

TROTTING CENTER SITE PALM BEACH COUNTY, FL

**FUTURE LAND USE PLAN
AMENDMENT TRAFFIC ANALYSIS**

Kimley»Horn

June 1, 2022
Kimley-Horn Project #140983000

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TROTTING CENTER SITE PALM BEACH COUNTY, FL

Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida

Kimley»Horn

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Kimley-Horn Project #140983000
Registry No. 35106
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
561/845-0665 TEL



This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**Christopher W
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Christopher W. Heggen, P.E.
Florida Registration Number 58636

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INTRODUCTION

Kimley-Horn and Associates, Inc. has been retained to prepare a Future Land Use (FLU) Amendment traffic analysis for a site located on the west side of US 441, just south of Hypoluxo Road in unincorporated Palm Beach County, Florida. **Figure 1** illustrates the location of the project site. The site is located within unincorporated Palm Beach County and has an existing Palm Beach County FLU designation of Rural Residential 10 (RR-10). The maximum potential permitted under the existing FLU is 11 single family dwelling units. The existing site is wholly occupied by an equestrian training facility.

The parcel control numbers (PCNs) for the project site are as follows:

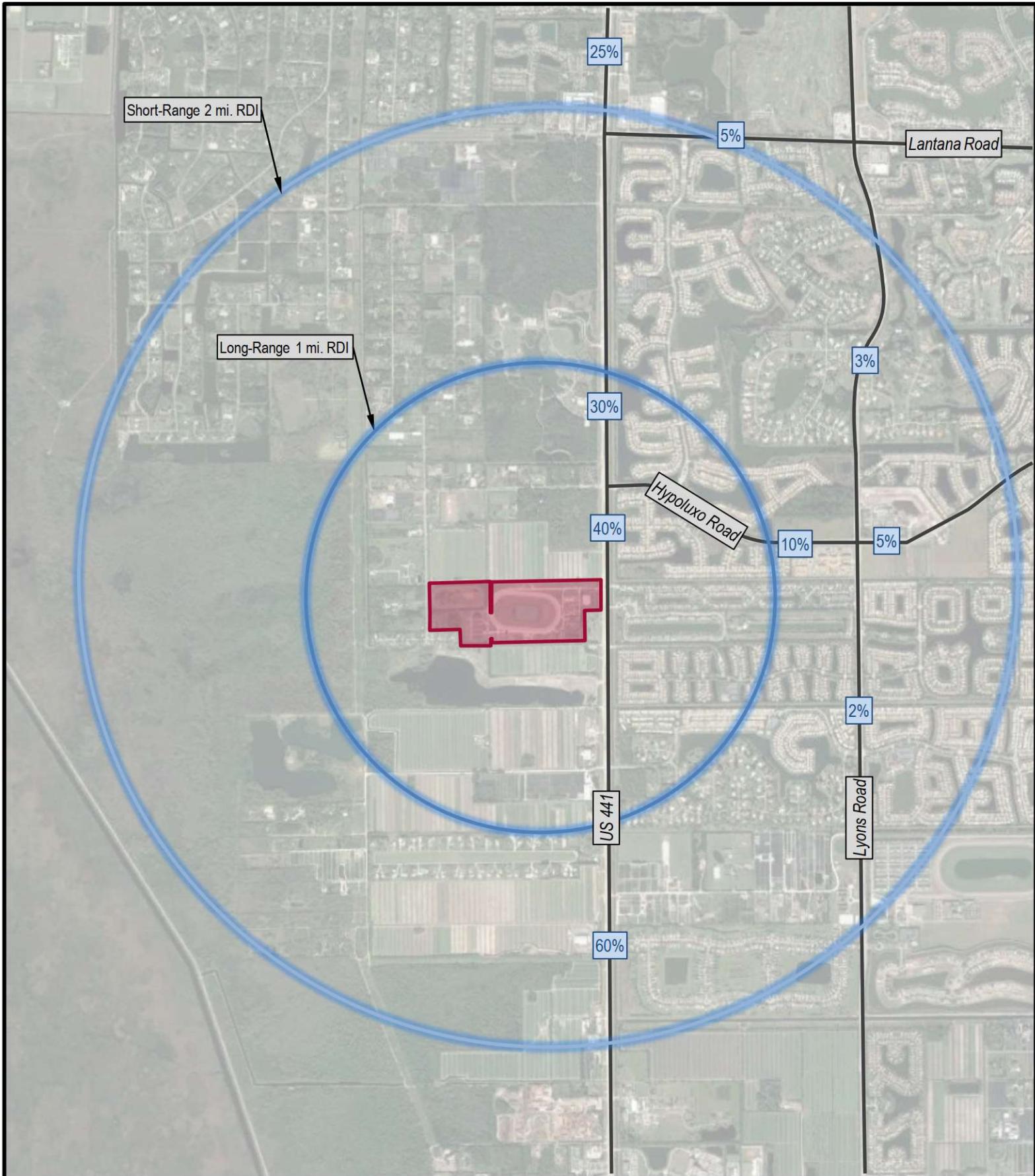
- 00-42-43-27-05-044-0170
- 00-41-45-12-00-000-7390
- 00-41-45-12-00-000-7210
- 00-41-45-12-00-000-7230
- 00-41-45-12-00-000-7380
- 00-41-45-12-00-000-3091

The traffic impacts from the proposed future land use amendment were analyzed based on the procedures outlined in Policy 3.5-d of the Palm Beach County Comprehensive Plan. The proposed future designation is Low Residential 2 (LR-2). Based on the proposed maximum densities of 2 dwelling units per acre, a maximum of 211 dwelling units would be permitted to be built on this 105.60-acre site. **Table 1** shows a summary of the existing, existing FLU and proposed FLU intensities.

Table 1: Land Use Summary Table

Development Scenario	Future Land Use	Intensity
Existing Site	RR-10	--
Maximum permitted under Existing Future Land Use	RR-10	11 SFDU
Maximum permitted under Proposed Future Land Use	LR-2	211 SF DU

This analysis was conducted following short-range and long-range analysis procedures used to evaluate comprehensive plan amendments in Palm Beach County. This report summarizes the findings of the comprehensive plan land use amendment traffic analysis.



LEGEND

- Site Location
- Project Traffic %

FIGURE 1
Trotting Center Site
KH #140983000
Site Location

Kimley»Horn

PROJECT TRAFFIC

The project traffic volumes evaluated in this analysis are defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Trip Generation

The trip generation calculations are based on the trip generation rates published by Palm Beach County. Trip generation calculations have been performed for three scenarios:

Existing Site Development

This scenario represents the development currently existing on site. The existing site currently operates as an equestrian training facility. Existing driveway counts were collected on May 5th, 2022 to determine the existing trip generation potential of the site. Three days of driveway count data was collected, and the average daily and peak hour traffic generated by the site was calculated. Driveway counts are included in the Appendix for reference. It is important to note that the counts were conducted outside of the peak season and at a time during which significantly fewer horses are being boarded on site. Therefore, the actual counts collected are lower than what would occur during the peak season. Nevertheless, for the purposes of the Test 2 (short-range) component of this FLU analysis, no adjustment has been applied.

As indicated in **Table 2**, the existing site development was found to generate 82 net external daily trips, 5 net external AM peak hour trips (+4 in, +1 out), and 10 net external PM peak hour trips (+7 in, +3 out).

Existing Future Land Use Potential Development

This scenario represents the maximum development expected on site under the existing FLU designation, which is equates to 11 single-family residential dwelling units.

As indicated in **Table 2** the maximum intensity of development under the currently-adopted future land use designation has the potential to generate 110 net external daily trips, 8 net external AM peak hour trips (+2 in, +6 out), and 12 net external PM peak hour trips (+8 in, +4 out).

Proposed Future Land Use Potential Development

This scenario represents the maximum development permitted on site under the proposed FLU designation, which equates to 211 single-family dwelling units.

As indicated in **Table 2** the maximum density of development under the proposed future land use designation has the potential to generate 2,110 net external daily trips, 156 net external AM peak hour trips (+39 in, +117 out), and 208 PM peak hour trips (+131 in, +77 out).

Because the proposed amendment for the subject site results in an overall net increase in the trip generation potential of the site on a daily, AM, and PM peak-hour basis in comparison to existing uses built on site it was necessary to determine if any of the roadway links within the project

Radius of Development Influence (RDI) are expected to be significantly impacted. Roadway link analyses were conducted for the short-range (2027) scenario using the Test 2 criteria defined in Chapter 12 of the Palm Beach County ULDC. Roadway link analysis was conducted for the long-range (2045) scenario using Policy 3.5-d of the Future Land Use Element as published by Palm Beach County.

