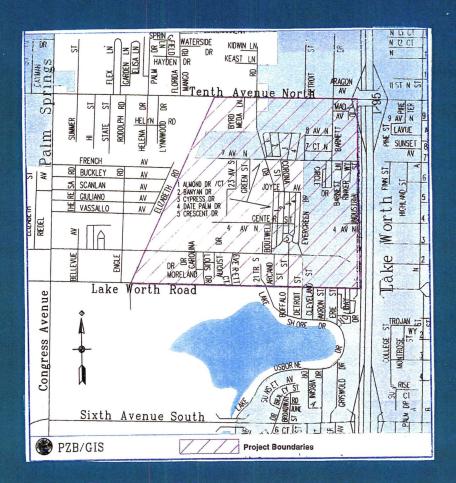
# The Proposed Lake Worth Park of Commerce Conceptual Plan



Prepared in partnership by Palm Beach County and City of Lake Worth for the April 23, 1998 BCC Meeting

#### **CREDITS AND ACKNOWLEDGMENTS**

The preparation of this report required the time, cooperation, and collective effort of many individuals. Appreciation is extended to all those who participated, with a special thanks to Commissioner Warren Newell and the City of Lake Worth for initiating the project. In accordance with the provisions of ADA, this document may be requested in an alternative format. Contact the Planning Division at (561) 233-5300.

#### **Palm Beach County**

#### **Planning Zoning & Building**

Dominic Sims, Executive Director Frank Duke, Planning Director Terry Verner, Code Enforcement Director

Kathleen Girard, Principal Planner Lisa Amara Lowe, Senior Planner Carl Flick, Senior Planner Ruth Moguillansky, Senior Planner

Laurel Grim, CADD Technician, GIS

Susan Miller, Planner Michael Owens, Planner Matt Zern, Planner Steve Foren, Planner Alex Hansen, Planner Greta Von Unruh Cross, Community Liason

#### Office of Economic Development

Mike Tarlitz, Director

#### **Engineering**

Edwin Jack, P.E. Deputy County Eng. Charles Rich, Director, Eng. Services Susan Dalton, Senior Engineer

#### **Fire Rescue**

Kathy Owens, Special Projects Coordinator

#### City of Lake Worth

Ed Breese, Building, Planning & Zoning Director Gene Nowak, Planner Michael Thew, City of Lake Worth Utilities

#### **Lake Worth Park of Commerce Oversight Committee**

Commissioner Warren Newell, District 3, Board of County Commission Bob Dovey, BCC Administrative Assistant Ed Breese, Director, Lake Worth Building, Planning and Zoning Department

Marc Bruner, Director, Planning & Environmental Programs, PBC Solid Waste Authority
Bob Cain, Lake Worth Chamber of Commerce
Paula Conger, PBC Code Enforcement Officer
Kathy Girard, Principal Planner, PBC Planning Division
Gary Hines, Business Development Board of PBC
Kathleen Hopkins, PBC Solid Waste Authority
Gene Nowak, Planner, City of Lake Worth
Edwin Jack, P.E., Deputy County Engineer, PBC Engineering
Pat Nolan, PBC Economic Development Office
Doug Pugh, PBC Housing and Community Development
Michael Tarlitz, Economic Development Coordinator
Terry Verner, Director, PBC Code Enforcement

Ken Blair, Catalfumo Construction Don Breaux, Breaux Rev & Associate Gene Buschmann, Property Owner, Eastern Metal Supply Dennis P. Gallon, President, Palm Beach Community College Richard Denton, Property Owner, Uno Mobile Home Park Tony Fritz, Property Owner Doug Joansen, Palm Beach Community College Arvin Lin, Property Owner Bryan Lin, Property Owner Paula Messier, Property Owner Richard P. Mouhot, Property Owner Wendy Newmyer Rudy Roth, Property Owner Ed Sasso, Property Owner Scott VanderWoude, Property Owner James VanderWoude, Property Owner Parma Vashist, Property Owner

# **TABLE OF CONTENTS**

I.	INTR	ODUCTION	1
	A.	Purpose/Need For The Project	1
	B.	Goal	
	C.	Project Boundaries	2
		1. General Location	2
		Map 1: General Location	2
		2. Project Boundaries	3
		Map 2: Project Boundaries	3
		3. Future Annexation Area	
		Map 3: City of Lake Worth's Future Annexation Area	4
	D.	Background/History	
	E.	Use of the Conceptual Plan	
II.	OVE	RVIEW OF THE PROJECT AREA	
	A.	Existing and Future Land Use	6
		1. Existing Land Uses	
		Map 4: Existing Land Use Map	
		Map 5: Existing Land Map and Aerial	
		2. Future Land Uses	
		Figure 1: Existing Land Use Total Acreage 1	0
		Figure 2: Future Land Use Total Acreage 1	
		Map 6: Future Land Use Map	
	B.	Zoning and Code Enforcement	2
		1. Zoning Districts 1	2
		2. Code Enforcement	2
		Map 7: Zoning Map 1	3
	C.	Transportation System	4
		Map 8: Roadways Map	5
	D.	Water and Sewer Service	6
	E.	Fire-Rescue Service 1	16
	F.	Feasibility/Project Design 1	17
III.	IMP	LEMENTATION STRATEGIES	
	Α.	Implementing Agencies and Proposed Implementation 1	18
	B.	Proposed Time Frame	18
IV.	ATT	ACHMENT	
	Α.	Preliminary Feasibility Analysis	
J:\CON	/MON\PL	ANNING\CURRENT\LWPARKCO\CONCEPT\CONTENTS.2	
		Park of Commerce Conceptual Pl	
Board	of Cou	nty Commissioners iii April 23, 19	98

#### I. INTRODUCTION

#### A. PURPOSE/NEED FOR THE PROJECT

The purpose of the *Proposed Lake Worth Park of Commerce Conceptual Plan* is to:

- provide an overview of this proposed redevelopment/revitalization effort; and
- provide a foundation for implementation of the project.

