

CONCEPTUAL STAGE RELOCATION PLAN

July 2017

FM NUMBER:	435803-1
STATE ROAD:	9 / I-95
COUNTY:	Palm Beach
DESCRIPTION:	SR 9/I-95 @ Northlake Blvd. Interchange

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The acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation advisory services and resources are available to all residential and business displacees without discrimination.

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INTRODUCTION

The Florida Department of Transportation (FDOT), under a project development and environmental (PD&E) study, is evaluating proposed interchange improvements at the SR-9 (I-95) interchange at Northlake Boulevard. The project limits for this interchange project are approximately 0.5 miles north and south of Northlake Boulevard along I-95 and Northlake Boulevard from Military Trail to Sunrise Drive/Sandtree Drive in Palm Beach County, Florida.

This interchange improvement is one of 17 being studied as part of the I-95 Interchange Master Plan. This Plan will reexamine the 2003 I-95 Interchange Master Plan Study and the SR 9 (I-95) mainline project, which added a High Occupancy Vehicle (HOV) lane and auxiliary lanes from south of Linton Boulevard to north of PGA Boulevard in Palm Beach County and included minor improvements to eight other interchanges. Overall, the I-95 Interchange Master Plan will recommend new short-term and long-term improvements to the interchanges based on changes in traffic volumes and updated design standards.

The purpose of the project is to enhance overall traffic operations at the existing interchange of SR-9 (I-95) and Northlake Boulevard by providing improvements to achieve acceptable Levels of Service (LOS) in the future condition. Level of Service (LOS) is a function of the average time vehicles will be delayed at intersections. If no improvements are made to this interchange by 2040, conditions along Northlake Boulevard are anticipated to deteriorate below acceptable LOS standards and the interchange will have insufficient capacity to accommodate the projected travel demand.

Enhancements to this interchange include improving safety conditions by providing additional through and turn lanes, interchange ramp improvements to help reduce conflict points and the potential occurrence of collisions, accommodating future growth and development in the area, and enhancing the emergency evacuation and response times by enhancing connectivity and accessibility to SR 9 (I-95) and increasing the operational capacity of traffic that can be evacuated during an emergency event.

There were three Alternatives proposed for the PD&E project:

Alternative 1 makes use of the existing right-of-way and requires acquisition of approximately 1 acre of land affecting 23 properties (Folios).

Alternative 2 makes use of the existing right-of-way and requires acquisition of approximately 3 acres of land affecting 31 properties (Folios).

Alternative 3 makes use of the existing right-of-way and requires acquisition of approximately 2.75 acres of land affecting 61 properties (Folios).

The following analysis is a result of field observations, required for the Conceptual Stage Relocation Plan by the FDOT's Right of Way (RW) Procedures Manual. The proposed relocation impacts are as follows:

Alternative 1:

Affected Properties: 23

Sign Relocations: 4

Displaced Households: 3

*Potential Displaced Households: 1

Business Relocations: 0

Personal Property Relocations: 0

Alternative 2:

Affected Properties: 31

Sign Relocations: 17

Displaced Households: 0

*Potential Displaced Households: 0

Business Relocations: 3

Personal Property Relocations: 0

Alternative 3:

Affected Properties: 61

Sign Relocations: 20

Displaced Households: 8

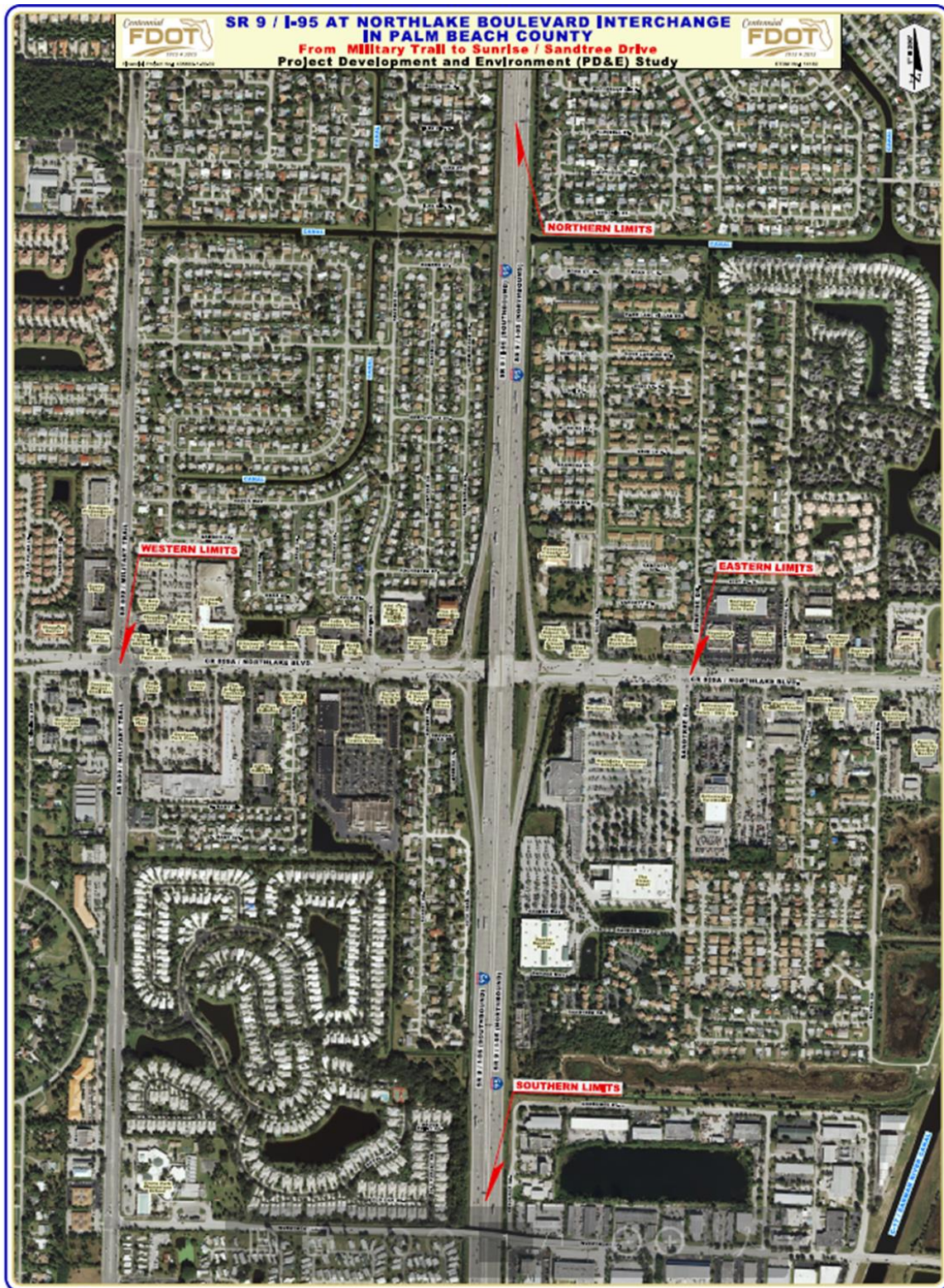
*Potential Displaced Households: 6

Business Relocations: 1

Personal Property Relocations: 0

*If a substantial portion of the backyard or front yard is acquired and the right of way line is within close proximity to the structure, the occupants of the residence are considered potentially displaced.

PROJECT MAP



1. HOUSEHOLDS TO BE DISPLACED

Displaced households will be significantly affected by the area of acquisition resulting in full relocation benefits. If a substantial portion of the backyard or front yard is acquired and the right of way line is within close proximity to the structure, the occupants of the residence are considered potentially displaced. Potentially displaced households will possibly be affected by the area of acquisition and are potentially eligible for relocation benefits.

Alternative	Displaced Households	Potential Displaced Households
1	3	1
2	0	0
3	8	6

a) Displaced Households

Folio Number	Address	SF of Acquisition	Site AC	Alternative
00424213010010110	9152 Birmingham Drive, Palm Beach Gardens, FL 33410	2,677	0.32	1
00424213010010130	9164 Birmingham Drive, Palm Beach Gardens, FL 33410	1,408	0.15	1
00424213010010140	9176 Birmingham Drive, Palm Beach Gardens, FL 33410	1,448	0.15	1
00434218090000551	3954 Kenas Street, West Palm Beach, FL 33403	1,448	0.14	3
00434218090000542	3959 Kenas Street, West Palm Beach, FL 33403	1,090	0.09	3
00434218090000541	3957 Kenas Street, West Palm Beach, FL 33403	1,394	0.13	3
00434218090000431	3958 Harwood Street, West Palm Beach, FL 33403	868	0.09	3
00434218090000422	3959 Harwood Street, West Palm Beach, FL 33403	785	0.09	3
00434218090000421	3957 Harwood Street, West Palm Beach, FL 33403	976	0.13	3
00434218070000311	3962 Wilshire Street, West Palm Beach, FL 33403	547	0.09	3
00434218070000302	3963 Wilshire Street, West Palm Beach, FL 33403	470	0.09	3