Table 2: Trip Generation Calculations Summary

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
Existing Site Development									
Equestrian Training Center	*based on actual counts	82	5	4	1	10	7	3	
		<i>Subtotal</i>	82	5	4	1	10	7	
Pass-By Capture	0.0%	0	0	0	0	0	0	0	
		<i>Subtotal</i>	0	0	0	0	0	0	
Driveway Volumes		82	5	4	1	10	7	3	
Net New External Trips		82	5	4	1	10	7	3	
Existing FLU Maximum Intensity									
Single Family Detached	11 DU	110	8	2	6	12	8	4	
		<i>Subtotal</i>	110	8	2	6	12	8	
Pass-By Capture	0.0%	0	0	0	0	0	0	0	
		<i>Subtotal</i>	0	0	0	0	0	0	
Driveway Volumes		110	8	2	6	12	8	4	
Net New External Trips		110	8	2	6	12	8	4	
Proposed FLU Maximum Intensity									
Single Family Detached	211 DU	2,110	156	39	117	208	131	77	
		<i>Subtotal</i>	2,110	156	39	117	208	131	
Pass-By Capture	0.0%	0	0	0	0	0	0	0	
		<i>Subtotal</i>	0	0	0	0	0	0	
Driveway Volumes		2,110	156	39	117	208	131	77	
Net New External Trips		2,110	156	39	117	208	131	77	
Proposed FLU Maximum Trips-Existing Development Trips (Short-range)		2,028	151	35	116	198	124	74	
Short-Range Radius of Development Influence: 2 miles									
Proposed FLU Maximum Trips-Existing FLU Maximum Trips (Long-range)		2,000	148	37	111	196	123	73	
Long-Range Radius of Development Influence:		1 Mile							
Land Use		Daily	AM Peak Hour			PM Peak Hour	Pass By		
Equestrian Training Center			*Based on actual counts				0.0%		
Single Family Detached		10 trips/DU	0.74 trips/DU (25% in, 75% out)			$\ln(T) = 0.96 * \ln(X) + 0.20$ (63% in, 37% out)	0.0%		

TRAFFIC DISTRIBUTION

Traffic distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to surrounding roadways within the project RDI based upon a review of the proposed roadway network to be in place at the time of buildout and its travel time characteristics.

The distribution according to cardinal directions is:

NORTH: 30 percent

SOUTH: 60 percent

EAST: 10 percent

WEST: 0 percent

Traffic Assignment

The daily and peak-hour trips for the project were assigned to the surrounding roadway network proposed to be in place for each respective analysis year. **Figure 1** also illustrates the project traffic assignment to the surrounding roadway network.

LEVEL OF SERVICE ANALYSIS

Consistent with comprehensive plan amendment evaluation requirements, roadway segment analyses were conducted to address the traffic conditions for the existing, short-range planning horizon (2027), and long-range planning horizon (2045) conditions on links within the RDI.

Short-Range (Year 2027)

This analysis is based on the Test 2 standards of the Palm Beach County Traffic Performance Standards Ordinance (TPSO) and was conducted using the LOS E peak hour, peak direction link service volumes published by Palm Beach County.

As stated previously, this analysis utilizes the net increase in peak-hour trip generation potential of the maximum development potential under the proposed FLU designation in comparison to traffic generated by the existing site development.

Long-Range (Year 2045)

This analysis is based on Policy 3.5-d of the Palm Beach County Future Land Use Element and was conducted using the LOS D daily link service volumes published by Palm Beach County.

As stated previously, this analysis utilizes the net increase in peak-hour trip generation potential of the maximum development potential under the proposed FLU designation in comparison to the maximum development potential under the existing FLU.

SHORT-RANGE (2027) PLANNING HORIZON

As previously noted, the site operates as an equestrian training facility. This is an uncommon and highly specialized land use, and neither Palm Beach County nor ITE publish trip generation rates for this category of land use. Therefore, driveway counts were conducted on site on May 5th, 2022 to quantify trips generated by this use. The maximum development under the proposed future land use is 211 SFDUs. Therefore, the net increase in peak hour trip generation potential is 151 net new external AM peak-hour trips (+35 in, +116 out) and 198 net new external PM peak-hour trips (+124 in, +74 out). For the purposes of this analysis, the radius of development influence is two miles. Significance was determined in accordance with the Test 2 LOS E peak-hour peak-directional service volumes provided in the Palm Beach County Traffic Performance Standards Ordinance (TPSO). **Table 3** illustrates the thresholds for determining significance as outlined in Article 12 of the Palm Beach County TPSO. As per the TPSO, during the short-range horizon, a link is considered significantly impacted if project traffic accounts for more than 3% of the LOS E general service volume.

Table 3: Short-Range Significance Determination

NET EXTERNAL PEAK HOUR TWO-WAY TRIP GENERATION			RADIUS
1	through	20	Directly Accessed Link(s)
21	through	50	0.5 miles
51	through	100	1 mile
101	through	500	2 miles
501	through	1,000	3 miles
1,001	through	2,000	4 miles
2,001	and	Up	5 miles

Note: Source table 12.B.2.D-7 3A - Radius of Development Influence of Article 12

As indicated in **Table 4** and **Table 5**, none of the roadway links are significantly impacted by the project traffic; therefore, no further link analysis is necessary.

Table 4: Short-Range (Year 2027) AM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS E GENERAL SVC. VOLUME	PROJECT TRIPS							
					PROJECT % ASSIGNMENT	NB/EB IN/OUT?	AM PEAK HOUR					
							TRIPS		% IMPACT			
ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS E GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	NB/EB	SB/WB	NB/EB	SIG?	SB/WB	SIG?
US 441	Lake Worth Road	Lantana Road	6LD	2,940	25%	o	29	9	0.99%	No	0.31%	No
US 441	Lantana Road	Hypoluxo Road	6LD	2,940	30%	o	35	11	1.19%	No	0.37%	No
US 441	Hypoluxo Road	Project Driveway	6LD	4,980	40%	o	46	14	0.92%	No	0.28%	No
US 441	Project Driveway	Boynton Beach Boulevard	6LD	4,980	60%	i	21	70	0.42%	No	1.41%	No
Lyons Road	Lantana Road	Hypoluxo Road	4LD	1,960	3%	o	3	1	0.15%	No	0.05%	No
Lyons Road	Hypoluxo Road	Boynton Beach Boulevard	4LD	1,960	2%	i	1	2	0.05%	No	0.10%	No
Lantana Road	US 441	Lyons Road	4LD	1,870	5%	o	6	2	0.32%	No	0.11%	No
Hypoluxo Road	US 441	Lyons Road	4LD	1,960	10%	o	12	4	0.61%	No	0.20%	No
Hypoluxo Road	Lyons Road	Hagen Ranch Road	4LD	1,960	5%	o	6	2	0.31%	No	0.10%	No

Table 5: Short-Range (Year 2027) PM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS E GENERAL SVC. VOLUME	PROJECT TRIPS							
					PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PM PEAK HOUR					
							TRIPS		% IMPACT			
ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS E GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	NB/EB	SB/WB	NB/EB	SIG?	SB/WB	SIG?
US 441	Lake Worth Road	Lantana Road	6LD	2,940	25%	o	19	31	0.65%	No	1.05%	No
US 441	Lantana Road	Hypoluxo Road	6LD	2,940	30%	o	22	37	0.75%	No	1.26%	No
US 441	Hypoluxo Road	Project Driveway	6LD	4,980	40%	o	30	50	0.60%	No	1.00%	No
US 441	Project Driveway	Boynton Beach Boulevard	6LD	4,980	60%	i	74	44	1.49%	No	0.88%	No
Lyons Road	Lantana Road	Hypoluxo Road	4LD	1,960	3%	o	2	4	0.10%	No	0.20%	No
Lyons Road	Hypoluxo Road	Boynton Beach Boulevard	4LD	1,960	2%	i	2	1	0.10%	No	0.05%	No
Lantana Road	US 441	Lyons Road	4LD	1,870	5%	o	4	6	0.21%	No	0.32%	No
Hypoluxo Road	US 441	Lyons Road	4LD	1,960	10%	o	7	12	0.36%	No	0.61%	No
Hypoluxo Road	Lyons Road	Hagen Ranch Road	4LD	1,960	5%	o	4	6	0.20%	No	0.31%	No

LONG-RANGE (2045) PLANNING HORIZON

As previously noted, the maximum permitted development under the existing future land use designation the site is 11 SFDUs. The maximum development under the proposed future land use is 211 SFDUs. Therefore, the net increase in daily trip generation potential is 2,000 trips. For the purposes of this analysis, the radius of development influence is one mile. Significance was determined in accordance with Table 3.5-1 from the Palm Beach County Future Land Use Element (FLUE). As per the FLUE, during the long-range horizon, a link is considered significantly impacted where the net trip increase impacting roads is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in **Table 6**.

Table 6: Long-Range Significance Determination

NET EXTERNAL DAILY TRIP GENERATION			RADIUS
1	through	50	No Significant Impact
50	through	1,000	Directly Accessed Link(s)
1,001	through	4,000	1 mile
4,001	through	8,000	2 miles
8,001	through	12,000	3 miles
12,001	through	20,000	4 miles
20,000	and Up		5 miles

Note: Source table 3.5-1 - *Significant Impact of PBC FLUE*

As indicated in **Table 7**, none of the roadway links are significantly impacted by the project traffic; therefore, no further link analysis is necessary.