The "concept" is to create a 318 acre Park of Commerce, as a joint effort with the City of Lake Worth, in an area of the County that has been identified as in need of revitalization. Although there is already a predominance of land designated for future industrial use in the project boundaries, the area has been slow to attract new industrial employment activity, and there is currently no unified land use or economic development approach in place to assist in attracting new businesses/employers. Although the proposed project area is predominately industrial, the area contains a mixture of land uses, including residential development, which could benefit from this proposal provided a unified plan is prepared and compatibility issues are thoroughly addressed.

This report outlines the proposed project boundaries, provides an overview of the area including: existing and future land use; zoning; code enforcement issues; transportation systems; and other related services and facilities. Also provided is a list of implementing strategies which are proposed for additional research, and ultimately, the completion of a Lake Worth Park of Commerce Master Plan. Finally, the Lake Worth Park of Commerce Preliminary Feasibility Analysis, which includes demographic information regarding the project area, is provided as an attachment.

#### B. PROJECT GOAL

The goal of the proposed project is to create a quality office/industrial park of commerce which would help achieve the following objectives:

- promote redevelopment and economic revitalization;
- ensure a mixture of land uses which are compatible and complementary;
- meet the demand of a currently unmet market niche (small industrial businesses);
- enhance City/County tax base;
- provide for improved infrastructure, services, and access;
- provide an employment center for the Lake Worth Corridor area; and
- foster annexation.

#### C. PROJECT BOUNDARIES

#### 1. General Location

The proposed Lake Worth Park of Commerce is located in the central portion of the County, along the I-95 Corridor, just west of the City of Lake Worth, as shown below.

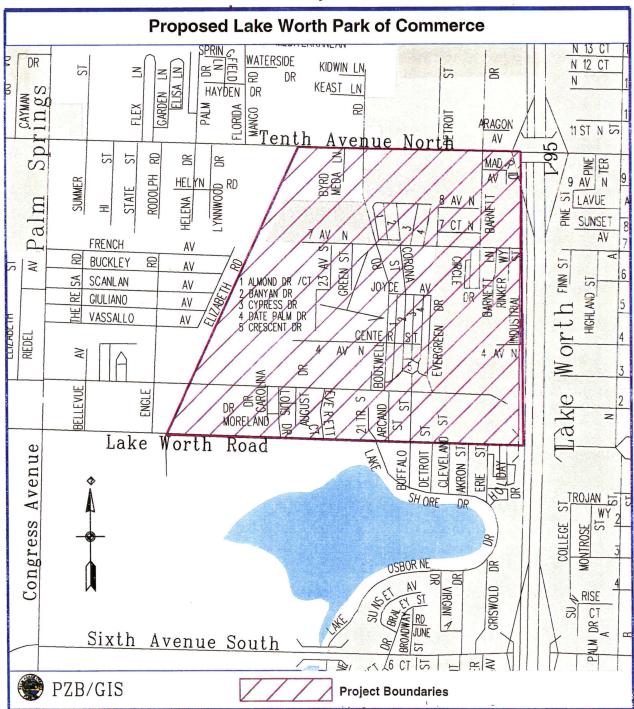
**Martin County** Center St Indiantown Road Jupiter Farms onald Ro Northlake Blue Heron Beach Blvd. 45th Street PB Lakes Okeechobee Belvedere PBM 441 (80) Southern Blvd. Gun Club Bo Summit Blv Proposed Forest Hill Blvd. Park of Commerce Atlantic Ocean Lake Worth Lantana Hypoluxo Gateway Boynton Beach Blvd. Woolbright Rd. Jog Road Lake Ida 1" = 6 miles Atlantic Ave Linton Blvd. Clin Moore Rd Yamato Fd. Palmetto Park **Broward County** 

Map 1

#### 2. <u>Project Boundaries</u>

The proposed project boundaries consist of the following: 10th Avenue North to the north; Lake Worth Road to the south; Interstate 95 to the east; and the E-4 canal to the west. The total area of the project area is approximately 318 acres. As illustrated in Map 2, at the present time, approximately 50% of the site is located within the City of Lake Worth, while the remaining 50% is located within unincorporated Palm Beach County.

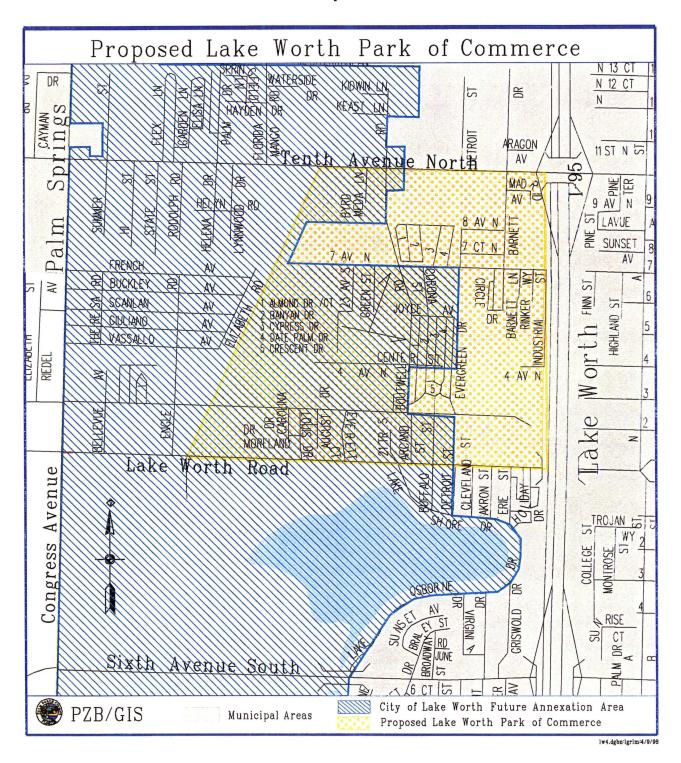
Map 2



#### 3. Future Annexation Area

The project area is located entirely within the City of Lake Worth's Future Annexation Area, which is shown below, on Map 3.

