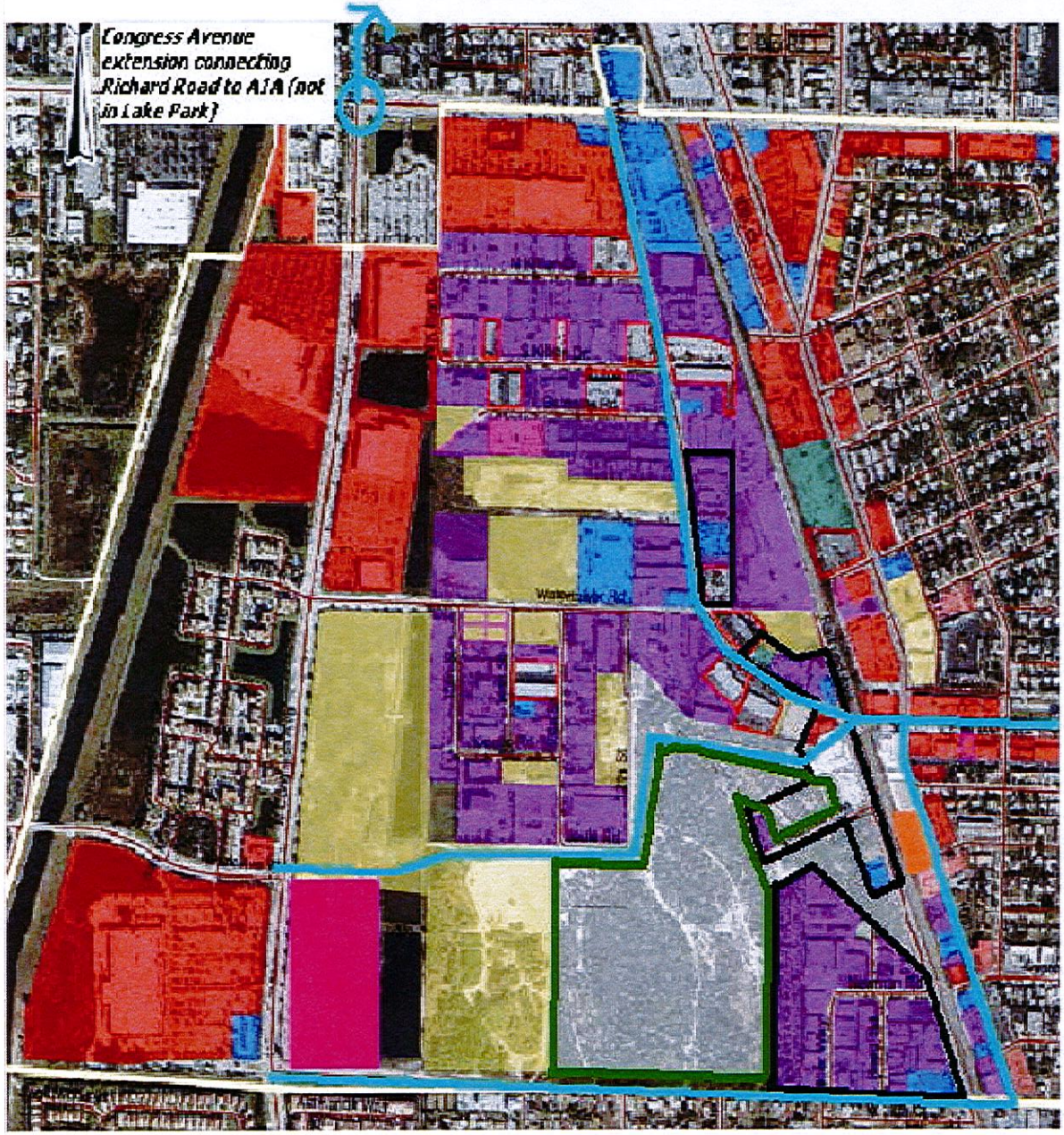


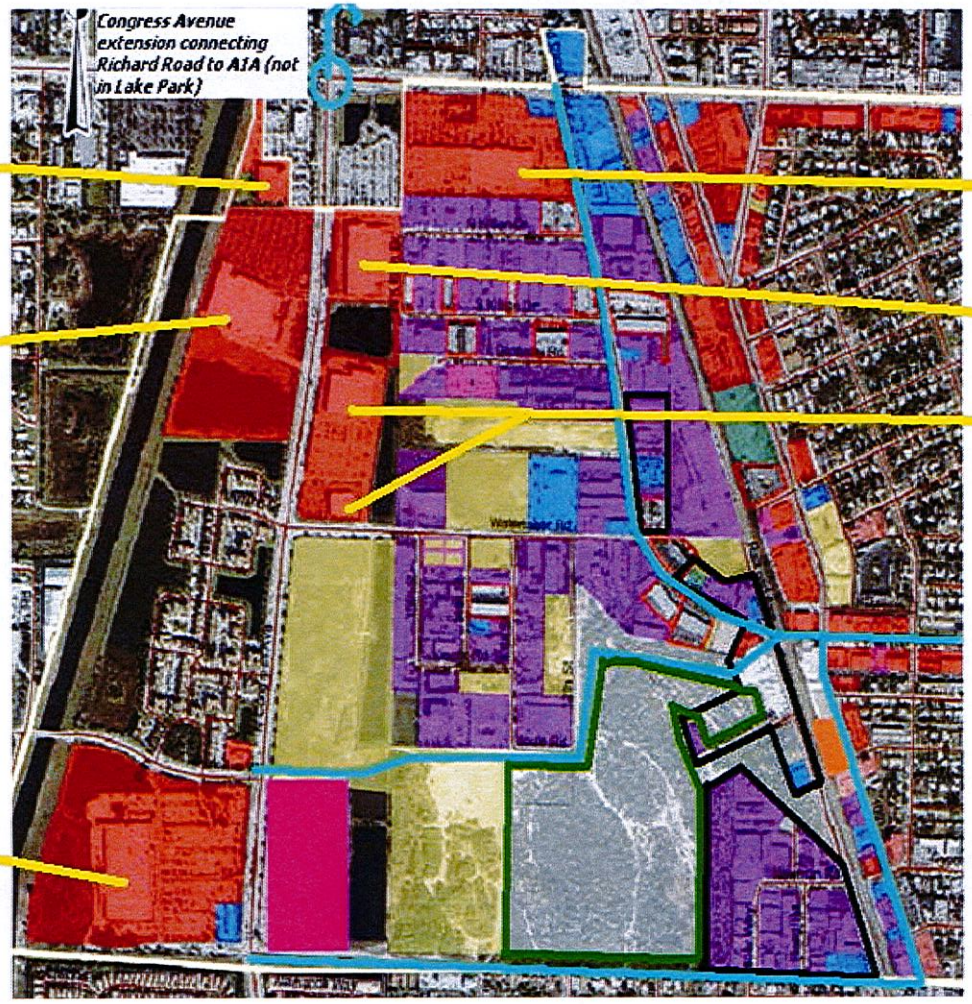
Exhibit "A"

LEGEND

- Developed Commercial Properties
- Developed Industrial Properties
- Army Reserve Center
- Vacant Parcels
- Areas still served by Septic
- Roadway Improvements (contingent on PBC and Town funds)
- Conservation Area
- Future Train Station