Table 7: Long-Range (Year 2045) Daily Significance Analysis

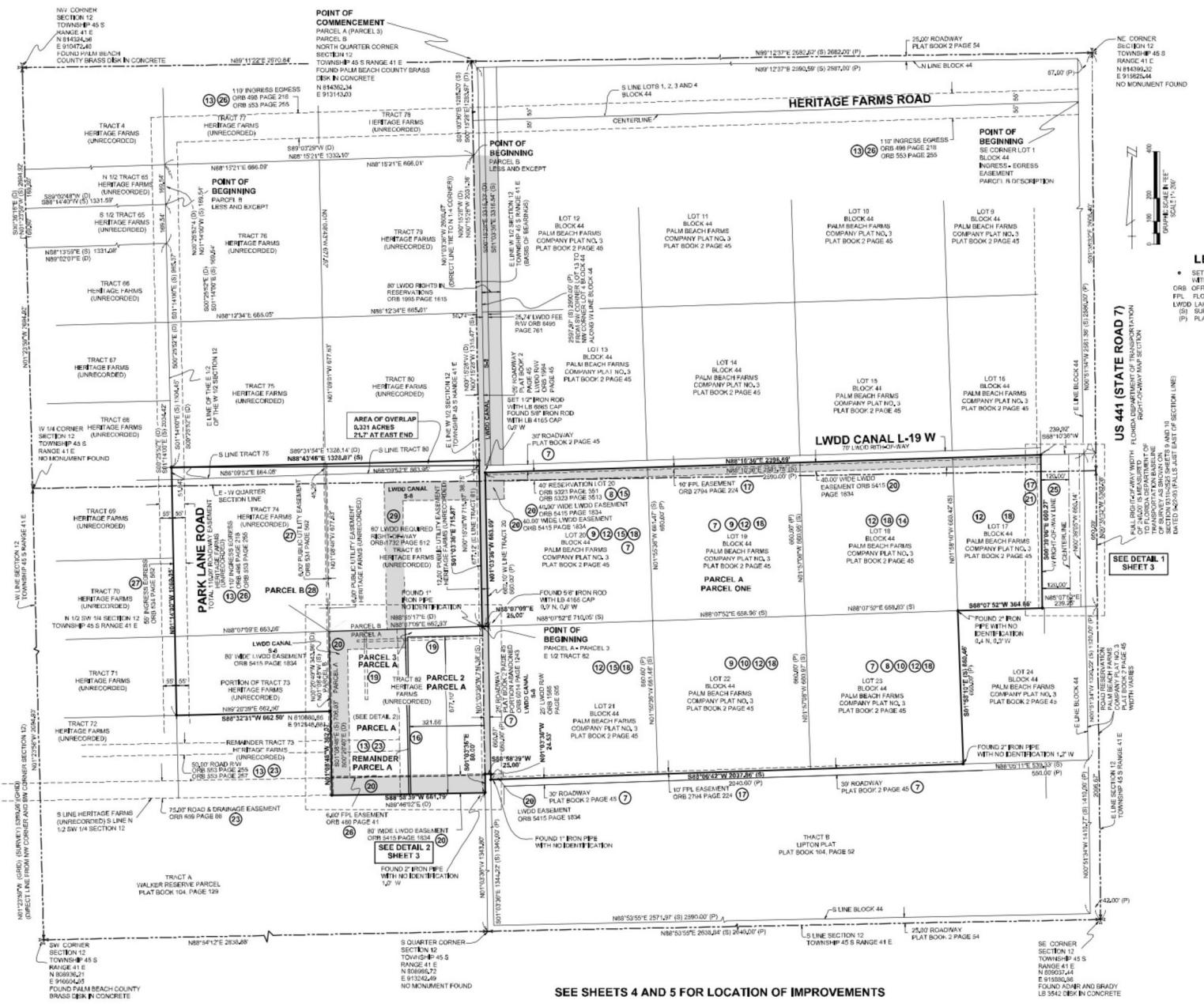
ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	2045 ADJUSTED DAILY VOLUME	v/c	PROJECT TRIPS			
							PROJECT % ASSIGNMENT	DAILY TRIPS	% IMPACT	SIG?
US 441	Lantana Road	Hypoluxo Road	6LD	50,300	54,000	1.07	30%	600	1.19%	No
US 441	Hypoluxo Road	Project Driveway	6LD	50,300	55,600	1.11	40%	800	1.59%	No
US 441	Project Driveway	Boynton Beach Boulevard	6LD	50,300	55,600	1.11	60%	1,200	2.39%	No
Hypoluxo Road	US 441	Lyons Road	4LD	33,200	17,300	0.52	10%	200	0.60%	No

CONCLUSION

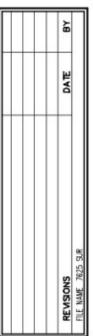
The foregoing comprehensive plan traffic analysis has been conducted to evaluate the proposed future land use designation change from the existing Palm Beach County Rural Residential 10 (RR-10) to the proposed future designation of Low Residential 2 (LR-2). The project is located on the west side of US 441, just south of Hypoluxo Road in unincorporated Palm Beach County, Florida. Based on the analyses conducted for each of the planning horizons (short-range and long-range), no roadway links are expected to be significantly impacted during the short-range (2027) horizon or long-range (2045) horizon.

Therefore, the standards defined in Policy 3.5-d in the Future Land Use Element of Palm Beach County are met with the proposed change in the future land use designation for this parcel.

APPENDIX



SEE SHEETS 4 AND 5 FOR LOCATION OF IMPROVEMENTS



DATE	FEB 2022
DRAWN BY	TMS
F.B./ PG.	ELEC.
SCALE	1"=200'

Traffic Survey Specialists, Inc. Daily Vehicle Volume Report

Study Date: Thursday, 05/05/2022

Unit ID:

Location: S.F. Trotting Center West of SR7/US441

Comments: Lake Worth, Florida

	Eastbound Volume	Westbound Volume	Total Volume
00:00 - 00:14	0	0	0
00:15 - 00:29	0	0	0
00:30 - 00:44	0	1	1
00:45 - 00:59	0	0	0
01:00 - 01:14	0	0	0
01:15 - 01:29	0	0	0
01:30 - 01:44	0	0	0
01:45 - 01:59	0	0	0
02:00 - 02:14	0	0	0
02:15 - 02:29	0	0	0
02:30 - 02:44	0	0	0
02:45 - 02:59	0	0	0
03:00 - 03:14	0	0	0
03:15 - 03:29	0	0	0
03:30 - 03:44	0	0	0
03:45 - 03:59	0	0	0
04:00 - 04:14	0	0	0
04:15 - 04:29	0	0	0
04:30 - 04:44	0	0	0
04:45 - 04:59	0	0	0
05:00 - 05:14	0	0	0
05:15 - 05:29	2	0	2
05:30 - 05:44	0	1	1
05:45 - 05:59	1	1	2
06:00 - 06:14	0	0	0
06:15 - 06:29	1	0	1
06:30 - 06:44	0	0	0
06:45 - 06:59	0	1	1
07:00 - 07:14	0	0	0
07:15 - 07:29	0	2	2
07:30 - 07:44	1	0	1
07:45 - 07:59	0	0	0
08:00 - 08:14	0	0	0
08:15 - 08:29	1	0	1
08:30 - 08:44	0	0	0
08:45 - 08:59	0	1	1
09:00 - 09:14	0	0	0
09:15 - 09:29	0	3	3
09:30 - 09:44	0	2	2
09:45 - 09:59	0	0	0
10:00 - 10:14	2	0	2
10:15 - 10:29	0	0	0
10:30 - 10:44	0	0	0
10:45 - 10:59	0	1	1
11:00 - 11:14	0	0	0
11:15 - 11:29	1	2	3
11:30 - 11:44	2	0	2
11:45 - 11:59	0	0	0
12:00 - 12:14	2	0	2
12:15 - 12:29	0	1	1
12:30 - 12:44	0	1	1
12:45 - 12:59	1	1	2

Traffic Survey Specialists, Inc.
Daily Vehicle Volume Report

Study Date: Thursday, 05/05/2022

Unit ID:

Location: S.F. Trotting Center West of SR7/US441

Comments: Lake Worth, Florida

	Eastbound Volume	Westbound Volume	Total Volume
13:00 - 13:14	0	1	1
13:15 - 13:29	0	1	1
13:30 - 13:44	0	1	1
13:45 - 13:59	0	1	1
14:00 - 14:14	0	1	1
14:15 - 14:29	1	0	1
14:30 - 14:44	0	0	0
14:45 - 14:59	0	1	1
15:00 - 15:14	0	1	1
15:15 - 15:29	0	0	0
15:30 - 15:44	1	2	3
15:45 - 15:59	0	1	1
16:00 - 16:14	0	2	2
16:15 - 16:29	1	2	3
16:30 - 16:44	0	1	1
16:45 - 16:59	0	1	1
17:00 - 17:14	0	0	0
17:15 - 17:29	0	0	0
17:30 - 17:44	0	3	3
17:45 - 17:59	0	2	2
18:00 - 18:14	1	0	1
18:15 - 18:29	0	1	1
18:30 - 18:44	3	1	4
18:45 - 18:59	0	1	1
19:00 - 19:14	3	1	4
19:15 - 19:29	0	1	1
19:30 - 19:44	0	0	0
19:45 - 19:59	1	1	2
20:00 - 20:14	1	0	1
20:15 - 20:29	0	2	2
20:30 - 20:44	1	1	2
20:45 - 20:59	1	0	1
21:00 - 21:14	0	0	0
21:15 - 21:29	0	0	0
21:30 - 21:44	0	0	0
21:45 - 21:59	0	0	0
22:00 - 22:14	0	0	0
22:15 - 22:29	0	0	0
22:30 - 22:44	0	0	0
22:45 - 22:59	0	0	0
23:00 - 23:14	0	0	0
23:15 - 23:29	0	0	0
23:30 - 23:44	0	0	0
23:45 - 23:59	0	0	0
Totals	28	48	76
AM Peak Time	04:47 - 05:46	08:39 - 09:38	09:02 - 10:01
AM Peak Volume	3	6	7
PM Peak Time	18:07 - 19:06	15:30 - 16:29	18:16 - 19:15
PM Peak Volume	6	7	11

Traffic Survey Specialists, Inc.
Daily Vehicle Volume Report

Study Date: Thursday, 05/05/2022

Unit ID:

Location: S.F. Trotting Center West of SR7/US441

Comments: Lake Worth, Florida

Traffic Survey Specialists, Inc.
Daily Vehicle Volume Report

Study Date: Friday, 05/06/2022

Unit ID:

Location: S.F. Trotting Center West of SR7/US441

Comments: Lake Worth, Florida

	Eastbound Volume	Westbound Volume	Total Volume
00:00 - 00:14	0	0	0
00:15 - 00:29	0	0	0
00:30 - 00:44	0	0	0
00:45 - 00:59	0	0	0
01:00 - 01:14	0	0	0
01:15 - 01:29	0	0	0
01:30 - 01:44	1	1	2
01:45 - 01:59	0	0	0
02:00 - 02:14	0	0	0
02:15 - 02:29	0	0	0
02:30 - 02:44	0	0	0
02:45 - 02:59	0	0	0
03:00 - 03:14	0	0	0
03:15 - 03:29	0	0	0
03:30 - 03:44	0	0	0
03:45 - 03:59	0	0	0
04:00 - 04:14	0	0	0
04:15 - 04:29	0	0	0
04:30 - 04:44	0	0	0
04:45 - 04:59	0	0	0
05:00 - 05:14	0	0	0
05:15 - 05:29	0	0	0
05:30 - 05:44	0	0	0
05:45 - 05:59	1	1	2
06:00 - 06:14	0	0	0
06:15 - 06:29	0	0	0
06:30 - 06:44	0	0	0
06:45 - 06:59	0	1	1
07:00 - 07:14	0	0	0
07:15 - 07:29	0	0	0
07:30 - 07:44	0	1	1
07:45 - 07:59	0	2	2
08:00 - 08:14	2	1	3
08:15 - 08:29	0	0	0
08:30 - 08:44	0	0	0
08:45 - 08:59	0	0	0
09:00 - 09:14	0	1	1
09:15 - 09:29	1	2	3
09:30 - 09:44	0	1	1
09:45 - 09:59	0	0	0
10:00 - 10:14	0	1	1
10:15 - 10:29	1	3	4
10:30 - 10:44	0	1	1
10:45 - 10:59	0	1	1
11:00 - 11:14	0	1	1
11:15 - 11:29	1	1	2
11:30 - 11:44	2	3	5
11:45 - 11:59	0	0	0
12:00 - 12:14	0	1	1
12:15 - 12:29	1	2	3
12:30 - 12:44	2	0	2
12:45 - 12:59	1	0	1

Traffic Survey Specialists, Inc. Daily Vehicle Volume Report

Study Date: Friday, 05/06/2022

Unit ID:

Location: S.F. Trotting Center West of SR7/US441

Comments: Lake Worth, Florida

	Eastbound Volume	Westbound Volume	Total Volume
13:00 - 13:14	0	0	0
13:15 - 13:29	2	2	4
13:30 - 13:44	0	1	1
13:45 - 13:59	0	1	1
14:00 - 14:14	0	1	1
14:15 - 14:29	1	2	3
14:30 - 14:44	1	2	3
14:45 - 14:59	0	1	1
15:00 - 15:14	0	0	0
15:15 - 15:29	1	2	3
15:30 - 15:44	0	0	0
15:45 - 15:59	0	0	0
16:00 - 16:14	0	0	0
16:15 - 16:29	0	1	1
16:30 - 16:44	1	3	4
16:45 - 16:59	2	2	4
17:00 - 17:14	0	0	0
17:15 - 17:29	0	1	1
17:30 - 17:44	0	1	1
17:45 - 17:59	0	2	2
18:00 - 18:14	0	0	0
18:15 - 18:29	2	2	4
18:30 - 18:44	2	3	5
18:45 - 18:59	2	2	4
19:00 - 19:14	2	0	2
19:15 - 19:29	1	0	1
19:30 - 19:44	0	0	0
19:45 - 19:59	0	0	0
20:00 - 20:14	0	1	1
20:15 - 20:29	0	2	2
20:30 - 20:44	1	0	1
20:45 - 20:59	1	0	1
21:00 - 21:14	0	0	0
21:15 - 21:29	1	0	1
21:30 - 21:44	1	0	1
21:45 - 21:59	0	0	0
22:00 - 22:14	2	1	3
22:15 - 22:29	0	0	0
22:30 - 22:44	0	0	0
22:45 - 22:59	0	0	0
23:00 - 23:14	0	0	0
23:15 - 23:29	1	0	1
23:30 - 23:44	0	0	0
23:45 - 23:59	0	0	0
Totals	37	58	95
AM Peak Time	10:38 - 11:37	10:18 - 11:17	10:44 - 11:43
AM Peak Volume	3	7	9
PM Peak Time	18:17 - 19:16	17:52 - 18:51	18:17 - 19:16
PM Peak Volume	9	9	16

Traffic Survey Specialists, Inc.
Daily Vehicle Volume Report

Study Date: Friday, 05/06/2022

Unit ID:

Location: S.F. Trotting Center West of SR7/US441

Comments: Lake Worth, Florida

Traffic Survey Specialists, Inc.
Daily Vehicle Volume Report

Study Date: Saturday, 05/07/2022

Unit ID:

Location: S.F. Trotting Center West of SR7/US441

Comments: Lake Worth, Florida

	Eastbound Volume	Westbound Volume	Total Volume
00:00 - 00:14	0	0	0
00:15 - 00:29	0	0	0
00:30 - 00:44	0	0	0
00:45 - 00:59	0	0	0
01:00 - 01:14	0	0	0
01:15 - 01:29	0	0	0
01:30 - 01:44	0	0	0
01:45 - 01:59	0	0	0
02:00 - 02:14	0	0	0
02:15 - 02:29	0	0	0
02:30 - 02:44	0	0	0
02:45 - 02:59	0	0	0
03:00 - 03:14	0	0	0
03:15 - 03:29	0	0	0
03:30 - 03:44	0	0	0
03:45 - 03:59	0	0	0
04:00 - 04:14	0	0	0
04:15 - 04:29	0	0	0
04:30 - 04:44	0	0	0
04:45 - 04:59	0	0	0
05:00 - 05:14	0	0	0
05:15 - 05:29	0	0	0
05:30 - 05:44	0	0	0
05:45 - 05:59	1	0	1
06:00 - 06:14	0	0	0
06:15 - 06:29	0	0	0
06:30 - 06:44	0	0	0
06:45 - 06:59	0	1	1
07:00 - 07:14	0	0	0
07:15 - 07:29	1	0	1
07:30 - 07:44	0	1	1
07:45 - 07:59	0	1	1
08:00 - 08:14	0	1	1
08:15 - 08:29	0	1	1
08:30 - 08:44	1	0	1
08:45 - 08:59	0	0	0
09:00 - 09:14	0	2	2
09:15 - 09:29	1	0	1
09:30 - 09:44	1	1	2
09:45 - 09:59	1	1	2
10:00 - 10:14	0	0	0
10:15 - 10:29	0	0	0
10:30 - 10:44	0	2	2
10:45 - 10:59	0	0	0
11:00 - 11:14	1	2	3
11:15 - 11:29	0	1	1
11:30 - 11:44	0	0	0
11:45 - 11:59	1	1	2
12:00 - 12:14	0	0	0
12:15 - 12:29	0	0	0
12:30 - 12:44	0	2	2
12:45 - 12:59	3	0	3

Traffic Survey Specialists, Inc. Daily Vehicle Volume Report

Study Date: Saturday, 05/07/2022

Unit ID:

Location: S.F. Trotting Center West of SR7/US441

Comments: Lake Worth, Florida

	Eastbound Volume	Westbound Volume	Total Volume
13:00 - 13:14	0	2	2
13:15 - 13:29	0	1	1
13:30 - 13:44	2	2	4
13:45 - 13:59	0	0	0
14:00 - 14:14	0	1	1
14:15 - 14:29	0	1	1
14:30 - 14:44	0	0	0
14:45 - 14:59	0	1	1
15:00 - 15:14	0	0	0
15:15 - 15:29	0	0	0
15:30 - 15:44	0	0	0
15:45 - 15:59	0	0	0
16:00 - 16:14	0	1	1
16:15 - 16:29	1	5	6
16:30 - 16:44	2	2	4
16:45 - 16:59	2	0	2
17:00 - 17:14	0	0	0
17:15 - 17:29	0	1	1
17:30 - 17:44	1	3	4
17:45 - 17:59	0	0	0
18:00 - 18:14	0	1	1
18:15 - 18:29	1	1	2
18:30 - 18:44	2	0	2
18:45 - 18:59	1	1	2
19:00 - 19:14	0	1	1
19:15 - 19:29	0	0	0
19:30 - 19:44	0	1	1
19:45 - 19:59	0	0	0
20:00 - 20:14	0	0	0
20:15 - 20:29	0	1	1
20:30 - 20:44	0	0	0
20:45 - 20:59	0	0	0
21:00 - 21:14	0	0	0
21:15 - 21:29	0	1	1
21:30 - 21:44	0	0	0
21:45 - 21:59	2	2	4
22:00 - 22:14	0	0	0
22:15 - 22:29	0	0	0
22:30 - 22:44	1	0	1
22:45 - 22:59	0	1	1
23:00 - 23:14	0	2	2
23:15 - 23:29	1	0	1
23:30 - 23:44	0	0	0
23:45 - 23:59	0	0	0
Totals	27	49	76
AM Peak Time	08:53 - 09:52	10:23 - 11:22	08:53 - 09:52
AM Peak Volume	3	5	7
PM Peak Time	12:31 - 13:30	15:38 - 16:37	15:49 - 16:48
PM Peak Volume	5	8	13