Map 3



#### D. BACKGROUND/HISTORY

From its inception, the Lake Work Park of Commerce proposal has been sought as a joint venture between Palm Beach County and the City of Lake Worth. Beginning in 1996, Palm Beach County's Office of Economic Development and the City held discussions regarding the need and potential for creating a large, moderately priced park of commerce that would attract small businesses. This particular area was chosen based on the lower cost of land in comparison to other areas of the County, and the presence of existing industrial land, as well as the desire to enhance current County efforts in stabilizing and revitalizing the area. The creation of a park of commerce would also assist in the elimination of many of the land use incompatibilities that exist in this area. In addition, the City had envisioned that many of the small businesses located outside of the project boundaries (east of I-95), which are incompatible with adjacent residential uses, would choose to relocate to the proposed park.

In June of 1996, the Palm Beach County Office of Economic Development and the City of Lake Worth brought forward a proposal regarding the Lake Worth Park of Commerce to the Countywide Community Revitalization Team (CCRT), formerly known as the Lake Worth Corridor Task Force. The location of the proposed Park of Commerce is on the eastern fringe of the Lake Worth Corridor, an area currently being targeted for revitalization by the CCRT. The CCRT was interested in this proposal, given that it could bring economic development and employment opportunities into the corridor. At that time, the CCRT recommended that additional background information be compiled in order to study and evaluate the feasibility of this proposal.

As a result, a Preliminary Feasibility Analysis was prepared for the proposed Lake Worth Park of Commerce by Henry B. Iler, AICP, of James Duncan and Associates (see attachment). The report, which was completed in October of 1997, indicated a market for a moderately priced office/industrial park in the Lake Worth area. According to the analysis, the Park of Commerce would "fill a currently unmet market niche opportunity and assist the City of Lake Worth in addressing several important land use issues".

Recently, an application for a land use amendment, from residential to industrial, within this area has prompted the Palm Beach County Planning Division and the Office of Economic Development to further investigate this proposal. Finally, an oversight group consisting of County and City staff, as well as property owners, was formed to discuss the future potential of this area. This conceptual plan has now been prepared for presentation to the Board of County Commissioners in order to seek direction on the Park of Commerce, and whether to move forward with implementation of this project.

#### E. USE OF THE CONCEPTUAL PLAN

The conceptual plan establishes the foundation for the proposed Lake Worth Park of Commerce. If approved by the Board of County Commissioners, this plan will establish the project area boundaries and provide the framework for future tasks to be completed in preparation of the final master plan.

#### II. OVERVIEW OF THE PROJECT AREA

#### A. EXISTING AND FUTURE LAND USES

#### 1. Existing Land Uses

**Current Situation:** An existing land use inventory was completed for the entire 318 acre park which consisted of determining each parcel's existing land use and noting the condition of the structures on each parcel. The existing land uses consist of the following (see Maps 4 & 5):

Industrial: 35% (111 acres) Public/Utility: 9% (28 acres) Commercial: 7% (21 acres) Vacant: 18% (58 acres)

Residential: 31% (98 acres)

There is currently a mix of existing land uses within the project area, including industrial, commercial, and residential. In fact, three industrial parks (Donora Park, Marlin Industrial Park, Lake Worth Industrial Park) are located within the proposed Park of Commerce boundary. The eastern 60% of the proposed area, east of Boutwell Road, has a diversity of land uses and a majority of the land is already developed. In contrast, the western 40% of the area has a greater proportion of vacant land and development that more closely parallels that of an industrial/office park. Each type of land use is further described below.

<u>Industrial Uses</u>: Industrial uses are scattered throughout the entire project area, and consist of various unified industrial parks, open storage, self storage, office warehouse, general warehouse, manufacturing, vehicle repair, and other uses.

<u>Commercial Uses:</u> Commercial uses, including retail and office are clustered along the northern and southern boundaries of the project area. Along the southern boundary, Lake Worth Road, commercial uses are located east of Arcand Street. Commercial uses also front along the 10th Avenue North, which is the northern project boundary.

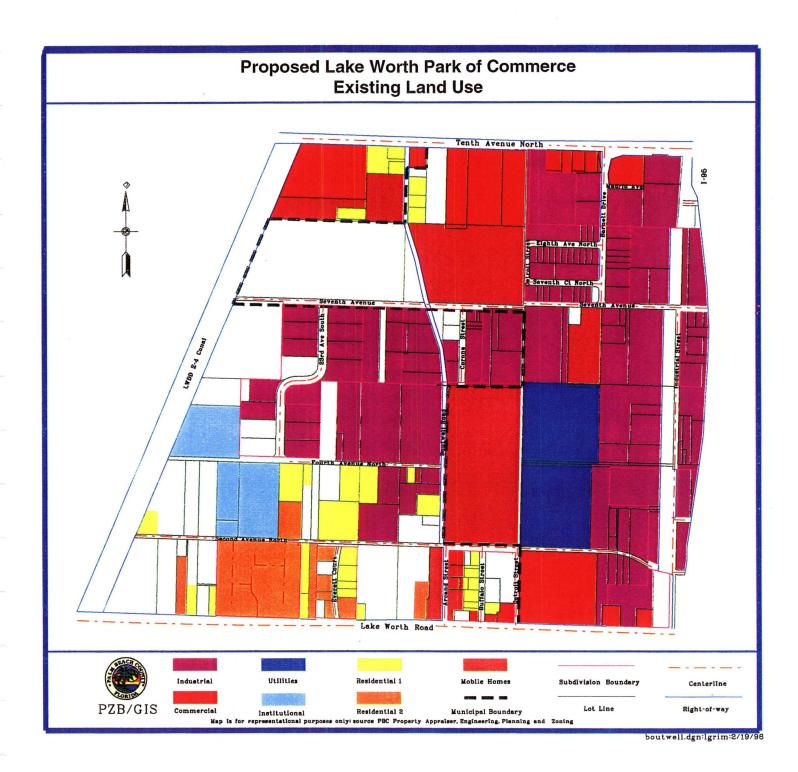
Residential Uses: There is a mix of residential uses in the project area, such as mobile home parks, town homes, apartments (Panther Park), and single family housing. The conditions of the homes in the area vary greatly from excellent to dilapidated.

<u>Public/Utilities:</u> The City of Lake Worth public works facility on Second Avenue North accounts for the majority of the public/utilities acreage.

<u>Vacant:</u> There is a substantial amount of vacant property in the project area (58 acres), the majority of which is located west of Boutwell Road.