Western Area Components Map

Developed Commercial



L.A. Fitness

Loews

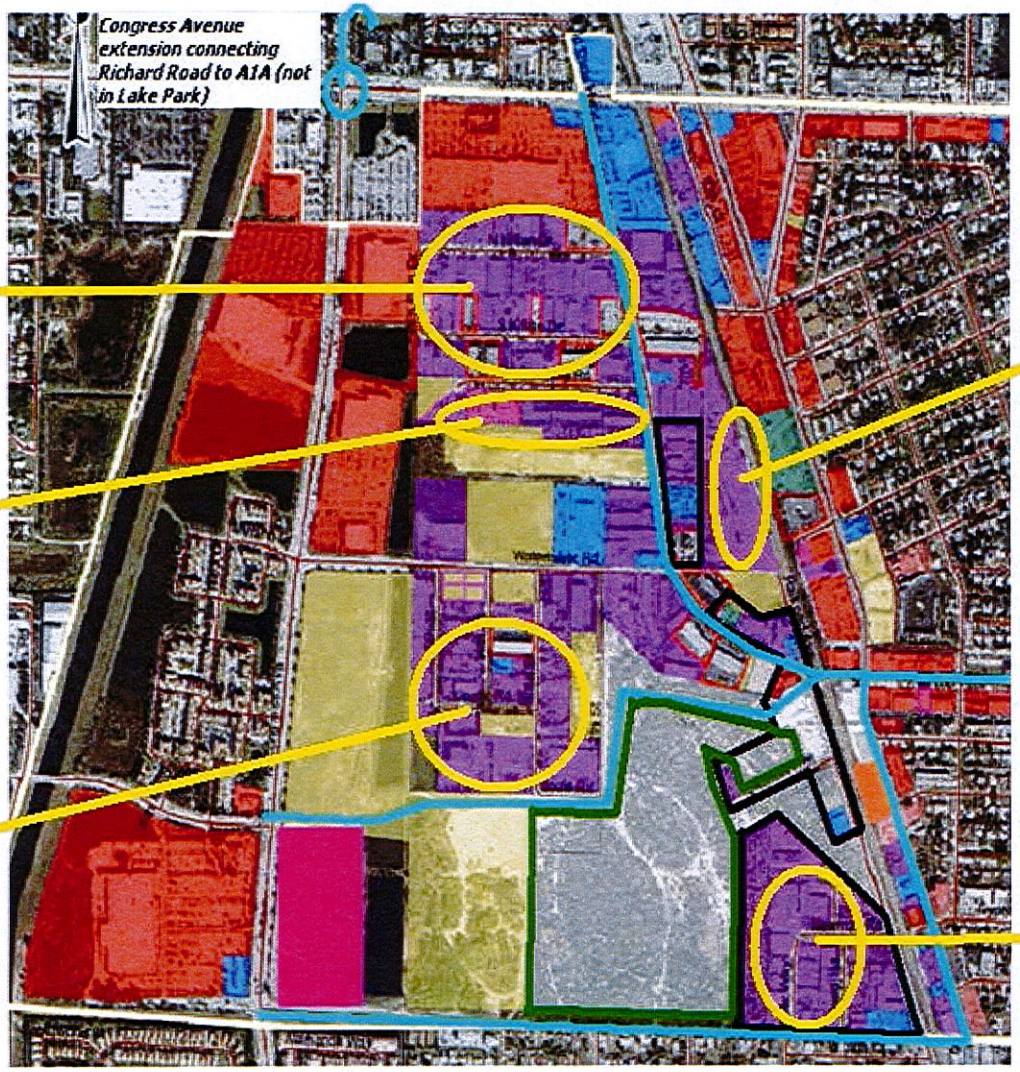
Walmart

K-Mart & Chick Fil-A

Target

Kohl's & Petsmart

Developed Industrial