Traffic Survey Specialists, Inc.
Daily Vehicle Volume Report

Study Date: Saturday, 05/07/2022

Unit ID:

Location: S.F. Trotting Center West of SR7/US441

Comments: Lake Worth, Florida

Unit Type:	PicoCount 4500 V2.40									
Serial Number:	15052256									
ID:										
Location:	S.F. Trotting Center West of SR7/US441									
Comments:	Lake Worth, Florida									
Dwell:	100 ms									
Measurements:	English									
Start Date:	5/5/2022									
Start Time:	0:00									
Export Version:	Volume V1.03									
Interval:	15 Min									
Title:	Vehicle Volume									
Date/Time	Eastbound	Westbound	Total	Eastbound	Westbound	Total	Eastbound	Westbound	Total	Avg
05/05/2022 00:00 - 00:14	0	0	0	05/06/2022 00:00 - 00:14	0	0	05/07/2022 00:00 - 00:14	0	0	0
05/05/2022 00:15 - 00:29	0	0	0	05/06/2022 00:15 - 00:29	0	0	05/07/2022 00:15 - 00:29	0	0	0
05/05/2022 00:30 - 00:44	0	1	1	05/06/2022 00:30 - 00:44	0	0	05/07/2022 00:30 - 00:44	0	0	0
05/05/2022 00:45 - 00:59	0	0	0	05/06/2022 00:45 - 00:59	0	0	05/07/2022 00:45 - 00:59	0	0	0
05/05/2022 01:00 - 01:14	0	0	0	05/06/2022 01:00 - 01:14	0	0	05/07/2022 01:00 - 01:14	0	0	0
05/05/2022 01:15 - 01:29	0	0	0	05/06/2022 01:15 - 01:29	0	0	05/07/2022 01:15 - 01:29	0	0	0
05/05/2022 01:30 - 01:44	0	0	0	05/06/2022 01:30 - 01:44	1	1	05/07/2022 01:30 - 01:44	0	0	0
05/05/2022 01:45 - 01:59	0	0	0	05/06/2022 01:45 - 01:59	0	0	05/07/2022 01:45 - 01:59	0	0	0
05/05/2022 02:00 - 02:14	0	0	0	05/06/2022 02:00 - 02:14	0	0	05/07/2022 02:00 - 02:14	0	0	0
05/05/2022 02:15 - 02:29	0	0	0	05/06/2022 02:15 - 02:29	0	0	05/07/2022 02:15 - 02:29	0	0	0
05/05/2022 02:30 - 02:44	0	0	0	05/06/2022 02:30 - 02:44	0	0	05/07/2022 02:30 - 02:44	0	0	0
05/05/2022 02:45 - 02:59	0	0	0	05/06/2022 02:45 - 02:59	0	0	05/07/2022 02:45 - 02:59	0	0	0
05/05/2022 03:00 - 03:14	0	0	0	05/06/2022 03:00 - 03:14	0	0	05/07/2022 03:00 - 03:14	0	0	0
05/05/2022 03:15 - 03:29	0	0	0	05/06/2022 03:15 - 03:29	0	0	05/07/2022 03:15 - 03:29	0	0	0
05/05/2022 03:30 - 03:44	0	0	0	05/06/2022 03:30 - 03:44	0	0	05/07/2022 03:30 - 03:44	0	0	0
05/05/2022 03:45 - 03:59	0	0	0	05/06/2022 03:45 - 03:59	0	0	05/07/2022 03:45 - 03:59	0	0	0
05/05/2022 04:00 - 04:14	0	0	0	05/06/2022 04:00 - 04:14	0	0	05/07/2022 04:00 - 04:14	0	0	0
05/05/2022 04:15 - 04:29	0	0	0	05/06/2022 04:15 - 04:29	0	0	05/07/2022 04:15 - 04:29	0	0	0
05/05/2022 04:30 - 04:44	0	0	0	05/06/2022 04:30 - 04:44	0	0	05/07/2022 04:30 - 04:44	0	0	0
05/05/2022 04:45 - 04:59	0	0	0	05/06/2022 04:45 - 04:59	0	0	05/07/2022 04:45 - 04:59	0	0	0
05/05/2022 05:00 - 05:14	0	0	0	05/06/2022 05:00 - 05:14	0	0	05/07/2022 05:00 - 05:14	0	0	0
05/05/2022 05:15 - 05:29	2	0	2	05/06/2022 05:15 - 05:29	0	0	05/07/2022 05:15 - 05:29	0	0	0
05/05/2022 05:30 - 05:44	0	1	1	05/06/2022 05:30 - 05:44	0	0	05/07/2022 05:30 - 05:44	0	0	0
05/05/2022 05:45 - 05:59	1	1	2	05/06/2022 05:45 - 05:59	1	1	05/07/2022 05:45 - 05:59	1	0	1
05/05/2022 06:00 - 06:14	0	0	0	05/06/2022 06:00 - 06:14	0	0	05/07/2022 06:00 - 06:14	0	0	0
05/05/2022 06:15 - 06:29	1	0	1	05/06/2022 06:15 - 06:29	0	0	05/07/2022 06:15 - 06:29	0	0	0
05/05/2022 06:30 - 06:44	0	0	0	05/06/2022 06:30 - 06:44	0	0	05/07/2022 06:30 - 06:44	0	0	0
05/05/2022 06:45 - 06:59	0	1	1	05/06/2022 06:45 - 06:59	0	1	05/07/2022 06:45 - 06:59	0	1	1
05/05/2022 07:00 - 07:14	0	0	0	05/06/2022 07:00 - 07:14	0	0	05/07/2022 07:00 - 07:14	0	0	0
05/05/2022 07:15 - 07:29	0	2	2	05/06/2022 07:15 - 07:29	0	0	05/07/2022 07:15 - 07:29	1	0	1
05/05/2022 07:30 - 07:44	1	0	1	05/06/2022 07:30 - 07:44	0	1	05/07/2022 07:30 - 07:44	0	1	1
05/05/2022 07:45 - 07:59	0	0	0	05/06/2022 07:45 - 07:59	0	2	05/07/2022 07:45 - 07:59	0	1	1
05/05/2022 08:00 - 08:14	0	0	0	05/06/2022 08:00 - 08:14	2	1	3	05/07/2022 08:00 - 08:14	0	1
05/05/2022 08:15 - 08:29	1	0	1	05/06/2022 08:15 - 08:29	0	0	05/07/2022 08:15 - 08:29	0	1	1
05/05/2022 08:30 - 08:44	0	0	0	05/06/2022 08:30 - 08:44	0	0	05/07/2022 08:30 - 08:44	1	0	1
05/05/2022 08:45 - 08:59	0	1	1	05/06/2022 08:45 - 08:59	0	0	05/07/2022 08:45 - 08:59	0	0	0
05/05/2022 09:00 - 09:14	0	0	0	05/06/2022 09:00 - 09:14	0	1	1	05/07/2022 09:00 - 09:14	0	2
05/05/2022 09:15 - 09:29	0	3	3	05/06/2022 09:15 - 09:29	1	2	3	05/07/2022 09:15 - 09:29	1	0
05/05/2022 09:30 - 09:44	0	2	2	05/06/2022 09:30 - 09:44	0	1	1	05/07/2022 09:30 - 09:44	1	1
05/05/2022 09:45 - 09:59	0	0	0	05/06/2022 09:45 - 09:59	0	0	05/07/2022 09:45 - 09:59	1	1	2
05/05/2022 10:00 - 10:14	2	0	2	05/06/2022 10:00 - 10:14	0	1	1	05/07/2022 10:00 - 10:14	0	0
05/05/2022 10:15 - 10:29	0	0	0	05/06/2022 10:15 - 10:29	1	3	4	05/07/2022 10:15 - 10:29	0	0
05/05/2022 10:30 - 10:44	0	0	0	05/06/2022 10:30 - 10:44	0	1	1	05/07/2022 10:30 - 10:44	0	2
05/05/2022 10:45 - 10:59	0	1	1	05/06/2022 10:45 - 10:59	0	1	1	05/07/2022 10:45 - 10:59	0	0
05/05/2022 11:00 - 11:14	0	0	0	05/06/2022 11:00 - 11:14	0	1	1	05/07/2022 11:00 - 11:14	1	2
05/05/2022 11:15 - 11:29	1	2	3	05/06/2022 11:15 - 11:29	1	1	2	05/07/2022 11:15 - 11:29	0	1
05/05/2022 11:30 - 11:44	2	0	2	05/06/2022 11:30 - 11:44	2	3	5	05/07/2022 11:30 - 11:44	0	0
05/05/2022 11:45 - 11:59	0	0	0	05/06/2022 11:45 - 11:59	0	0	0	05/07/2022 11:45 - 11:59	1	2
05/05/2022 12:00 - 12:14	2	0	2	05/06/2022 12:00 - 12:14	0	1	1	05/07/2022 12:00 - 12:14	0	0
05/05/2022 12:15 - 12:29	0	1	1	05/06/2022 12:15 - 12:29	1	2	3	05/07/2022 12:15 - 12:29	0	0
05/05/2022 12:30 - 12:44	0	1	1	05/06/2022 12:30 - 12:44	2	0	2	05/07/2022 12:30 - 12:44	0	2
05/05/2022 12:45 - 12:59	1	1	2	05/06/2022 12:45 - 12:59	1	0	1	05/07/2022 12:45 - 12:59	3	0
05/05/2022 13:00 - 13:14	0	1	1	05/06/2022 13:00 - 13:14	0	0	0	05/07/2022 13:00 - 13:14	0	2
05/05/2022 13:15 - 13:29	0	1	1	05/06/2022 13:15 - 13:29	2	2	4	05/07/2022 13:15 - 13:29	0	1
05/05/2022 13:30 - 13:44	0	1	1	05/06/2022 13:30 - 13:44	0	1	1	05/07/2022 13:30 - 13:44	2	2
05/05/2022 13:45 - 13:59	0	1	1	05/06/2022 13:45 - 13:59	0	1	1	05/07/2022 13:45 - 13:59	0	0
05/05/2022 14:00 - 14:14	0	1	1	05/06/2022 14:00 - 14:14	0	1	1	05/07/2022 14:00 - 14:14	0	1
05/05/2022 14:15 - 14:29	1	0	1	05/06/2022 14:15 - 14:29	1	2	3	05/07/2022 14:15 - 14:29	0	1
05/05/2022 14:30 - 14:44	0	0	0	05/06/2022 14:30 - 14:44	1	2	3	05/07/2022 14:30 - 14:44	0	0
05/05/2022 14:45 - 14:59	0	1	1	05/06/2022 14:45 - 14:59	0	1	1	05/07/2022 14:45 - 14:59	0	1
05/05/2022 15:00 - 15:14	0	1	1	05/06/2022 15:00 - 15:14	0	0	0	05/07/2022 15:00 - 15:14	0	0
05/05/2022 15:15 - 15:29	0	0	0	05/06/2022 15:15 - 15:29	1	2	3	05/07/2022 15:15 - 15:29	0	0
05/05/2022 15:30 - 15:44	1	2	3	05/06/2022 15:30 - 15:44	0	0	0	05/07/2022 15:30 - 15:44	0	0
05/05/2022 15:45 - 15:59	0	1	1	05/06/2022 15:45 - 15:59	0	0	0	05/07/2022 15:45 - 15:59	0	0
05/05/2022 16:00 - 16:14	0	2	2	05/06/2022 16:00 - 16:14	0	0	0	05/07/2022 16:00 - 16:14	1	1
05/05/2022 16:15 - 16:29	1	2	3	05/06/2022 16:15 - 16:29	0	1	1	05/07/2022 16:15 - 16:29	5	6
05/05/2022 16:30 - 16:44	0	1	1	05/06/2022 16:30 - 16:44	1	3	4	05/07/2022 16:30 - 16:44	2	2
05/05/2022 16:45 - 16:59	0	1	2	05/06/2022 16:45 - 16:59	2	2	4	05/07/2022 16:45 - 16:59	2	0
05/05/2022 17:00 - 17:14	0	0	0	05/06/2022 17:00 - 17:14	0	0	0	05/07/2022 17:00 - 17:14	0	0
05/05/2022 17:15 - 17:29	0	0	0	05/06/2022 17:15 - 17:29	0	1	1	1	1	1
05/05/2022 17:30 - 17:44	0	3	3	05/06/2022 17:30 - 17:44	0	1	1	05/07/2022 17:30 - 17:44	1	3
05/05/2022 17:45 - 17:59	0	2	2	05/06/2022 17:45 - 17:59	0	2	2	05/07/2022 17:45 - 17:59	0	0
05/05/2022 18:00 - 18:14	1	0	1	05/06/2022 18:00 - 18:14	0	0	0	05/07/2022 18:00 - 18:14	0	1
05/05/2022 18:15 - 18:29	0	1	1	05/06/2022 18:15 - 18:29	2	2	4	05/07/2022 18:15 - 18:29	1	2
05/05/2022 18:30 - 18:44	3	1	4	05/06/2022 18:30 - 18:44	2	3	5	05/07/2022 18:30 - 18:44	2	0
05/05/2022 18:45 - 18:59	0	1	1	05/06/2022 18:45 - 18:59	2	2	4	05/07/2022 18:45 - 18:59	1	2
05/05/2022 19:00 - 19:14	3	1	4	05/06/2022 19:00 - 19:14	2	0	2	05/07/2022 19:00 - 19:14	0	1
05/05/2022 19:15 - 19:29	0	1	1	05/06/2022 19:15 - 19:29	1	0	1	05/07/2022 19:15 - 19:29	0	0
05/05/2022 19:30 - 19:44	0	0	0	05/06/2022 19:30 - 19:44	0	0	0	05/07/2022 19:30 - 19:44	0	1
05/05/2022 19:45 - 19:59	1	1	2	05/06/2022 19:45 - 19:59	0	0	0	05/07/202		