**Implementation Strategies:** Staff will continue to monitor the land uses within the project boundaries during the preparation of the master plan, facilitating the most efficient and effective development of the vacant lands, and ensuring compatibility of the proposed new uses with the existing uses and residential population.

Map 4



# **Proposed Lake Worth Park of Commerce** PZB/GIS

#### 2. Future Land Uses

**Current Situation:** There are a variety of future land uses designated by the County and City of Lake Worth within the project area. A majority of the industrial land use is located between 10th Avenue North and 2nd Avenue North. Commercial future land uses, as with the existing land uses, are generally located along 10th Avenue North and Lake Worth Road. The generalized future land uses (created from County and City designations) within the project area are provided below, and depicted on Map 6.

Industrial: 61% (194 acres) Residential: 24% (77 acres) Commercial: 9% (28 acres) Public/Utility: 6% (19 acres)

Although there is a substantial amount of land with an industrial future land use (194 acres), significant portions are either vacant (42 acres) or currently being used for residential purposes (27 acres). Two large vacant parcels (20 acres and 10 acres) are located on the northwest corner of Boutwell and 7th Avenue. Since these parcels are under single ownership, and located next to Marlin Industrial Park, the most organized assembly of industrial uses in the area, they are ideally situated for future industrial park development.

A concern does exist, however, regarding properties which are currently being used for residential purposes, but possess industrial land use designations. Residential uses account for 35% of the total acreage which has an industrial future land use designation. Since industrial and residential uses are often considered incompatible, there is concern for the continued co-existence of these uses, and also with the transition from residential uses to industrial.

There is also concern regarding land within the project area which has a future residential designation that may no longer be appropriate for residential use. Three preliminary areas of concern, specifically with regards to existing residential uses and their compatibility with the proposed Park of Commerce, have been identified for further evaluation. These areas consist of the following:

- the residential parcels located just southwest of the intersection of Boutwell and 10th Avenue North:
- the residential and commercially designated parcels located on either side of Arcand Street, just north of Lake Worth Road; and
- the "Panther Park" residential apartments which were developed in association with the Palm Beach County Community College, and the parcels to its west.

**Implementation Strategies:** Staff will closely examine and compare the existing land uses with their future land use designations. Areas of concern will be evaluated to determine if future land use amendments to more intense uses are appropriate, or whether additional buffering or other techniques are warranted to ensure compatibility. In addition, staff from each implementing department will work together to evaluate the existing and future land uses, the roadway network, and infrastructure to determine what other may be necessary.

Figure 1

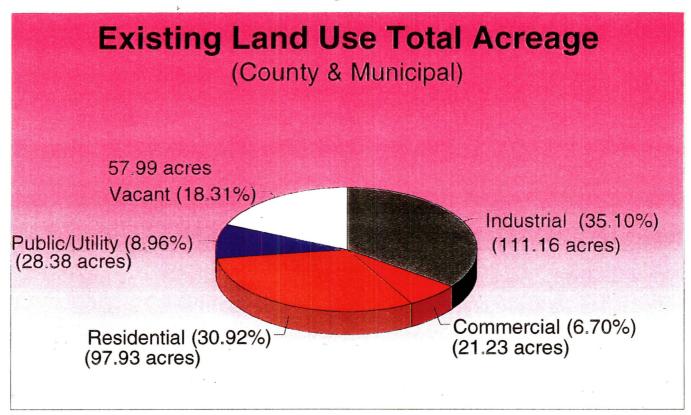
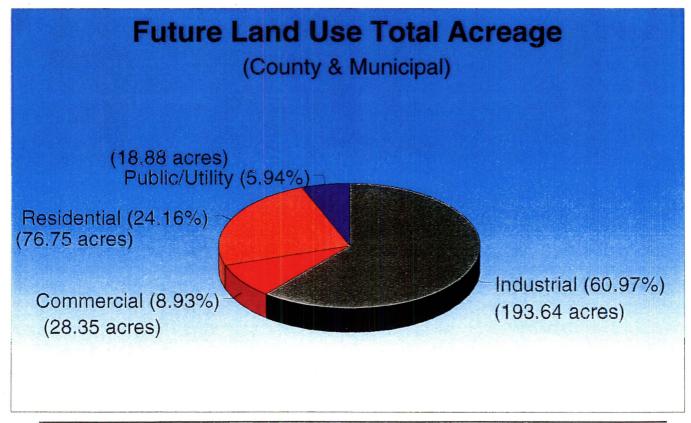
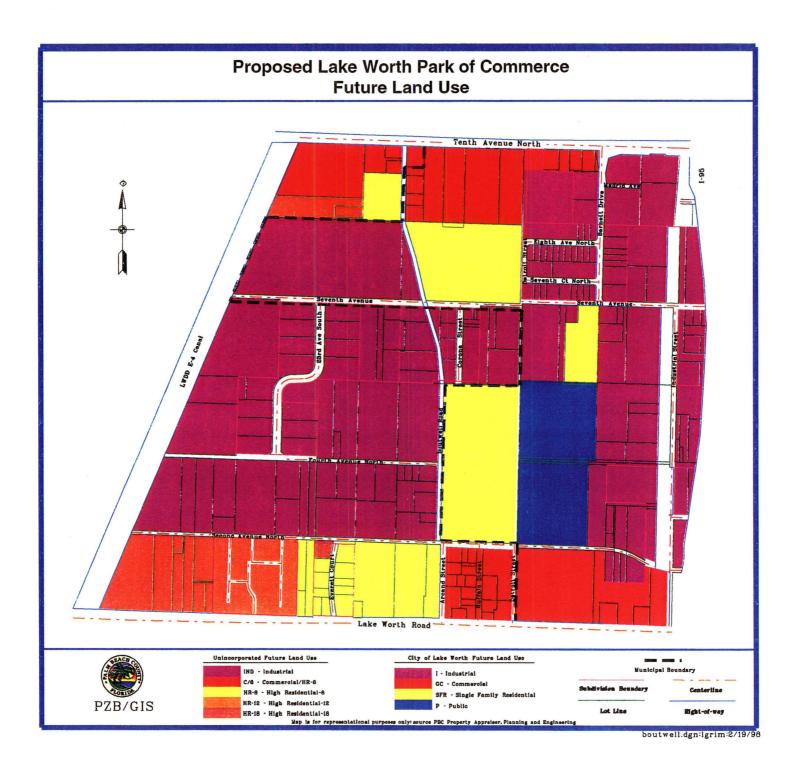


Figure 2



Map 6



#### B. ZONING AND CODE ENFORCEMENT

#### 1. **Zoning Districts**

**Current Situation:** The zoning districts within the project area represent a mixture of industrial, commercial, residential, and public ownership, with industrial being the predominate zoning. The existing zoning within the City of Lake Worth portion of the project area is generally consistent with the City's Future Land Use Atlas. However, within the unincorporated portion, there are several parcels that have inconsistent designations, primarily residential zoning with Industrial future land use.