b) Potentially Displaced Households

Folio Number	Address	SF of Acquisition	Site AC	Alternative
00424213010010160	9200 Birmingham Drive, Palm Beach Gardens, FL 33410	579	0.15	1
00434218090000552	3956 Kenas Street, West Palm Beach, FL 33403	728	0.08	3
00434218090000432	3956 Harwood Street, West Palm Beach, FL 33403	1,217	0.13	3
00434218070000312	3960 Wilshire Street, West Palm Beach, FL 33403	813	0.13	3
00434218070000301	3961 Wilshire Street, West Palm Beach, FL 33403	538	0.13	3
00434218070000192	3962 Loni Street, West Palm Beach, FL 33403	391	0.13	3
00434218070000191	3964 Loni Street, West Palm Beach, FL 33403	391	0.09	3

c) Estimate of the Percentage of Minority (racial, national origin and ethnic Households to be Displaced)

According to 2010 United States Census Bureau data for Palm Beach County, approximately 73.5% of the population are White, 17.3% are African American, 19% are Hispanic or Latino (which could be of any race), and 2.4% are Asian. Given these statistics, it is likely that any of the eighteen (18) households could be occupied by a minority. Minority Census statistics can be found in Exhibit B of this report.

d) Estimate of the Income Range (in dollars) of the Affected Neighborhoods or Communities

According to 2010 United States Census Bureau data for Palm Beach County, the estimated median household income is \$53,363 per year, which is above the state average of \$47,507. Income census statistics can be found in Exhibit B of this report.

e) Estimate of the Tenure (or age) of the Structures that are Being Displaced, Taking into Consideration the Types and Effective and Chronological Ages

A review of the Palm Beach County Property Appraiser data shows the age of the structures being acquired are 40 to 60 years old.

f) Estimate of the Percentage of Elderly Households to be Displaced in Relationship to the Total Households Being Displaced

Based on 2010 United States Census Bureau data, 21.6% of the residents in Palm Beach County are 65+ years of age while the statewide average is 17.3%. Given these statistics, it is likely that any of the eighteen (18) households to be displaced or potentially displaced may be an elderly household. Elderly household census statistics can be found in Exhibit B of this report.

g) Estimate of the Percentage of Households Containing Five or More Family Members

The 2010 United States Census Bureau data indicates the average number of persons in a household is 2.5. Therefore, it is unlikely that the eighteen (18) affected households will contain more than five (5) individuals. Family member household Census Bureau statistics can be found in Exhibit B of this report.

h) Estimate of Handicapped or Disabled Residential Occupants for Whom Special Assistance Services May be Necessary

The 2010 United States Census Bureau data for Palm Beach County indicates that 6.2% of the population under 65 years of age has a disability while the statewide average is 8.5%. Given these statistics, a disabled occupant may occupy any of the affected dwellings. However, visual observations of the properties to be acquired did not reveal any exterior accommodations for disabled occupants.

i) Estimate of Occupancy Status – Owner/Tenant

A review of Palm Beach County Property Appraiser data indicates that two (2) of the eighteen (18) displaced and potentially displaced households are properties that receive a Homestead Exemption. While we realize that the absence of a Homestead Exemption is not a precise indication of whether or not a household is owner or tenant occupied, we estimate that the remaining displaced households are likely to be tenant occupied.

2. COMPARISON OF AVAILABLE HOUSING

A review of the area revealed that there is a sufficient number of decent, safe and sanitary comparable single-family homes and duplexes located in Palm Beach County (zip code 34404) available for both sale and lease at the present time. (Please see Exhibit C of this report for residential listings).

Sale prices for comparable single-family homes and duplexes within the Palm Beach County area range from \$159,500 to \$295,500 for single-family homes, and \$148,500 to \$295,000 for duplexes (per listings available on Realtor.com and Zillow.com). Features of the homes vary as follows: gross living space from 936 to 1,100 square feet; 2 to 4 bedrooms; and 1 to 2 bathrooms.

In addition, there are multiple homes available for lease in the Palm Beach County area. Monthly rental rates of comparable properties range from \$1,500 to \$2,200 for single-family homes and \$1,300 to \$1,600 for duplexes (Realtor.com and Zillow.com). Features of the homes vary as follows: gross living space from 1,100 to 2,500 square feet; 2 to 3 bedrooms; and 1 to 2 bathrooms. There is currently no shortage of available housing near the project area.

The eighteen (18) displaced and potentially displaced households are located in an area adjacent to I-95 and within walking distance of Northlake Boulevard. It is anticipated that available single-family homes and duplexes will continue to be plentiful within the project area. As relocation activities begin and the specific needs of individuals to be relocated are determined, additional searches for replacement units will be performed.