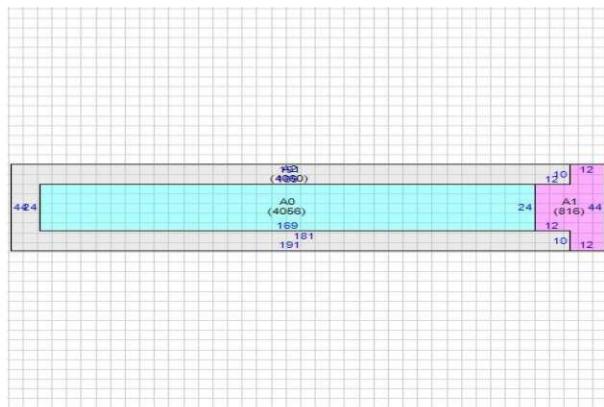
Property Detail

Parcel Control Number:	00-42-43-27-05-044-0170	Location Address:	7563 S STATE ROAD 7
Owners:	SOUTH FLORIDA TROTTING CENTER INC		
Mailing Address:	245 MT JOY RD,MIDDLETOWN NY 10941 4101		
Last Sale:	MAY-1981	Book/Page#:	03684 / 0056
Property Use Code:	6800 - AG Classification EQUESTRIAN	Zoning:	AR - Agricultural Residential (00-UNINCORPORATED)
Legal Description:	PALM BEACH FARMS CO PL 3 TR 17 (LESS THE EAST 193.28 SR 7 R/W) & TRS 18 TO 23 INC BLK 44	Total SF:	87379
		Acres	65.57

2021 Values (Current)

Improvement Value	\$654,320	Ad Valorem	\$24,037
Land Value	\$5,429,196	Non Ad Valorem	\$5,601
Total Market Value	\$6,083,516	Total Tax	\$29,638
Assessed Value	\$1,383,916		
Exemption Amount	\$0	No Details Found	
Taxable Value	\$1,383,916	Applicants	No Details Found

All values are as of January 1st each year.

Building Footprint (Building 1)**2021 Taxes**

Improvement Value	\$654,320	Ad Valorem	\$24,037
Land Value	\$5,429,196	Non Ad Valorem	\$5,601
Total Market Value	\$6,083,516	Total Tax	\$29,638
Assessed Value	\$1,383,916		
Exemption Amount	\$0	No Details Found	
Taxable Value	\$1,383,916	Applicants	No Details Found

2022 Qualified Exemptions

Improvement Value	\$654,320	Ad Valorem	\$24,037
Land Value	\$5,429,196	Non Ad Valorem	\$5,601
Total Market Value	\$6,083,516	Total Tax	\$29,638
Assessed Value	\$1,383,916		
Exemption Amount	\$0	No Details Found	
Taxable Value	\$1,383,916	Applicants	No Details Found

Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
OFF Office	816
FCA Finished Covered Area	4060
BAS Base Area	4056
Total Square Footage : 8932	
Total Area Under Air : 816	

Extra Features

Description	Year Built	Unit
Pool - In-Ground	1997	1
Shed	1981	320
Shed	1981	256
Patio	1997	900
Shed	1977	400
Fence- Chain Link 6ft #11 Gaug	1997	220
Horse Walker	1981	2713

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

Structural Details (Building 1)

Description	
1. Exterior Wall 1	CONCRETE BLOCK
2. Year Built	1977
3. Air Condition Desc.	NA
4. Heat Type	NONE
5. Heat Fuel	NONE
6. Bed Rooms	
7. Full Baths	
8. Half Baths	
9. Exterior Wall 2	NONE
10. Roof Structure	WOOD JOISTS, WOOD/COMPOSI
11. Roof Cover	COMPOSITION SHINGLE
12. Interior Wall 1	STABLE
13. Interior Wall 2	N/A
14. Floor Type 1	DIRT/COMPACTED EARTH
15. Floor Type 2	N/A
16. Stories	1

MAP

Property Detail

Parcel Control Number:	00-41-45-12-00-000-7390	Location Address:	PARK LANE RD
Owners:	CHERRY HOLDINGS INC		
Mailing Address:	500 NE SPANISH RIVER BLVD STE 204, BOCA RATON FL 33431 4568		
Last Sale:	JUL-1999	Book/Page#:	11226 / 1296
Property Use Code:	6800 - AG Classification EQUESTRIAN	Zoning:	AR - Agricultural Residential (00-UNINCORPORATED)
Legal Description:	12-45-41, ELY 664.12 FT OF N 3/4 OF W 1/2 (LESS NLY 2604.44 FT)	Total SF:	0
		Acres	10

2021 Values (Current)

Improvement Value	\$0	Ad Valorem	\$1,216
Land Value	\$765,000	Non Ad Valorem	\$495
Total Market Value	\$765,000	Total Tax	\$1,711
Assessed Value	\$70,000		
Exemption Amount	\$0	No Details Found	
Taxable Value	\$70,000	Applicants	No Details Found

All values are as of January 1st each year.