Northlake Business Park

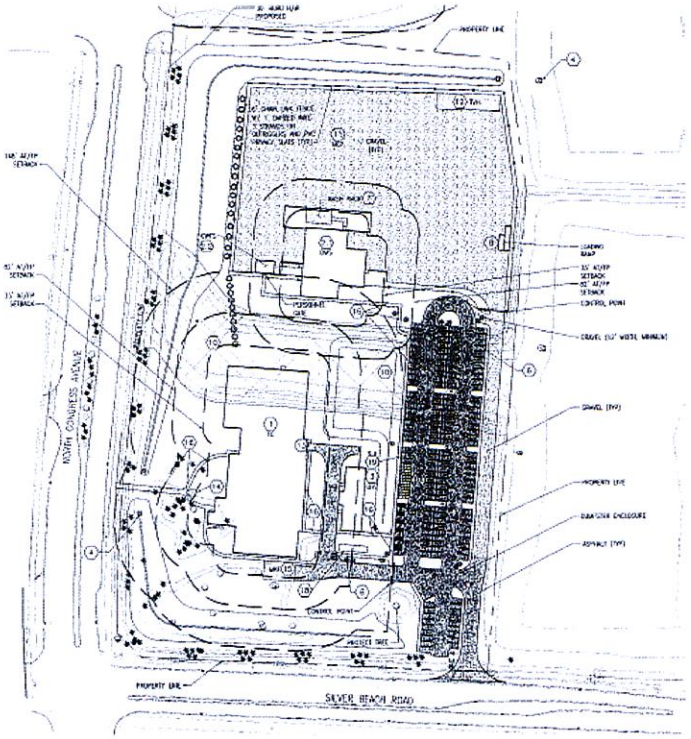
Gateway Industrial Park

Water Tower Industrial Park

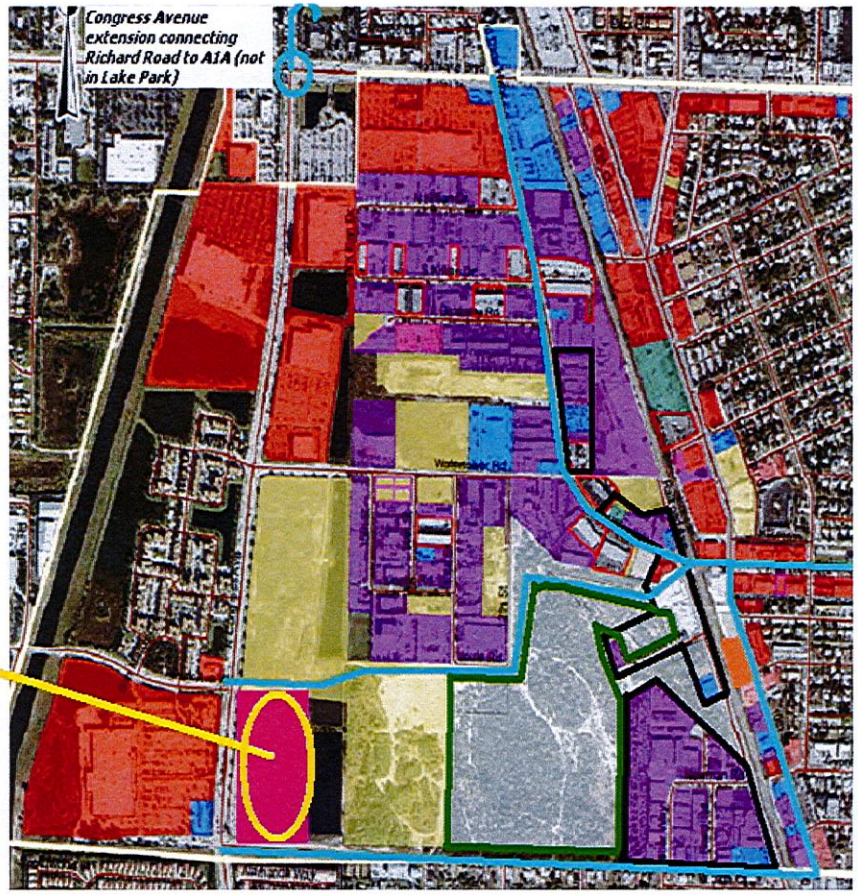
Rinker/Cemex Materials (801 Railroad Avenue)