3. DISCUSSION RESULTS WITH LOCAL OFFICIALS/ SOCIAL AGENCIES

The Department is coordinating with several agencies including Palm Beach Metropolitan Planning Organization (MPO), Palm Beach County Engineering and Public Works, Palm Tran, Florida Department of Environmental Protection (FDEP), City of Palm Beach Gardens, and South Florida Water Management District (SFWMD) in the development and scheduling of this project.

The Department presented the project at the public kick-off meeting on November 10, 2015. The Department presented the alternatives at the alternatives public workshop on December 8, 2016.

4. SPECIAL ADVISORY SERVICES

Relocation advisory services are extremely important in order to effectively accomplish business and residential relocation goals. A copy of the various community resources and services for Palm Beach County is provided in Exhibit E of this report. Based on individual needs, appropriate advisory services will be provided.

5. RELOCATION HOUSING REMEDY

The residential displacees are geographically located within close proximity to one another. All of the homes are similarly constructed and relatively in the same condition. Research has revealed there is sufficient housing (see Exhibit C) within the immediate area for all displaced persons. If Housing of Last Resort becomes necessary, compensation greater than the current maximum replacement housing payment of \$31,000 for owner/occupants and \$7,200 for tenants will be provided. Additional replacement housing options are available to persons being relocated under Housing of Last Resort provisions.

6 BUSINESSES TO BE DISPLACED

There are no businesses with structures within the area of acquisition of Alternative 1. Three (3) businesses have structures within the area of acquisition of Alternative 2. One (1) business has a structure within the area of acquisition for Alternative 3. All of these businesses are eligible for relocation. NOTE: The project will affect parking for other businesses although the buildings are not in the area of acquisition.

Businesses to be Displaced		
Alternative	Business	Folio Number.
2	Crunch Fitness	52434218010000010
2	Shell Gas Station	52434218010000030
2 & 3	Mobile Gas Station	52424213000005080

Alternative 1

None

Alternative 2

Station 25-27 (N)

Folio: 52424213000005080 (4201 Northlake Blvd.) – Business Relocation

Owned by – Palm Beach Gardens Station, Inc.

Mobile Gas Station is currently conducting business at this location and it appears that a portion of the building, fuel pump, canopy, and trade sign will be affected by the acquisition. There does not appear to be adequate onsite space on the remainder property for continued operation of the gas station; therefore, this business will need to be relocated.

Station 29.5 (N)

Folio: 52434218010000010 (9055 Roan Lane) – Business Relocation

Owned by – Roan Lane, LLC

Crunch Fitness, a gym, is currently conducting business at this location and it appears that a portion of the building will be affected by the acquisition. The potential to reconfigure structure space will depend on local government regulations.

Station 43 (N)

Folio: 52434218010000030 (3905 Northlake Blvd.) – Business Relocation

Owned by – GGSK1, Inc.

Shell Gas Station is currently conducting business at this location and it appears that a portion of the building, fuel pump, canopy, ODA Sign, backflow preventer, and trade sign will be affected by the acquisition. There does not appear to be adequate onsite space on the remainder property for continued operation of the gas station; therefore, this business will need to be relocated.

Alternative 3

Station 25-27 (N)

Folio: 52424213000005080 (4201 Northlake Blvd.) – Business Relocation

Owned by - Palm Beach Gardens Station, Inc.

Mobile Gas Station is currently conducting business at this location and it appears that a portion of the building and trade sign will be affected by the acquisition. The potential to reconfigure gas station space and relocate the sign on the remainder property will depend on local government regulations.

a) *Availability of Business Sites*

As indicated above, three (3) business relocations would likely be required. A recent search of LoopNet.com revealed a sufficient number of available properties for sale and rent. Although it is very unlikely that the currently available replacement sites will be available when the acquisition and relocation phases of the project are initiated, we can anticipate that other sites in the search area will become available. Please refer to Exhibit D of this report for further information.

b) *Business Relocation Likelihood*

Alternative 1

There are no businesses being displaced in this alternative.

Alternative 2

There are three (3) businesses being displaced in Alternative 2.

Alternative 3

There is one (1) business being displaced in Alternative 3.

c) *Impacts on those Businesses Remaining and on the Community*

The greatest effect to the Community from the project will likely be the acquisitions of the Mobile and Shell gas stations. Due to the severity of the acquisition, both gas stations will need to be relocated. The nearest gas station to the displacement sites is approximately 0.5 miles to the west or 1.4 to the east. Since there are at least four gas stations in the general area, the community will not be greatly affected.

