	0	Built
Commercial	73414331070000040	0.48	0	4,800	Unbuilt
Commercial	73414331070000110	0.66	4,800	0	Built
Commercial	73414331070000010	0.59	0	4,800	Unbuilt
Commercial	73414331070000030	0.46	0	4,800	Unbuilt
Commercial	73414331070000150	0.86	0	4,800	Unbuilt
		9.07	9,600	62,400	

	<u>PCN</u>	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Built Status</u>
<b>38 WILLOWS</b>					
Commercial	72414326070120010	1.24	2,640	0	Built
Commercial	72414326070120070	0.59	3,996	0	Built
Commercial	72414326070120241	0.94	5,354	0	Built
Commercial	72414326070120110	0.59	3,996	0	Built
Commercial	72414326070120120	0.59	3,996	0	Built
Commercial	72414326070120090	0.59	3,947	0	Built
Commercial	72414326070120100	0.59	3,996	0	Built
Commercial	72414326070120080	0.59	4,816	0	Built
Commercial	72414326070120030	1.83	16,356	0	Built
Commercial	72414326070120220	0.90	4,940	0	Built
Commercial	72414326070110050	1.49	5,740	0	Built
Commercial	72414326070120190	0.54	4,446	0	Built
Commercial	72414326070120130	0.59	8,747	0	Built
Commercial	72414326070120200	0.60	4,416	0	Built
Commercial	72414326070120230	1.19	5,016	0	Built
Commercial	72414326070110010	2.25	23,310	0	Built
Commercial	72414326070120060	0.59	3,940	0	Built
Commercial	72414326070120210	0.76	6,047	0	Built
Commercial	72414326070120150	1.66	19,274	0	Built
Commercial	72414326070120180	0.54	2,590	0	Built
		18.65	137,563	0	

**39 PONCE DE LEON OFFICE PARK**

1/7/2008

	<u>PCN</u>	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Built Status</u>
Commercial	72414323140010000	0.84	0	0	Built
Commercial	72414323140000010	0.66	4,247	0	Built
Commercial	72414323140000070	0.33	4,016	0	Built
Commercial	72414323140000082	0.09	2,016	0	Built
Commercial	72414323140000050	0.42	4,892	0	Built
Commercial	72414323140000081	0.11	2,016	0	Built
Commercial	72414323140000020	0.65	2,615	0	Built
Commercial	72414323140000090	0.36	4,053	0	Built
Commercial	72414323140000040	0.36	4,988	0	Built
Commercial	72414323140000100	2.26	0	0	Unbuilt
Commercial	72414323140000060	1.05	3,264	0	Built
Commercial	72414323140000083	0.19	0	0	Built

7.32 32,107 0

**40 RAMCO CROSSROADS AT ROYAL PALM**

Commercial	72414323000007030	0.92	1,512	0	Built
Commercial	72414323000007060	0.82	6,060	0	Built
Commercial	72414323000007110	0.84	3,155	0	Built
Commercial	72414323000007080	0.90	786	0	Built
Commercial	72414323000007090	0.27	6,320	0	Built
Commercial	72414323000007010	15.32	109,138	0	Built
Commercial	72414323000007050	0.92	4,138	0	Built
Commercial	72414323000007020	0.92	3,286	0	Built

20.91 134,395 0

**41 PB Colony**

Commercial	72414335020110380	0.37	4,712	0	Built
Commercial	72414335020110370	0.22	0	0	Built
Commercial	72414335020110400	0.40	4,597	0	Built
Commercial	72414335020110360	0.22	4,700	0	Built
Commercial	72414335020110310	0.82	8,039	0	Built

2.04 22,048 0

**42 LAKEVIEW CENTER**

Commercial	72414323160000020	0.10	3,864	0	Built
Commercial	72414323160000040	0.10	3,864	0	Built
Commercial	72414323160000010	0.10	3,864	0	Built
Commercial	72414323160000030	0.10	3,864	0	Built
Commercial	72414323160000070	0.10	3,864	0	Built
Commercial	72414323160000060	0.10	3,864	0	Built
Commercial	72414323160030010	3.28	0	0	Built