Tri-City Industrial Park

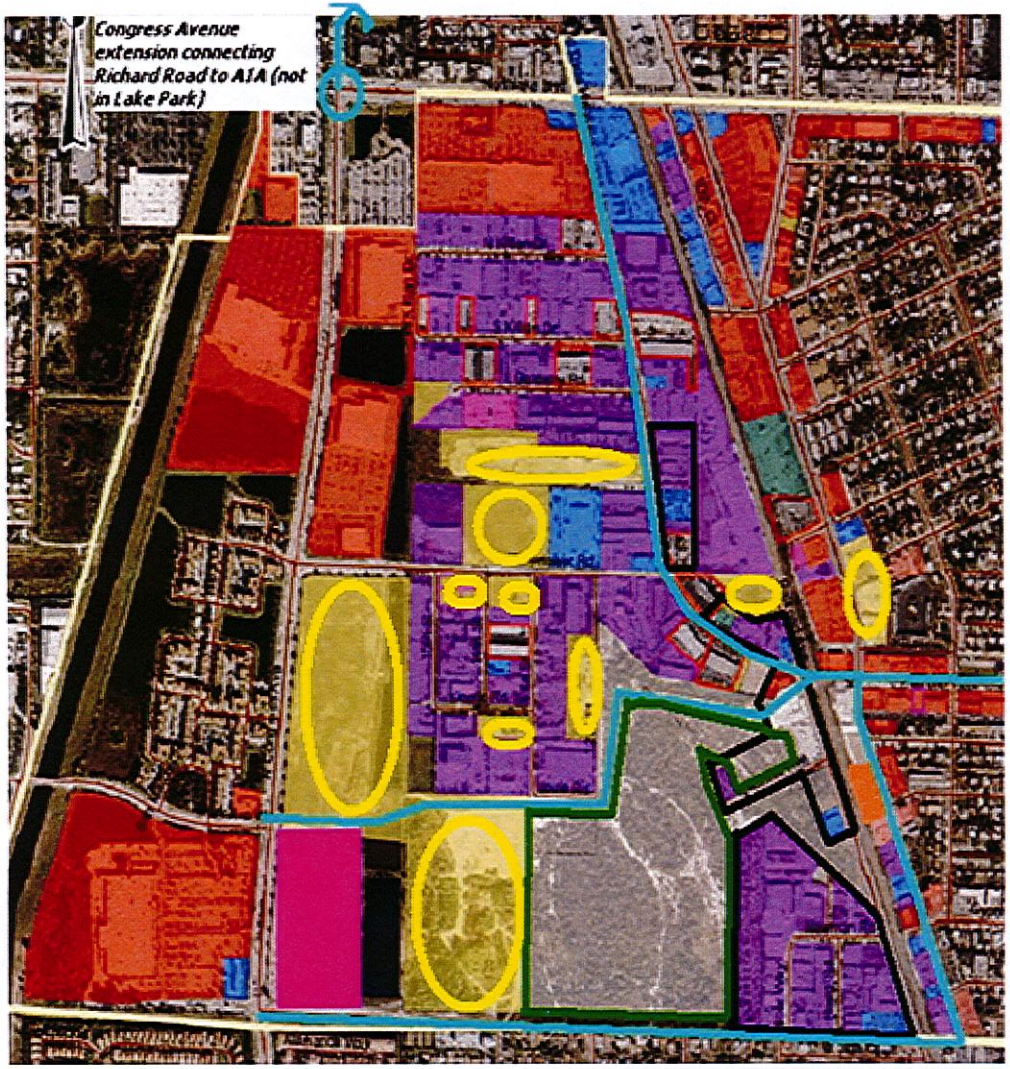
Army Reserve Center



Army Site



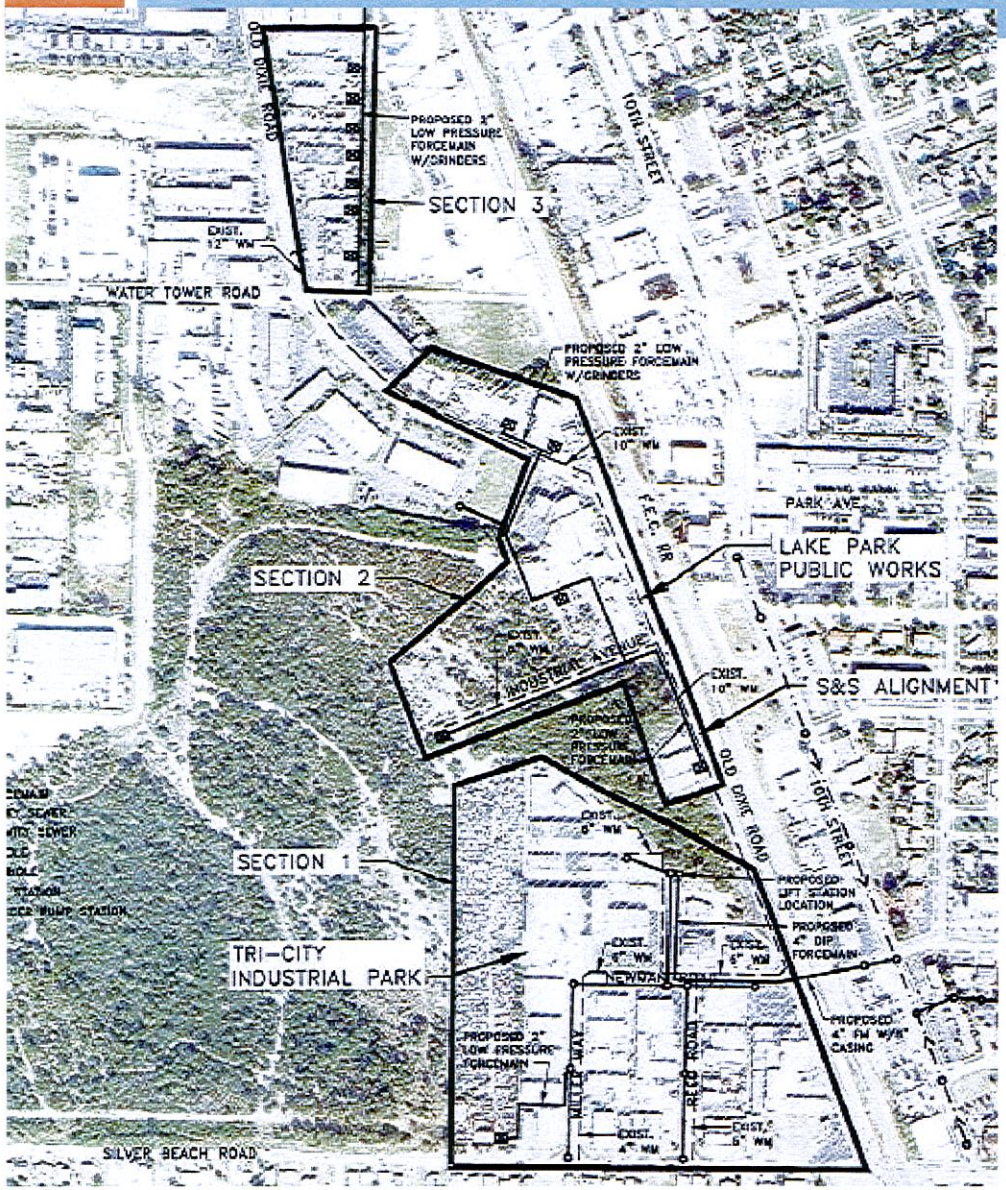
Vacant Parcels



Lot Size

Land Use/Zoning

Areas still served by Septic



Budget-level cost estimate for public sewer systems for each area that would require individual property owner assessments