Crunch Fitness will also need to be relocated due to the acquisition. The nearest gym to the displacement site is approximately 1.1 miles to the east. Since there are at least three gyms in the general area, the community will not be greatly affected

d) Estimated Income – Business

The definite average of business incomes for the businesses that would be relocated as a result of **Alternative 2 & 3** are unknown; however, their potential income was analyzed using the following three categories:

<u>Category</u>	<u>Annual Income</u>
A	\$0 - \$200,000
B	\$200,000 to \$500,000
C	Greater than \$500,000

Based on past experiences with similar businesses, the income potential category for each business affected is estimated as follows:

Business	Folio Number.	Category
Mobile Gas Station	52424213000005080	C
Crunch Fitness	52434218010000010	A
Shell Gas Station	52434218010000030	C

e) Estimated Income – Employee

According to 2010 United States Census Bureau data for Palm Beach County, the estimated median household income is \$53,363 per year, which is above the state average of \$47,507. Income census statistics can be found in Exhibit B of this report.

f) Sign Relocation

Outdoor Advertising Signs (ODA) and monument signs not associated with whole business acquisitions will be handled in the acquisition process. There is one (1) ODA within the area of acquisition for Alternative 2. Below is a list of additional signs (non-monument) affected by each Alternative:

Alternative 1

A total of four (4) business trade signs are affected by this Alternative.

Business	Folio Number
Shell Gas Station	52434218010000030
Napleton's Hyundai	00434218000007080
Edwin Watts Golf	52434218000007220
Garden's Animal Hospital	52424224120000010

Alternative 2

A total of seventeen (17) business trade signs are affected by this Alternative.

Business	Folio Number
Inn of America	52424213000005120
Napletons Hyundai	00434218000007080
Schumacher GMC (4)	00434219000003330
I Fix Your iPhone	52424213000005041
ABC Liquors	52424213000005120
Edwin Watts Golf	52434218000007220
McDonald's	52434218000007230
Arby's	52434219000003370
Northlake Commons	52434219160010000
Gordon & Doner P.A.	52424224210000000
Gardens Town Square & Publix	52424224000001220
Garden Park Plaza, Original Pancake House, Chase Bank (3)	52424224000001470

Alternative 3

A total of twenty (20) business trade signs are affected by this Alternative.

Business	Folio Number
Inn of America	52424213000005120
Shell Gas Station	52434218010000030
Napletons Hyundai (5)	00434218000007080
Schumacher GMC (4)	00434219000003330
Northlake Medical Center & Garden's Animal Hospital	52424224120000010
I Fix Your iPhone	52424213000005041
Edwin Watts Golf	52434218000007220
Gordon & Doner P.A.	52424224210000000
Gardens Town Square/ Publix	52424224000001220
Garden Park Plaza, Original Pancake House, Chase Bank (3)	52424224000001470
Northlake Blvd. Office Center	52424224000001430

NOTE: Business signs associated with whole business acquisitions were not considered in these lists.

7. DISCUSSION RESULTS WITH LOCAL GOVERNMENTS REGARDING POTENTIAL BUSINESS DISPLACEMENTS

Although there were no discussions regarding the impact to existing businesses with local governments, the Department is in coordination with several other agencies including Palm Beach Metropolitan Planning Organization (MPO), Palm Beach County Engineering and Public Works, Palm Tran, Florida Department of Environmental Protection (FDEP), City of Palm Beach Gardens, and South Florida Water Management District.

Several organizations within Palm Beach County offer resources and assistance to businesses within the area. Information pertaining to these can be found in Exhibit E.

The Chamber of Commerce of the Palm Beaches (www.palmbeaches.org) provides new business resources and small business counseling. The Chamber is located at 401 North Flagler Drive, West Palm Beach, Florida 33401. For additional information, they may be contacted at (561) 833-3711.

The Business Development Board (www.bdb.org) of Palm Beach County works closely with Palm Beach County's various Chambers of Commerce and the County Commission to achieve development goals in the area of business recruitment and expansion, job creation, infrastructure, and the availability of capital. The Business Development Board is located at 310 Ervenia Street, West Palm Beach, Florida 33401. For additional information, they can be contacted at (561) 835-1008.

The Department presented the project at the public kick-off meeting on November 10, 2015 and presented the alternatives at the alternatives public workshop on December 8, 2016.

8. NON-DISCRIMINATION STATEMENT

The acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended; Title VI of the 1964 Civil Rights Act; and Title VIII of the Civil Rights Act of 1968 (Fair Housing Act). Relocation advisory services and resources are available to all residential and business displacees without discrimination.

9. POTENTIAL HAZARDOUS WASTE CONCERNS

The types of properties within all Alternatives that have a potential for containing hazardous waste along the corridor include the Mobil and Shell gas stations. Because of the nature of these property uses, there is a potential for contamination from gasoline/diesel-powered vehicles, underground storage tanks, possible stored drums of gasoline and diesel fuel, natural gas, and other hazardous materials. The other properties within the project limits do not appear to contain hazardous waste.