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	<u>PCN</u>	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Built Status</u>
Commercial	72414323160000050	0.10	3,864	0	Built

		3.98	27,048	0	
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43 VILLAGE PROFESSIONAL PARK

Commercial	72414323230000060	0.11	0	4,800	Built
Commercial	72414323230000050	0.11	0	4,800	Built
Commercial	72414323230010000	3.53	0	0	Built
Commercial	72414323230000070	0.11	0	4,800	Built
Commercial	72414323230000020	0.11	0	4,800	Built
Commercial	72414323230000080	0.11	0	4,800	Built
Commercial	72414323230000030	0.11	0	4,800	Built
Commercial	72414323230000010	0.11	0	4,800	Built
Commercial	72414323230000090	0.11	0	4,800	Built
Commercial	72414323230000040	0.11	0	4,800	Built

		4.53	0	43,200	
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44 OKEECHOBEE AND ROYAL PALM BLVD

Commercial	72414326280010000	1.22	0	13,256	Unbuilt
Commercial	72414326280030000	1.22	0	13,252	Unbuilt
Commercial	72414326280020000	1.22	0	13,284	Unbuilt
Commercial	72414326280000010	0.03	0	3,295	Unbuilt

Commercial	72414326260000021	1.25	6,370	0	Built
Commercial	72414326250000020	0.89	4,923	0	Built

		5.83	11,293	43,087	
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45 VILLAGE ROYALE SHOPPING CENTER PL

Commercial	72414323210020000	0.66	3,568	0	Built
Commercial	72414323210010000	0.61	3,076	0	Built
Commercial	72414323210030000	13.80	122,338	0	Built
Commercial	72414314040000032	1.04	0	10,742	Unbuilt

		16.10	128,982	10,742	
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46 WATERWAY PLAZA

1/7/2008

	<u>PCN</u>	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Built Status</u>
Commercial	72414323150020180	0.98	3,565	0	Built
Commercial	72414323120030030	1.90	0	20,692	Unbuilt
Commercial	72414323130030010	0.92	0	9,921	Unbuilt
Commercial	72414323150010180	0.59	4,225	0	Built
Commercial	72414323120030050	2.00	0	21,785	Unbuilt
Commercial	72414314040000033	1.37	2,600	0	Built
Commercial	72414323130030020	0.92	5,202	0	Built
Commercial	72414323120030020	1.10	2,860	0	Built
Commercial	72414323120030040	0.10	0	1,074	Unbuilt
Commercial	72414323120030010	8.27	0	90,231	Unbuilt

18.15 18,452 143,703

47 IBIS GOLF AND COUNTRY CLUB

Commercial	74414213020130130	2.86	4,460	0	Built
Commercial	74414213020030030	1.80	5,694	0	Built

4.66 10,154 0

48 NORTHLAKE BLVD.

Commercial	00414214000005030	9.64	0	83,988	Unbuilt
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Commercial	00414214000005000	5.67	0	49,437	Unbuilt
Commercial	00414214000005020	5.00	0	43,594	Unbuilt

20.32 0 177,019

49 HERITAGE OAKS

Commercial	72424327030010011	1.69	0	10,000	Unbuilt
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1.69 0 10,000

<b>Commercial</b>		<u>547.89</u>	<u>2,639,152</u>	<u>1,006,593</u>	
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Industrial

1/7/2008

	<u>PCN</u>	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Built Status</u>
<u>10</u>	<u>LOX GROVES</u>				
Industrial	00414317015300080	2.00	1,536	0	Built
		2.00	1,536	0	
<u>13</u>	<u>CALLERY-JUDGE GROVE</u>				
Industrial	00404312000003030	14.00	7,545	0	Built
		14.00	7,545	0	
<u>14</u>	<u>CALLERY-JUDGE GROVE</u>				
Industrial	00404312000001000	7.39	68,343	0	Built
		7.39	68,343	0	
<u>20</u>	<u>Other - 40/43/36</u>				
Industrial	00404336000005010	0.66	1,449	0	Built
		0.66	1,449	0	
<u>22</u>	<u>COUNTRY WEST</u>				
Industrial	72414325070010020	3.76	107,177	0	Built
Industrial	00414214000005010	6.57	1,156	0	Built
		10.33	108,333	0	
<u>23</u>	<u>COUNTRY WEST</u>				