(prepared in October 2012):

Tri-City Industrial Park: $990,120

Lake Park Public Works: $120,930

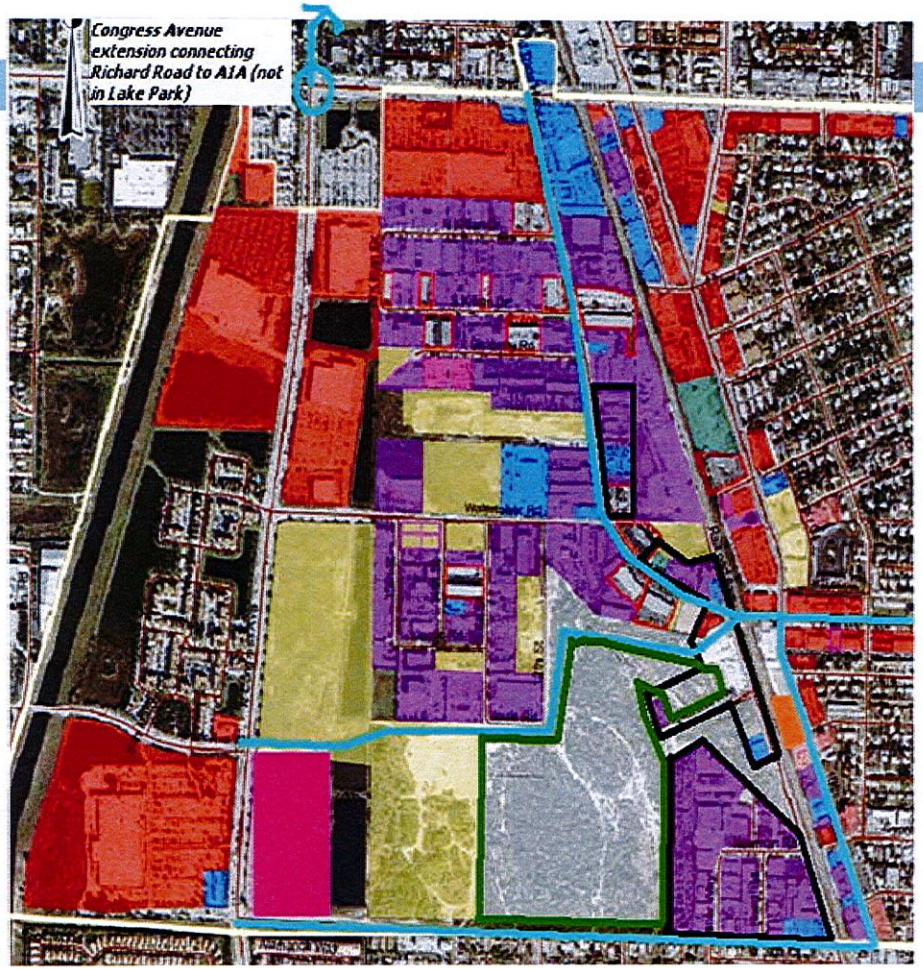
Commercial Area at Water Tower Road and Old Dixie Highway: $51,150

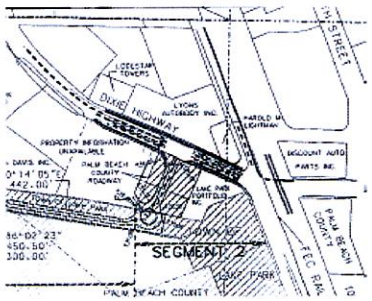
TOTAL: $1,162,200

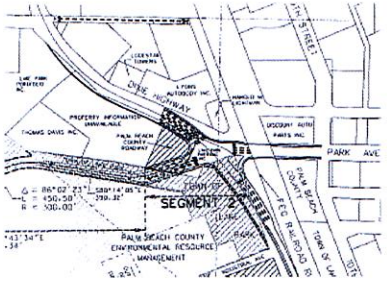
Roadway Improvements

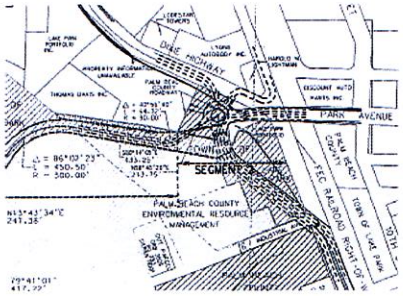
- Silver Beach Road
- Old Dixie Highway
- Congress Avenue (north of Northlake)