10. PUBLICLY OWNED LANDS

Acquisition of publicly owned lands is not anticipated for any of the Alternatives.

11. CONCLUSION

The purpose of the project is to enhance overall traffic operations at the existing interchange of SR 9 (I-95) and Northlake Boulevard by providing improvements to achieve acceptable Levels of Service (LOS) at the interchange. Relocation impacts will vary based on the alternative chosen; however, residential and commercial replacement properties are plentiful and are available for any residential or business displacements. Relocation advisory services and assistance will be provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act). Alternatives 1, 2, and 3 will require relocations as shown in the following chart.

Impacts by Build Alternative

Build Alternative	Business Relocations	Potential Displaced Households	Displaced Households	Sign Relocations
Alternative 1	0	1	3	4
Alternative 2	3	0	0	17
Alternative 3	1	6	8	20

12. PHOTOGRAPHS



Folio: 52424213000005041
Station: 23 N
Description: I Fix Your iPhone Repair Sign



Folio: 52424213000005080
Station: 25-27 N
Description: Mobil Gas Station (Business)



Folio: 52424213000005080
Station: 25-27 N
Description: Mobil Gas Station Sign



Folio: 52424213000005080
Station: 25-27 N
Description: Mobil Gas Station (Business)

435803-1 Conceptual Stage Relocation Plan
SR 9/ I-95 at Northlake Boulevard Interchange
Palm Beach County



Folio: 52424213000005120
Station: 28 N
Description: ABC Wine & Spirits Sign



Folio: 52434218010000010
Station: 39-41 N
Description: Crunch Fitness (Business)



Folio: 52424213000005120
Station: 29.5 N
Description: Inn of America Sign



Folio: 52434218010000030
Station: 43 N
Description: Shell Gas Station (Business)

435803-1 Conceptual Stage Relocation Plan
SR 9/ I-95 at Northlake Boulevard Interchange
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Folio: 52434218010000030
Station: 43 N
Description: Shell Gas Station (Business)



Folio: 52434218000007220
Station: 43.5 N
Description: Edwin Watts Golf Sign



Folio: 52434218010000030
Station: 43 N
Description: Shell Gas Station Sign



Folio: 52434218000007230
Station: 49-50 N
Description: McDonald's Sign

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SR 9/ I-95 at Northlake Boulevard Interchange
Palm Beach County



Folio: 00434218000007080
Station: 50.5 N
Description: Napleton's Car Dealership Sign



Folio: 00434218000007080
Station: 50.5 N
Description: Napleton's Car Dealership Sign



Folio: 00434218000007080
Station: 50.5 N
Description: Napleton's Car Dealership Sign



Folio: 00434219000003330
Station: 50 N
Description: Schumacher Car Dealership Signs

435803-1 Conceptual Stage Relocation Plan
SR 9/ I-95 at Northlake Boulevard Interchange
Palm Beach County



Folio: 00434219000003330
Station: 50 N
Description: Schumacher Car Dealership Sign



Folio: 52434219000003370
Station: 47-45 S
Description: Arby's Sign



Folio: 00434219000003330
Station: 50 N
Description: Schumacher Car Dealership Sign



Folio: 52434219160010000
Station: 44.5-42` S
Description: Northlake Commons Plaza Sign

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Palm Beach County



Folio: 52424224000001220
Station: 23-27 S
Description: Garden Town Square Plaza Sign



Folio: 52424224000001430
Station: 20 S
Description: Palm Beach Gardens Office Park Sign



Folio: 52424224120000010
Station: 22 S
Description: Garden's Animal Hospital Sign



Folio: 52424224000001470
Station: 18-11 S
Description: Gardens Park Plaza Sign

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SR 9/ I-95 at Northlake Boulevard Interchange
Palm Beach County



Folio: 52424224000001470

Station: 18-11 S

Description: The Original Pancake House Sign



Folio: 52424224000001470

Station: 18-11 S

Description: Chase Bank Sign

435803-1 Conceptual Stage Relocation Plan
SR 9/ I-95 at Northlake Boulevard Interchange
Palm Beach County