1/7/2008					
	<u>PCN</u>	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Un-Built Sq. Ft.</u>	<u>Built Status</u>
Industrial	72414325070010010	8.42	0	105,000	Unbuilt
		8.42	0	105,000	

**25 ROYAL PALM BEACH BUSINESS PARK**

Industrial	72414325160000260	0.68	10,030	0	Built
Industrial	72414325160000140	0.71	10,578	0	Built
Industrial	72414325160000150	5.72	6,956	0	Built
Industrial	72414325160000390	0.71	9,753	0	Built
Industrial	72414325160000240	0.70	9,324	0	Built
Industrial	72414325160000190	0.74	8,680	0	Built
Industrial	72414325160000061	1.13	13,768	0	Built
Industrial	72414325160000110	0.71	10,884	0	Built
Industrial	72414325160000310	4.89	126,641	0	Built
Industrial	72414325160000042	0.28	341	0	Built
Industrial	72414325160000031	0.92	9,515	0	Built
Industrial	72414325160000450	0.71	0	0	Built
Industrial	72414325160010000	6.85	0	0	Built
Industrial	72414325160000430	0.71	8,912	0	Built
Industrial	72414325160000420	0.71	9,200	0	Built
Industrial	72414325160000440	0.71	13,620	0	Built
Industrial	72414325160000080	0.71	9,960	0	Built
Industrial	72414325160000380	0.71	9,753	0	Built
Industrial	72414325160000200	10.30	21,163	0	Built
Industrial	72414325160000090	0.71	10,884	0	Built
Industrial	72414325160000071	0.14	0	0	Built
Industrial	72414325160000410	0.71	16,000	0	Built
Industrial	72414325160000050	0.85	9,800	0	Built
Industrial	72414325160030000	3.91	0	0	Built
Industrial	72414325160000120	0.71	8,013	0	Built
Industrial	72414325160000130	0.71	10,578	0	Built
Industrial	72414325160000400	0.71	9,792	0	Built
Industrial	72414325160000270	0.68	8,320	0	Built
Industrial	72414325160000360	1.42	15,280	0	Built
Industrial	72414325160000250	0.68	9,546	0	Built
		49.83	387,291	0	

**26 SOUTHERN BILLS BUS PARK**

Industrial	72414336000003050	4.73	0	100,000	Under Const.
Industrial	72414336000003030	14.20	0	140,105	Under Const.
		18.93	0	240,105	

**28 Royal Palm Off/Ind Area west of Costco**

Industrial	72414335000007140	1.59	16,104	0	Built
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1/7/2008

	<u>PCN</u>	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Un-Build Sq. Ft.</u>	<u>Built Status</u>
Industrial	72414335000007370	1.89	25,132	0	Built
Industrial	72414335000007360	1.11	2,311	0	Built
Industrial	72414335000007400	1.32	14,622	0	Built
Industrial	72414335000007410	0.60	7,536	0	Built
		6.50	65,705	0	
Industrial		<u>118.06</u>	<u>640,202</u>	<u>345,105</u>	
<u>Grand Total:</u>	<u>269</u>	<u>665.95</u>	<u>3,279,354</u>	<u>1,351,698</u>	

## **Disclaimer**

This report, analysis and conclusions represent the opinion of Warner Real Estate Advisors, Inc., based on data provided by published sources including the U.S. Census, the University of Florida's Bureau of Economic and Business Research, the Palm Beach County Property Appraiser, and various local governments in combination with our own in-house expertise. An effort has been made to obtain the latest applicable data from reliable sources. Any change within the study area, such as unknown developments and changes in economic conditions, could influence projections and conclusions. For these reasons, no representation or warranty, express or implied, is herewith being made as to the accuracy or completeness of this report.