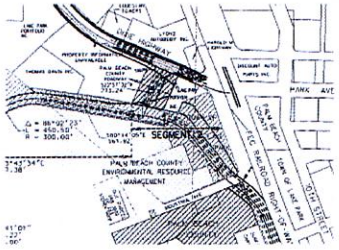
- 10th Street
- Park Avenue extension

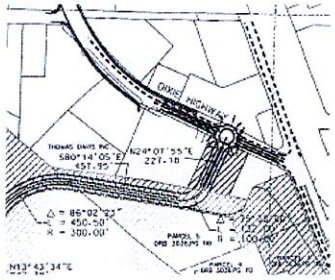




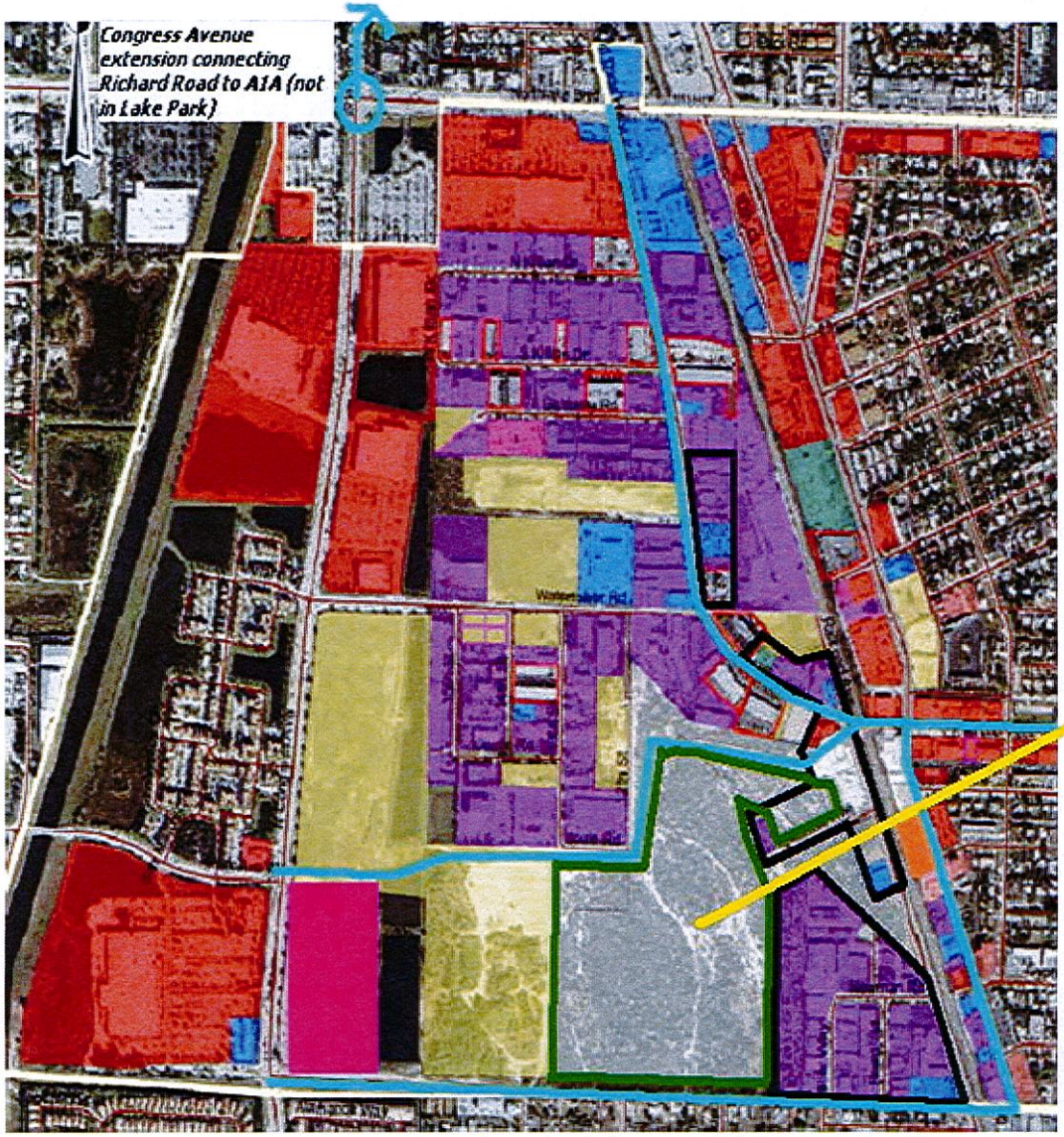






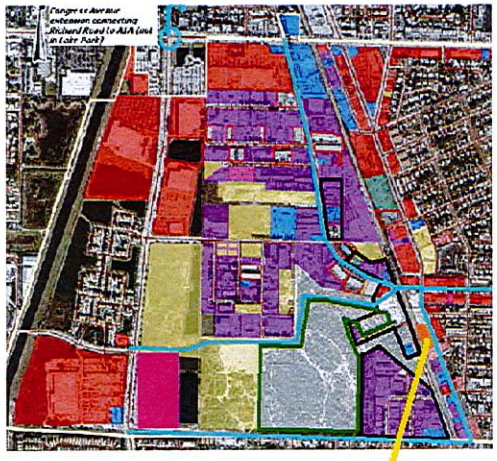


Conservation Area



Palm Beach County Scrub Site

Train Station Site



Train Station Site

1/2-Mile Station Area

Jobs

*people employed (2018)***

2,730

*new jobs****

310

Housing

*total residents (2018)**

2,930

*new housing units**

—

*value of new housing**

$0

New Commercial

*new development (sq. ft.)**

94,000

*value of new development**

$7,500,000

New Revenue

ad valorem

$100,000

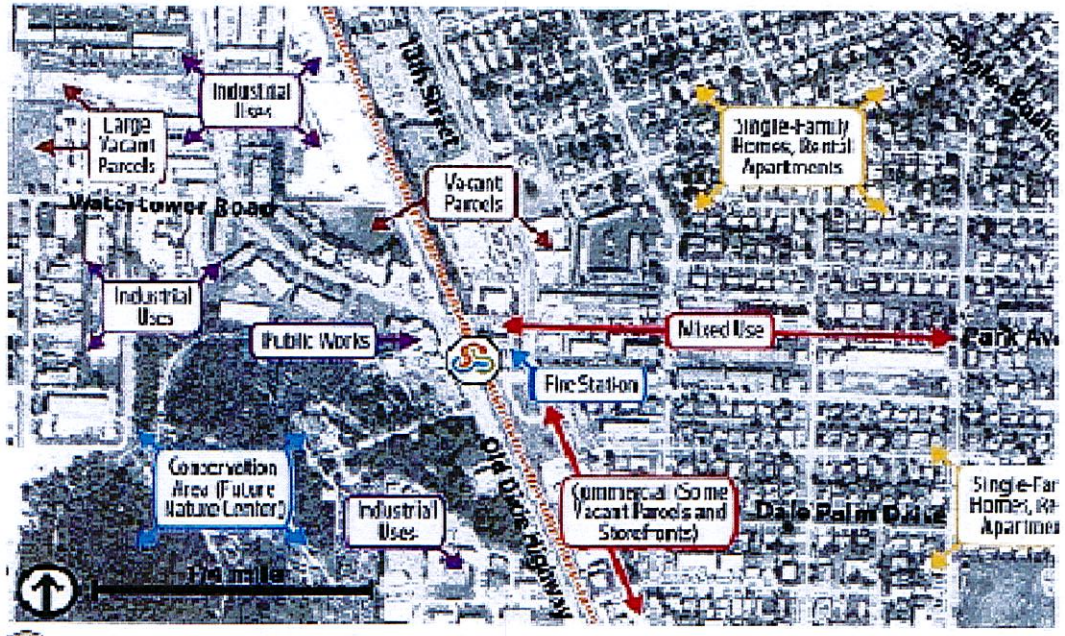
non ad valorem

$18,000

** Estimated for 2015-2025 with station*

*** FDOT SERPM Model (6.5.2)*

**** Tri-Rail Coastal Service Station Area Market and Economic Analysis, April 2013*



proposed station *community* *retail* *residential* *industrial* *vacant*

Strengths and Opportunities

- Approximately 100 acres of vacant industrial land west of the station preserved as a conservation area.
- Diverse mix of residential development within walking distance of the station.
- Good pedestrian access to existing development east and south from the proposed station.
- Municipal offices located near the station serve as a regional destination.
- Development initiatives in plac support TOD.
- Redevelopment opportunity or 5.3-acre parcel of vacant land o by the Town of Lake Park.

Weaknesses and Barriers

- Industrial zoning limits opportunity for transit-oriented infill or redevelopment to the west of the station.

OPEN DISCUSSION