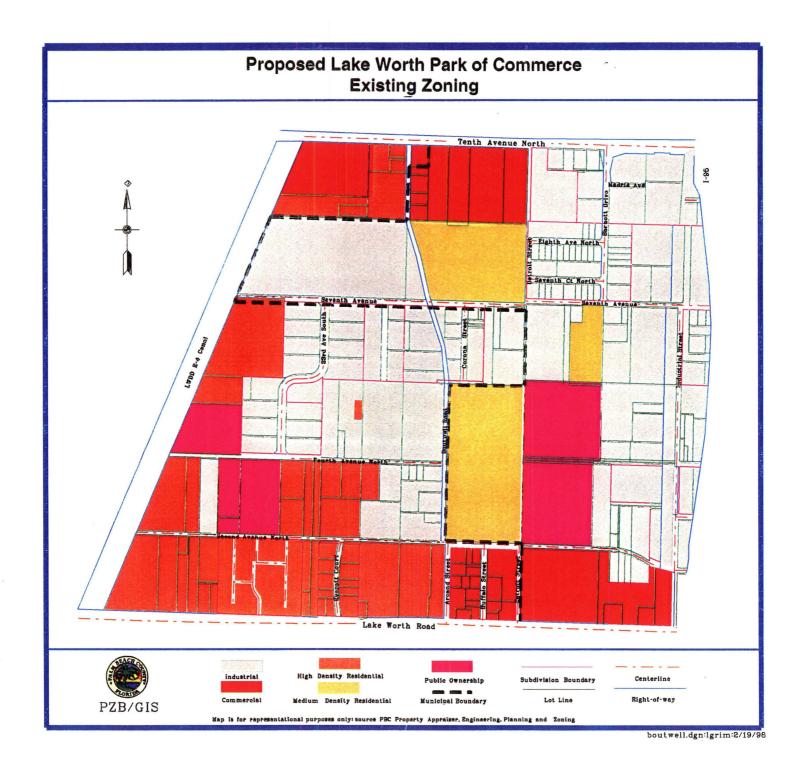
**Implementation Strategies:** Staff will review the zoning designations to determine what changes are necessary to implement the Park of Commerce project.

#### 2. Code Enforcement

**Current Situation (County):** There are code violations problems within the proposed project boundaries. In response, Palm Beach County Code Enforcement activity recently has been increased, and target area approach applied. A Code Enforcement Officer visits the area at least once a week and coordinates efforts with area property owners. The initial efforts have been to concentrate on the most visible types of violations, including illegal signs, improper use of road right-of-way, trash and debris, and maintenance issues. The considerable amount of cooperation between County staff and community assistance has become an effective tool for code enforcement in this area.

**Current Situation (City):** Code enforcement violations in the City of Lake Worth portion of the project area are similar to those found in the County, and include: improper land uses, landscaping and screening; buildings that cannot accommodate the existing use; poor maintenance of property; and inadequate parking facilities. In order to remedy these problems, the City has pursued additional licensing scrutiny, code enforcement blitzes, a new landscape code and the gradual elimination of non-conforming uses.

**Implementation Strategies:** Additional analysis will include research of all development orders (building permits, site plans, etc.) in the area to determine compliance with development standards at the time the orders were issued. Finally, County and City staff will begin working towards a cooperative/joint effort between both code enforcement departments, as well as with the property owners in the area, to remedy code violations in the project area.



#### C. TRANSPORTATION SYSTEM

**Current Situation:** The proposed Park of Commerce is located in proximity to several major roadways. Interstate 95 is located just east of the project area and is the major north-south thoroughfare in the area. The area is bounded by Lake Worth Road to the south and 10th Avenue North to the north, which provide primary arterial east-west access. In addition, Lake Worth Road connects with the Florida Turnpike four (4) miles west of the proposed site. Both east-west roads, Lake Worth Road and 10th Avenue, provide bus transit on a regular basis. A Tri-Rail station is located near Lake Worth Road and Interstate 95.

The two major roadways within the project boundaries are Boutwell Road and 2nd Avenue North. Boutwell Road functions as the major north-south route within the project area, and is targeted on the Thoroughfare Right-of-Way Identification Map (TIM) for the ultimate width of 80 feet from 10th Avenue North to 2nd Ave North, although only 50 to 60 feet of width have been purchased to date. However, Boutwell Road is not depicted on this map as connecting to Lake Worth Road. Second Avenue North is also targeted for 80 feet/5 lanes, although only 40 to 60 feet of width have been purchased.