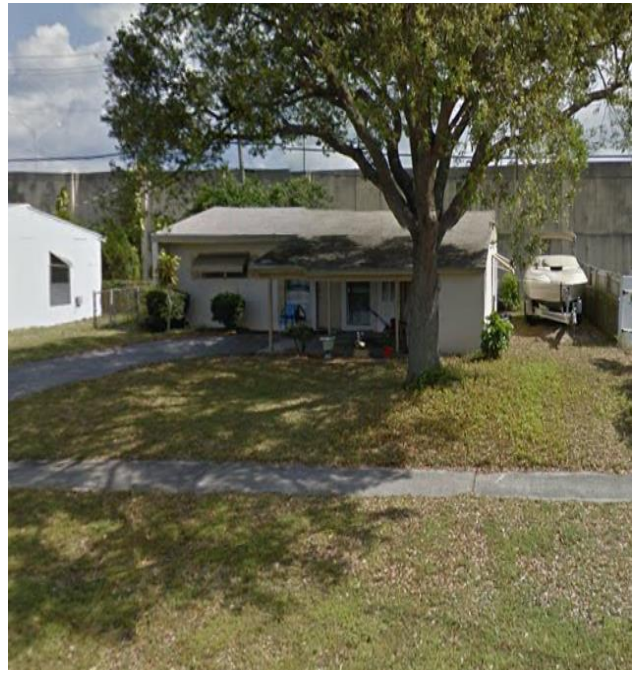
Folio: 00424213010010090
Station: 1853.5 W
Description: 4058 Rochester Street



Folio: 00424213010010130
Station: 1856 W
Description: 9164 Birmingham Drive



Folio: 00424213010010110
Station: 1855 W
Description: 9152 Birmingham Drive



Folio: 00424213010010140
Station: 1856.5 W
Description: 9176 Birmingham Drive

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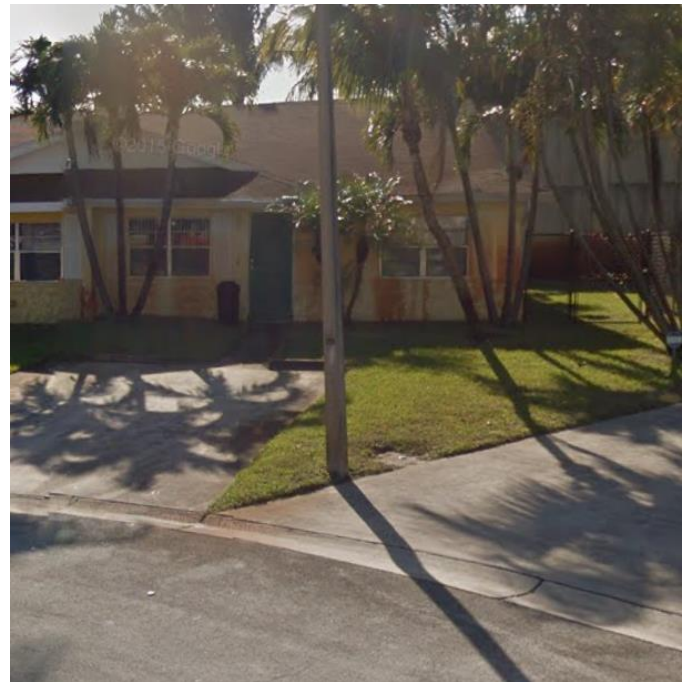
Folio: 00424213010010150
Station: 1857 W
Description: 9188 Birmingham Drive