Building Footprint (Building 0)

No Image Found

2021 Taxes

\$0	Ad Valorem	\$1,216
\$765,000	Non Ad Valorem	\$495
\$765,000	Total Tax	\$1,711
\$70,000		
\$0	No Details Found	

2022 Qualified Exemptions**Applicants**

No Details Found

Subarea and Square Footage (Building 0)

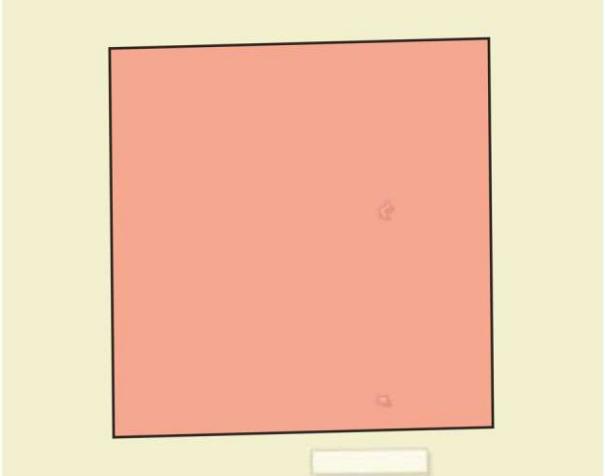
Description	Area	Sq. Footage
No Data Found.		

Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 0)

Description

MAP

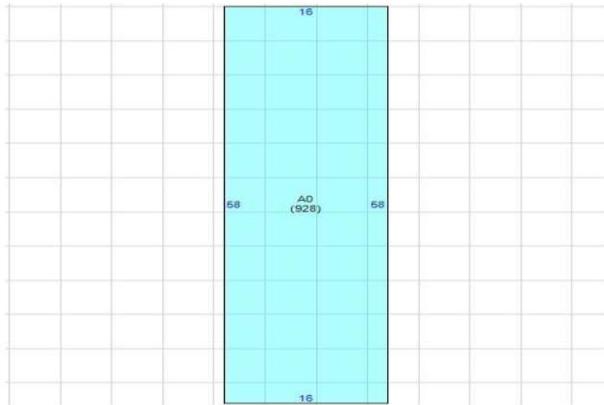
Property Detail

Parcel Control Number:	00-41-45-12-00-000-7210	Location Address:	7563 S STATE ROAD 7		
Owners:	SOUTH FLORIDA TROTTING CENTER INC				
Mailing Address:	245 MT JOY RD,MIDDLETOWN NY 10941 4101				
Last Sale:	MAY-1981	Book/Page#:	03684 / 0056	Price:	\$100
Property Use Code:	6800 - AG Classification EQUESTRIAN	Zoning:	AR - Agricultural Residential (00-UNINCORPORATED)		
Legal Description:	12-45-41, E 1/2 OF SE 1/4 OF NE 1/4 OF SW 1/4	Total SF:	45628	Acres	5.37

2021 Values (Current)

Improvement Value	\$215,879	Ad Valorem	\$6,235
Land Value	\$451,080	Non Ad Valorem	\$726
Total Market Value	\$666,959	Total Tax	\$6,961
Assessed Value	\$358,959		
Exemption Amount	\$0	No Details Found	
Taxable Value	\$358,959	Applicants	No Details Found

All values are as of January 1st each year.

Building Footprint (Building 1)**2021 Taxes**

\$215,879	Ad Valorem	\$6,235
\$451,080	Non Ad Valorem	\$726
\$666,959	Total Tax	\$6,961
\$358,959		
\$0	No Details Found	
\$358,959	Applicants	No Details Found

2022 Qualified Exemptions

No Details Found

Subarea and Square Footage (Building 1)

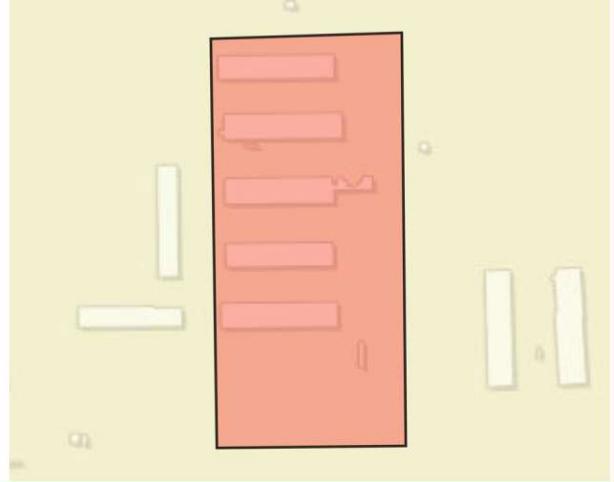
Description	Area Sq. Footage
OFFICES	928
Total Square Footage : 928	

Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 1)

Description	
1. Year Built	1959
2. OFFICE BLDG L/R 1-4S	928

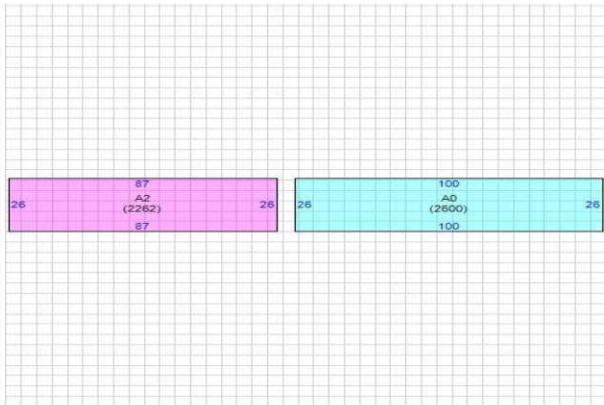
MAP

Property Detail

Parcel Control Number:	00-41-45-12-00-000-7230	Location Address:	7563 S STATE ROAD 7		
Owners:	SOUTH FLORIDA TROTTING CENTER INC				
Mailing Address:	245 MT JOY RD,MIDDLETOWN NY 10941 4101				
Last Sale:	MAY-1981	Book/Page#:	03684 / 0056	Price:	\$100
Property Use Code:	6800 - AG Classification EQUESTRIAN	Zoning:	AR - Agricultural Residential (00-UNINCORPORATED)		
Legal Description:	12-45-41, WLY 331.50 FT OF ELY663 FT OF SLY 706.40 FT OF N 3/4 OF W 1/2	Total SF:	0	Acres	5.39

2021 Values (Current)

Improvement Value	\$472,660	Ad Valorem	\$13,399
Land Value	\$452,760	Non Ad Valorem	\$2,112
Total Market Value	\$925,420	Total Tax	\$15,511
Assessed Value	\$771,420		
Exemption Amount	\$0	No Details Found	
Taxable Value	\$771,420	Applicants	No Details Found

All values are as of January 1st each year.**Building Footprint (Building 1)****Subarea and Square Footage (Building 1)**

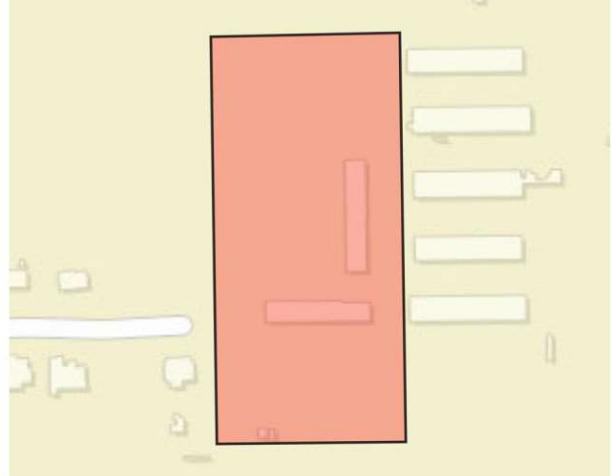
Description	Area Sq. Footage
DORMITORY	2262
DORMITORY	2600
Total Square Footage : 4862	

Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 1)

Description	
1. Year Built	1981
2. DORMITORY	4862

MAP

Property Detail

Parcel Control Number:	00-41-45-12-00-000-7380	Location Address:	PARK LANE RD
Owners:	CHERRY HOLDINGS INC		
Mailing Address:	500 NE SPANISH RIVER BLVD STE 204, BOCA RATON FL 33431 4568		
Last Sale:	JUL-1999	Book/Page#:	11226 / 1296
Property Use Code:	6800 - AG Classification EQUESTRIAN	Zoning:	AR - Agricultural Residential (00-UNINCORPORATED)
Legal Description:	12-45-41, WLY 664.02 FT OF ELY 1328.14 FT OF N 3/4 OF W 1/2 (LESS NLY 2604.44 FT)	Total SF:	0
		Acres	10

2021 Values (Current)

Improvement Value	\$0	Ad Valorem	\$1,216
Land Value	\$765,000	Non Ad Valorem	\$575
Total Market Value	\$765,000	Total Tax	\$1,791
Assessed Value	\$70,000		
Exemption Amount	\$0	No Details Found	
Taxable Value	\$70,000	Applicants	
All values are as of January 1st each year.			