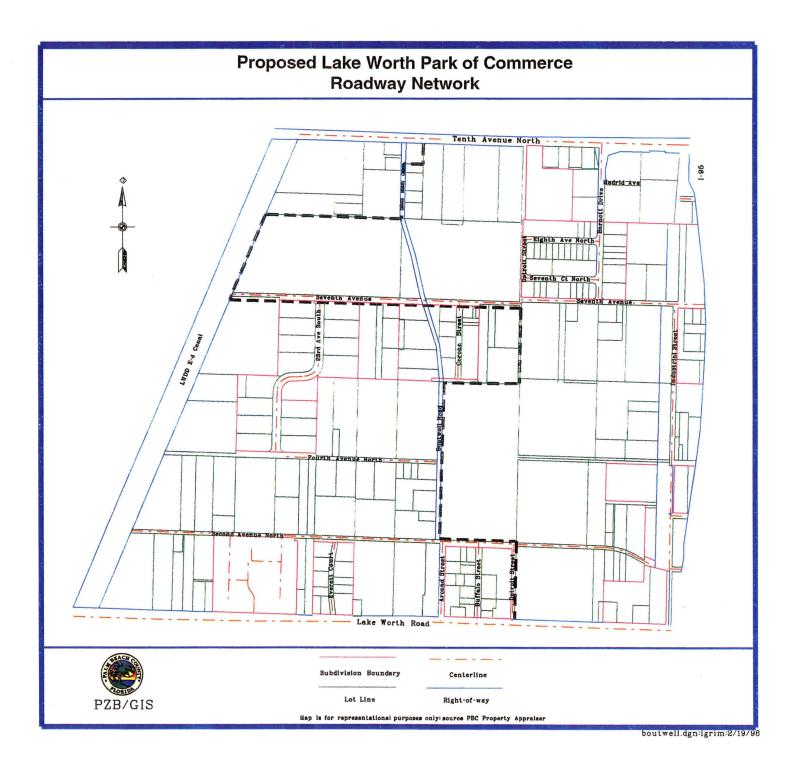
At the present time, there are several roadway concerns in the area, such as:

- inadequate rights of way;
- poor access to surrounding roadways;
- poor interconnectivity within the project boundaries;
- limited pedestrian pathway network;
- no defined drainage system; and
- poor roadway landscaping.

Specifically, Boutwell Road and Barnett Drive provide access onto 10th Avenue North, but do not provide access through the project area to Lake Worth Road. The access to the area from the south is from smaller roadways such as Everett Court and Buffalo Street. The extension of Boutwell Road (possibly linking with Arcand Street) in order to intersect with Lake Worth Road would dramatically improve access and interconnectivity in the area. The main thoroughfares within the City portion of the area are in good condition; however, some of the side streets could be improved. Finally, the sidewalks in the area, and roadway landscaping, are limited and in need of further study to examine the potential for improvement.

**Implementation Strategies:** Additional analysis will include the preparation of improvement plans for major entrances into the park and improvement to platted, but unconstructed rights-of-way. In addition, staff will comprehensively examine the roadway network in combination with other study components, and make recommendations accordingly. Staff will examine the existing roadways, evaluate the impacts of current and proposed land uses, study a pedestrian pathway system, and determine whether amendments to the TIM and/or 2015 Roadway Network may be necessary in order to improve access and interconnectivity in the area.

Map 8



#### D. WATER AND SEWER SERVICE

Current Situation: The entire project area lies within the City of Lake Worth Water and Sewer service area. The area within the City limits is well served with existing water and sanitary sewer facilities. In the early 1990's, the City installed a sanitary sewer system to serve the industrial area. Most businesses in the area are connected to this system and the area outside the City limits is also adequately served by the existing system. The sanitary sewer system outside of the City is composed primarily of private lift stations.

**Implementation Strategies:** At the present time, since much of the project area is outside of the City of Lake Worth's limits, system improvements are driven by new development and governed by the City's extension policy. In general, the City encourages and contributes to the over-sizing of water and sewer line improvements to accommodate for future development. As an implementation strategy, the City will complete a preliminary water and sewer system design to identify the costs of future improvements in relation to potential future development identified during the development of the overall master plan.

#### E. FIRE-RESCUE SERVICE

Current Situation: The unincorporated portion of project area is currently served by Palm Beach County's Station #31, which is approximately one and one-half miles from the site. The City of Lake Worth's Station #2 is located just north of 10th Avenue North, which is approximately one-half mile from the site. There have been some preliminary discussions between Palm Beach County Fire-Rescue and the City of Lake Worth regarding a possible merger of the two fire departments. If that would occur, Lake Worth Station #2 would be the primary station serving the proposed area, with Palm Beach County's Station #31 functioning as back-up.

There are no service deficiencies with regards to Fire-Rescue service within the project area, and the businesses have not created an excessive amount of emergency calls. The average response time for Station #31's service area during FY 96-97 was 6 minutes 2 seconds, well under the 7 minute 30 second departmental standard. While Station #31 does house a Special Operations team (mitigation of hazardous materials), County Fire-Rescue does express concern as to businesses locating in this area which would use, store or dispose of large amounts of hazardous chemicals.

**Implementation Strategies:** There are no plans for upgrading fire-rescue service in the area since, at the present time, no service deficiencies exist in this area. Additional analysis will begin with an assessment of current workload and response times to the project area. Operational impacts from the proposed Park of Commerce will need to be assessed during the creation of the final master plan. Specifically, improvements such as the number and location of additional fire hydrants (as new water lines are installed), will be assessed and evaluated. County fire-rescue staff is expected to complete the majority of the analysis, since the majority of vacant and other land which may convert to more intense uses is located within the unincorporated County.

#### F. FEASIBILITY/PROJECT DESIGN

Current Situation: The economic basis for the proposed Park of Commerce is based on the findings of the "Preliminary Feasibility Analysis" which was completed in October of 1997 by James Duncan and Associates. The study's intent was to evaluate the development of a moderately-priced office and industrial park in the Lake Worth Corridor area which would fill a currently un-met market niche, and assist local governments in addressing several significant land use issues. The document concluded that the proposed project area was ideal for a "park of commerce", and estimated that its development could create up to 2,675 new jobs. The Feasibility Analysis also stressed the importance of the creation of landscaped entraceways into the park, and the development of an overall architectural theme. Demographics, site characteristics, the competitive market, and funding sources to support the project were also identified and evaluated in the complete report, which is provided as an attachment.

**Implementation Strategies:** During the implementation process, staff will identify grants and other funding sources for the design and construction of major entranceways into the Park of Commerce, and to facilitate redevelopment and economic revitalization of the project area. In addition, staff will pursue the development of a recruitment plan to achieve a better tenant mix in the park.