Folio: 00434218090000552
Station: 1828 E
Description: 3956 Kenas Street



Folio: 00424213010010160
Station: 1857.5 W
Description: 9200 Birmingham Drive

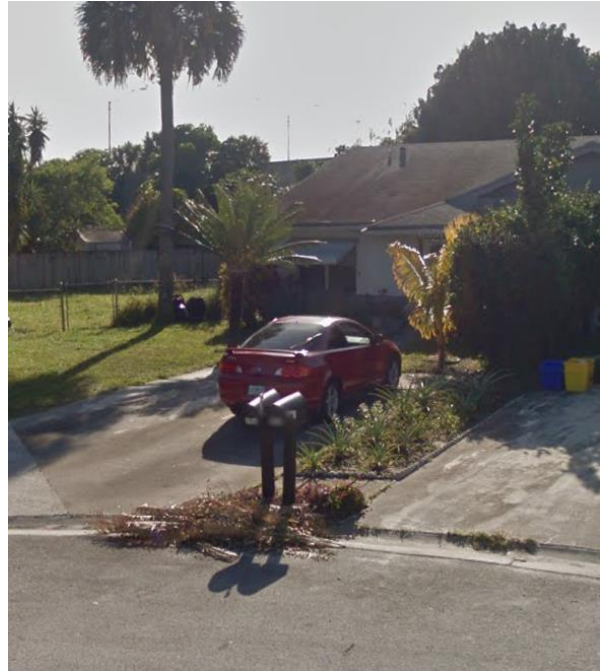


Folio: 00434218090000551
Station: 1858.6 E
Description: 3954 Kenas Street

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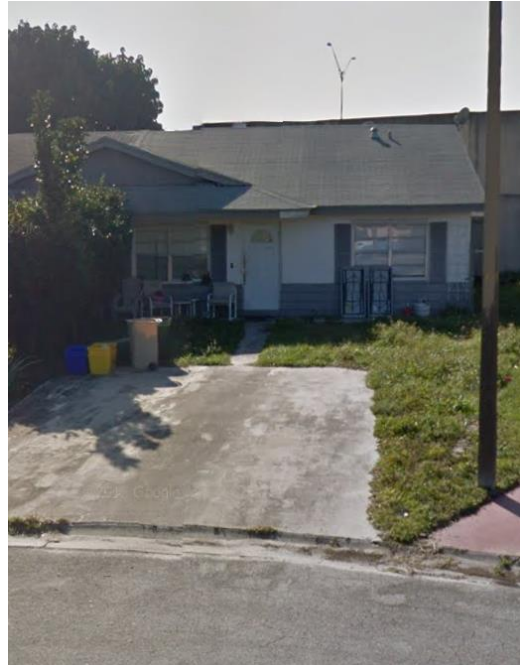
Folio: 00434218090000542
Station: 1859 E
Description: 3959 Kenas Street



Folio: 00434218090000432
Station: 1860.6
Description: 3956 Harwood Street



Folio: 00434218090000541
Station: 1860 E
Description: 3957 Kenas Street



Folio: 00434218090000431
Station: 1861.2
Description: 3958 Harwood Street

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Folio: 00434218090000422
Station: 1861.8
Description: 3959 Harwood Street



Folio: 00434218070000312
Station: 1863.2
Description: 3960 Wilshire Street

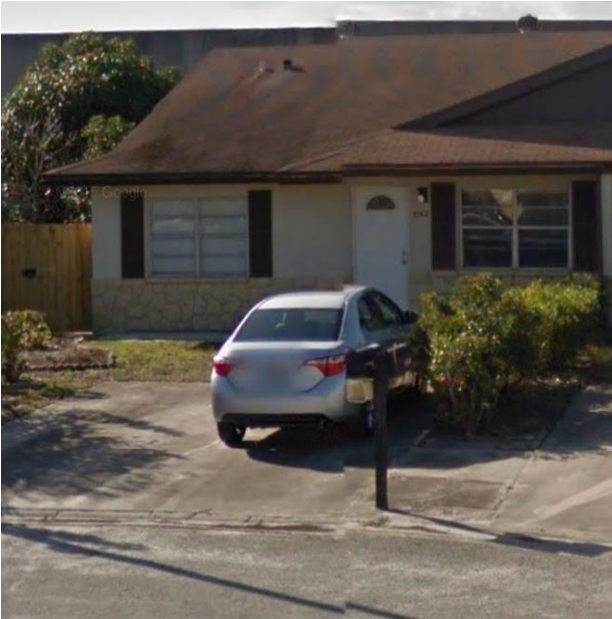


Folio: 00434218090000421
Station: 1862.4
Description: 3957 Harwood Street

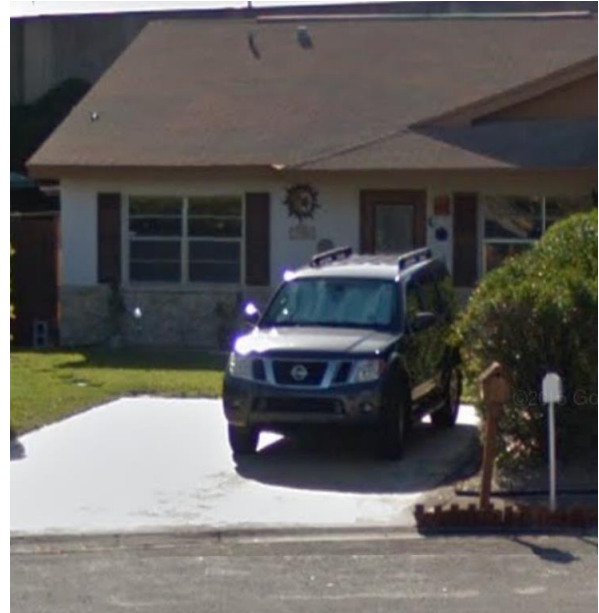


Folio: 00434218070000311
Station: 1863.6
Description: 3962 Wilshire Street

435803-1 Conceptual Stage Relocation Plan
SR 9/ I-95 at Northlake Boulevard Interchange
Palm Beach County



Folio: 00434218070000302
Station: 1864.4
Description: 3963 Wilshire Street



Folio: 00434218070000192
Station: 1866
Description: 3962 Loni Street



Folio: 00434218070000301
Station: 1865
Description: 3961 Wilshire Street



Folio: 00434218070000191
Station: 1866.6
Description: 3964 Loni Street