Building Footprint (Building 0)

Subarea and Square Footage (Building 0)		
Description	Area	Sq. Footage
No Data Found.		
Extra Features		
Description	Year Built	Unit
No Extra Feature Available		

No Image Found

Structural Details (Building 0)

Description	MAP

Property Detail

Parcel Control Number:	00-41-45-12-00-000-3091	Location Address:	
Owners:	CHERRY HOLDINGS INC		
Mailing Address:	1001 NW 51ST ST STE 406, BOCA RATON FL 33431 4445		
Last Sale:	JUL-1999	Book/Page#:	11226 / 1296
Property Use Code:	0000 - VACANT	Zoning:	AR - Agricultural Residential (00-UNINCORPORATED)
Legal Description:	12-45-41, W 663 FT OF E 1326 FT OF S 353.2 FT OF N 3668.53 FT OF W 1/2	Total SF:	0
		Acres	5.30

2021 Values (Current)

Improvement Value	\$3,788	Ad Valorem	\$6,076
Land Value	\$405,450	Non Ad Valorem	\$297
Total Market Value	\$409,238	Total Tax	\$6,373
Assessed Value	\$310,885		
Exemption Amount	\$0	No Details Found	
Taxable Value	\$310,885	Applicants	No Details Found

All values are as of January 1st each year.

Building Footprint (Building 0)

No Image Found

2021 Taxes

Improvement Value	\$3,788	Ad Valorem	\$6,076
Land Value	\$405,450	Non Ad Valorem	\$297
Total Market Value	\$409,238	Total Tax	\$6,373
Assessed Value	\$310,885		
Exemption Amount	\$0	No Details Found	
Taxable Value	\$310,885	Applicants	No Details Found

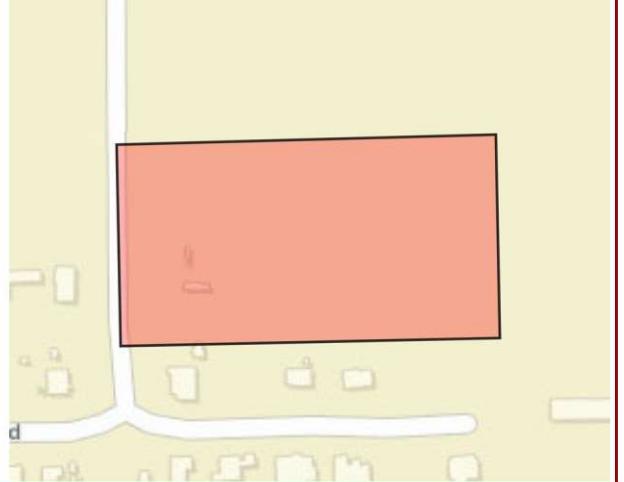
Subarea and Square Footage (Building 0)

Description	Area	Sq. Footage
Extra Features		

Description	Year Built	Unit
Carport	1990	625
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.		

Structural Details (Building 0)

Description

MAP

Palm Beach County Trip Generation Rates

(Effective with traffic studies submitted to the County on or after 4/15/2019)

Gr	Landuse	ITE		Daily Rate/Equation	Pass-By %	In/Out	AM Peak Hour		PM Peak Hour	
		Code	Unit				Rate/Equation	In/Out	Rate/Equation	In/Out
Industrial	Light Industrial	110	1000 S.F.	4.96	10%	88/12	0.7	13/87	0.63	
	Warehouse	150	1000 S.F.	1.74	10%	77/23	0.17	27/73	0.19	
	Flex Space - IND FLU	PBC	1000 S.F.	7.86	10%	64/36	1.53	40/60	1.21	
	Flex Space - COM FLU	PBC	1000 S.F.	29.67	45%	72/28	2.12	40/60	2.67	
	Mini-Warehouse/SS	151	1000 S.F.	1.51	10%	60/40	0.1	47/53	0.17	
Residential	Single Family Detached	210	Dwelling Unit	10	0%	25/75	0.74	63/37	$\ln(T) = 0.96 \ln(X) + 0.20$	
	Multifamily Low-Rise Housing upto 2 story (Apartment/Condo/TH)	220	Dwelling Unit	7.32	0%	23/77	0.46	63/37	0.56	
	Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	Dwelling Unit	5.44	0%	26/74	0.36	61/39	0.44	
	55+ SF Detached	251	Dwelling Unit	4.27	0%	33/67	0.24	61/39	0.30	
	55+ SF Attached	252	Dwelling Unit	3.7	0%	35/65	0.2	55/45	0.26	
	Congregate Care Facility	253	Dwelling Unit	2.02	0%	60/40	0.07	53/47	0.18	
	Assisted Living Facility	254	Beds	2.6	0%	63/37	0.19	38/62	0.26	
Ldg	Hotel	310	Rooms	8.36	10%	59/41	0.47	51/49	0.6	
Rec	Movie Theater	444	Seats	1.76	5%	N/A	0	55/45	0.09	
	Health Club	492	1000 S.F.	32.93	5%	50/50	1.41	57/43	3.53	
Institutional	Elementary School	520	Students	1.89	0%	54/46	0.67	48/52	0.17	
	Middle/Junior School	522	Students	2.13	0%	54/46	0.58	49/51	0.17	
	High School	530	Students	2.03	0%	67/33	0.52	48/52	0.14	
	Private School (K-8)	534	Students	Use Private K-12 rate	0%	55/45	0.91	46/54	0.26	
	Private School (K-12)*	536	Students	2.48	0%	61/39	0.80	43/57	0.17	
	Church/Synagogue ^a	560	1000 S.F.	6.95	5%	60/40	0.33	45/55	0.49	
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79	
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16	
Med	Hospital	610	1000 S.F.	10.72	10%	68/32	0.89	32/68	0.97	
	Nursing Home	620	Beds	3.06	10%	72/28	0.17	33/67	0.22	
Office	General Office (>5,000 SF GFA)	710	1000 S.F.	$\ln(T) = 0.97 \ln(X) + 2.50$	10%	86/14	$T = 0.94(X) + 26.49$	16/84	1.15	
	Small Office Building (<=5,000 SF GFA)	712	1000 S.F.	16.19	10%	83/18	1.92	32/68	2.45	
	Medical Office	720	1000 S.F.	34.8	10%	78/22	2.78	28/72	3.46	
	Medical Office (Reduced) ^b	PBC	1000 S.F.	17.4	10%	78/22	1.39	28/72	1.73	
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71	

Palm Beach County Trip Generation Rates

(Effective with traffic studies submitted to the County on or after 4/15/2019)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	In/Out	AM Peak Hour		PM Peak Hour	
							Rate/Equation	In/Out	Rate/Equation	In/Out
Retail	Nursery (Garden Center)	817	Acre	108.1	0%	N/A ^f	2.82	N/A ^f	8.06	
	Nursery (Wholesale)	818	Acre	19.5 ^c	0%	N/A ^f	0.26	N/A ^f	0.45	
	Landscape Services	PBC	Acre ^m	121.70	0%	40/60	34.4	58/42	15.1	
	Gen. Commercial	820	1000 S.F.	Ln(T) = 0.68 Ln(X) + 5.57 ^d	Note e	62/38	0.94	48/52	Ln(T) = 0.74 Ln(X) + 2.89 ^f	
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	1.87	40/60	2.43	
	Automobile Parts Sales	843	1000 S.F.	55.34	28%	55/45	2.59	48/52	4.91	
	Tire Store	848	1000 S.F.	28.52	28%	64/36	2.72	43/57	3.98	
	Pharmacy + DT	881	1000 S.F.	109.16	50%	53/47	3.84	50/50	10.29	
Services	Drive-In Bank ^g	912	1000 S.F.	100.03	47%	58/42	9.5	50/50	20.45	
	Quality Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8	
	High Turnover Sit-Down Rest.	932	1000 S.F.	112.18	43%	55/45	9.94	62/38	9.77	
	Fast Food Restaurant w/o DT	933	1000 S.F.	346.23	45%	60/40	25.1	50/50	28.34	
	Fast Food Restaurant + DT	934	1000 S.F.	470.95	49%	51/49	40.19	52/48	32.67	
	Coffee/Donut Shop w/o DT	936	1000 S.F.	686.67 ^h	45%	51/49	101.14	50/50	36.31	
	Coffee/Donut Shop + DT	937	1000 S.F.	820.38	49%	51/49	88.99	50/50	43.38	
	Gas Station w/Convenience Store ⁱ	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Note j	50/50	12.3*FP+15.5*(X)	
	Carwash (Automated) ^k	PBC	Lane	166.00	0%	50/50	11.97	50/50	13.65	

- a) Weekend peak hour rate = 9.99 per 1,000 s.f. with a 48/52 directional split
- b) To be used only when adjacent to hospital, for Med. Office square footage not to exceed 44% of the hospital square footage
- c) Use caution when using because of very low sample data. Consult with the County before using.
- d) For intensities under 10,000 s.f., use a rate of 125.61 / 1,000 S.F. instead of the equation.
- e) Pass-by percent = 62% for 10,000 s.f. or less, otherwise = 83.18 - 9.30 * Ln(A) where A is 1,000 s.f. of leasable area
- f) For intensities under 10,000 s.f., use a rate of 9.9 / 1,000 s.f. instead of the equation.

Modification History

3/26/2019: First published
3/2/2020: Added Landscape Services, modification history, edited formatting,

Footnotes

- g) Use these rates for a drive-in bank with up to 4 drive-thru lanes (excl. ATM lane). For additional drive-thru lanes, use per lane rates from ITE Code 912 (124.76 daily, 8.83 AM, 27.15 PM. Use same in/out splits)
- h) ITE rate NA. Rate derived using PM to Daily ratio for ITE Code 937
- i) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Article 12, should be applied to estimate the net trips.
- j) Use PM rates
- k) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate
- l) Assume 50/50
- m) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking, structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.