#### III. IMPLEMENTATION STRATEGIES

#### A. IMPLEMENTING AGENCIES and PROPOSED IMPLEMENTATION

The following implementation tasks will be pursued by the listed departments in order to prepare a master plan for the project area:

Implementing Department	Implementation Task						
	Identify & inventory potential land use amendments						
PBC & City	Complete a housing displacement review & inventory (with the Housing & Community Development Dept.)						
Planning Division	Examine cross access between existing and future uses on major roadways						
	Prepare land use amendments (ensuring compatibility with existing uses)						
PBC & City Code	Research development orders & determine compliance						
Enforcement	Develop a code enforcement partnership program						
	Develop an entranceway, roadway, and access improvement plan						
PBC & City	Examine existing rights-of-way and the need for Thoroughfare Right-of- Way Identification Map and 2015 Roadway Map amendments						
Engineering	Examine a roadway beautification program (including landscaping)						
	Complete a sidewalk network study						
	Complete a traffic impact analysis for amendments						
City Utilities	Prepare a water and sewer improvement plan (incl. design and cost)						
PBC Fire Rescue	Identify future fire rescue impacts & improvements						
	Prepare a recruitment plan for enhancing tenant mix						
PBC Economic Dev./Business	Identify and coordinate grant and other funding sources						
Dev. Board	Facilitate an Park entranceway design program and funding mechanism						
	Prepare a market analysis for proposed amendments						
All PBC & City Departments	Develop a comprehensive master plan for infrastructure, drainage, roadway, water/sewer service, fire-rescue & other improvements.						

#### B. PROPOSED TIME FRAME

Upon Board direction, the departments listed above, in coordination with the City of Lake Worth, will complete a time-line for the implementation strategies. If approved, County staff and the City will present an update on the status of the strategies and the ultimate master plan by the end of June 1998.

J:\COMMON\PLANNING\CURRENT\LWPARKCO\CONCEPT\REPORT2.414

#### **ATTACHMENT**

# LAKE WORTH PARK OF COMMERCE

# Preliminary Feasibility Analysis



Prepared By:

Henry B. Iler, AICP James Duncan and Associates

For: Palm Beach County

October, 1997

#### PROPOSED LAKE WORTH PARK OF COMMERCE

#### **Executive Summary**

Concept:

Develop a moderately-priced office/industrial park in the Lake Worth area to fill a currently-unmet market niche opportunity and assist the City in

addressing several important land use issues.

Location:

Mixed use area immediately west of I-95 between 10th Avenue North and

Lake Worth Road.

Size:

Phase 1 area = 160 acres (est.).

Job Creation:

Estimated 2,675 new jobs.

Funding:

Various sources including HUD, EDA, Enterprise Florida, special assessment district, Lake Worth, PBC, State Highway Commerce Fund.

Advantages:

- 1.) Value-added jobs created at east end of Lake Worth Road corridor.
- 2.) Uncontrolled development addressed.
- 3.) Existing code enforcement problems addressed.
- 4.) Annexation encouraged.
- 5.) County/City tax bases enhanced.
- 6.) Elevated visibility for economic development.
- 7.) Fill unmet market niche for moderately-priced industrial park.

**Action Steps:** 

- 1.) Initial concept approval from County and City.
- 2.) Secure initial funding for planning.
- 3.) Engage urban designer to draw concept plan/develop theme.
- 4.) Elicit support of key property and industrial park owners.
- 5.) Finalize name, theme and site plan.
- 6.) Design signange concepts/landscaping standards.
- 7.) Analyze development constraints/infrastructure needs.
- 8.) Present final Plan for County and City approval.
- 9.) Seek funding commitments/assess special district feasibility.
- 10.) Prepare Covenants, Conditions & Restrictions document.

#### Lake Worth Park of Commerce

# Preliminary Feasibility Analysis

#### Introduction

Palm Beach County and the City of Lake Worth have expressed an interest in developing a quality office/industrial park in the city near I-95. After examining several potential sites, an area of existing office and industrial development located immediately west of I-95 and south of 10<sup>th</sup> Avenue was chosen for this preliminary feasibility analysis. The location of the subject area is shown in Figure 1.

This area was chosen for initial feasibility analysis as the "Lake Worth Park of Commerce" due to a number of advantageous factors including location, vacant land availability, transportation access, and redevelopment opportunities. This feasibility report will examine these factors in depth, in addition to regional market conditions which will play a major role in determining the success of the proposed park of commerce.

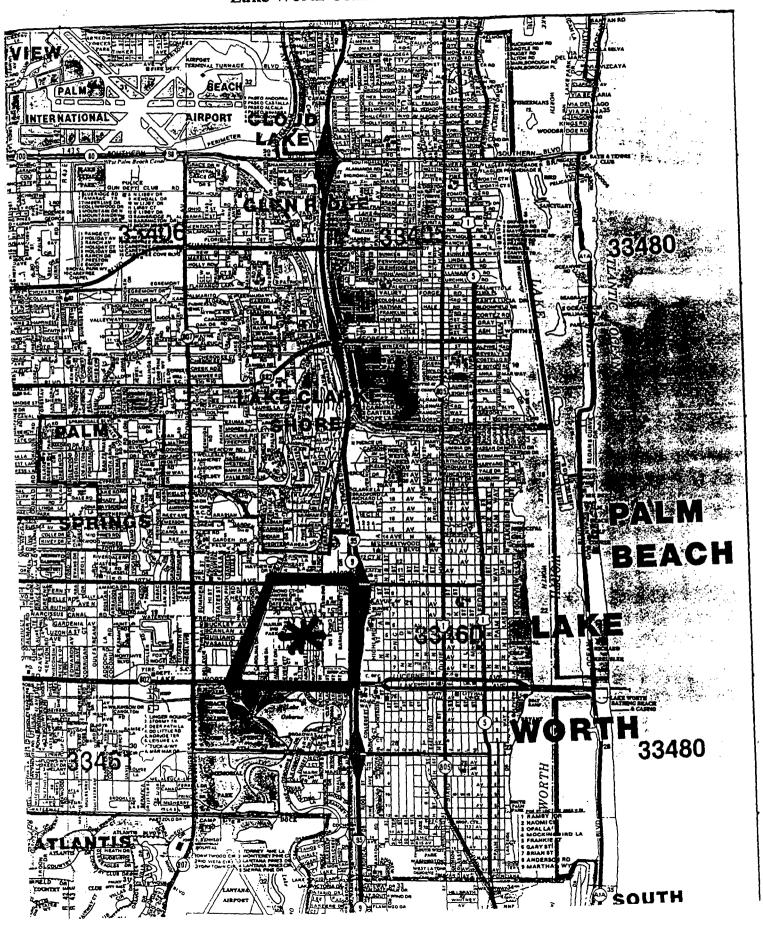
#### **Location and Access**

The subject site has excellent locational and transportation access characteristics. It is located adjacent to I-95, a major interstate travel corridor. Also,  $10^{th}$  Avenue on the north boundary and Lake Worth Road on the south side provide primary arterial east-west access for park users. In addition, Lake Worth Road interconnects with the Florida Turnpike approximately four (4) miles west of the proposed park of commerce site.

Bus transit is available along 10<sup>th</sup> Avenue and Lake Worth Road on a regular basis. Inter-county commuter rail service (Tri-Rail) runs along the east side the site and a rail station is located near Lake Worth Road and I-95.

#### FIGURE 1

# Lake Worth Commerce Park Location



The proposed commerce park site is also located in close proximity to the Palm Beach County Park Airport (executive) which is located 1-2 miles to the south. In addition, Palm Beach County International Airport is located approximately four (4) miles to the north.

#### **Demographic Analysis**

Appendix A contains a myriad of demographic information (source: CACI) for the subject park site and surrounding areas by zip code district. Zip code area 33461 contains the proposed commerce park. For purposes of this analysis, zip code area 33461 is combined with surrounding codes (33460, 33462, 33463, 33415, 33405 and 33406), to present a regional demographic picture of the more immediate market area of the proposed Lake Worth Commerce Park. Appendix A also contains a key map of the zip code districts. Table 1 shows the historical and projected population trends in the regional market area.

Table 1 - Population Characteristics

Zip Coxle Area/Bocation*	1980 266	IPPO Pop	1996 Pop	2001 Pop	Anniel Growth Rate 1998-96
33461/site	27,879	30,951	31,691	32,890	0.4
33460/east	26,601	29,380	29,720	30,644	0.2
33462/south	21,750	29,688	32,017	34,125	1.2
33463/southwest	14,533	28,833	34,521	38,872	2.9
33415/northwest	22,940	35,663	38,588	41,177	1.3
33406/north	19,309	23,549	24,099	24,975	0.4
33405/northeast	18,729	18,164	17,877	18,185	-0.3
Totals	517/40	196228	208,513	220,868	60.4 W

<sup>\*</sup> Location relative to proposed commerce park site.

The code area in which the site is located has experienced a very modest population increase since 1990 and projections for the year 2001 show a continuation of that trend. The higher growth

zones of the regional market area since 1990 are located to the south, southwest and northwest of the site. However, projections indicate a gradual slowing of population growth in these areas through the year 2001.

Table 2 below presents information on the racial make-up of the population in the regional market area.

Table 2 - Percent\* Racial Composition

Zip Gode/ Location	White 1990	White 1296	Black 1990	Black	Pacific 1990	A Sinte Facility Facility	Hispanic Organ	Filspanic Chapter 1997au
33461/site	94.5	93.0	2.8	3.6	0.9	1.0	11.3	14.5
33460/east	81.5	78.3	14.3	16.8	0.8	0.9	14.5	17.5
33462/ south	91.2	88.8	6.4	8.3	0.7	0.8	8.1	10.1
33463/ southwest	94.6	93.4	1.6	2.1	1.3	1.4	10.4	13.3
33415/ northwest	91.6	89.6	4.6	5.9	1.4	1.5	12.1	15.2
33406/ north	92.5	90.8	4.4	5.5	1.0	1.1	13.5	17.1
33405/ northeast	91.0	89.5	2.7	3.3	0.7	0.7	32.6	38.6

<sup>\*</sup> Numbers in table, except zip codes in column 1, represent percentages (%) of population.

The white population is the primary racial group in the regional market area, however the percentage of whites declined in all areas between 1990-96. The black population percentage is largest in areas east and south of the proposed site, and grew in all parts of the market area over the last six (6) years. Persons of hispanic origin also grew significantly, as a proportion of population, in all areas

<sup>\*\*</sup> Location relative to proposed commerce park site.

Age and male/female composition of the market area population is important in workforce planning for existing and future park users. Table 3 provides information regarding these factors for the market area.

Table 3 - Age and Male/Female Mix

B	Za Permiation s 8-65 A cars of Age	A. C.	***************************************	MaleyFemales
33461/site	58.3 %	36.8	37.4	92.7
33460/east	53.0 %	40.8	40.8	94.9
33462/ south	57.9 %	38.1	39.3	93.6
33463/ southwest	56.5 %	34.6	35.8	93.4
33415/ 58.4 % northwest		34.2	35.3	89.9
33406/ 65.1 % north		34.3	36.3	102.5
33405/ northeast	59.2 %	39.0	38.8	95.2

<sup>\*</sup> Location relative to proposed commerce park site.

Median age of the market area population ranges between 35.3 years and 40.8 years of age. This indicates that the market area population is significantly older than the total Palm Beach County population and also the State of Florida population. The areas around the proposed site are also have higher proportions of female residents as compared to male persons. Countywide the ratio of male-to-female residents is 93.4, thus the market area composition is at or above the county average in most cases. The zip code district directly north of the site is the only area containing a greater proportion of male residents than female persons.

Household income in the immediate market area around the proposed commerce park is summarized in Table 4 below.

Table 4 - Per Capita and Median Household Income

Zip Code Area/Location	1996 Per Capita Income	1996 Median Household (HH) Income	State Centile for 1996 Median (HH) Income		
33461/site	\$ 17,722	\$ 30,121	42		
33460/east	20,059	27,297	27		
33462/ south	19,408	33,355	55		
33463/ southwest	16,288	36,518	67		
33415/ northwest	15,972	32,583	52		
33406/ 17,947 north		38,021	72		
33405/ northeast	18,972	31,521	48		

<sup>\*</sup> Source for projections is CACI.

Median income for households near the proposed site was \$30,121, ranking just below the statewide income mid-point. Areas of Lake Worth across I-95 to the east rank the lowest in median income of all zip code districts around the proposed commerce park at \$27,297. Higher income districts include area north and southwest of the subject site.

#### **Competitive Market**

In analyzing any site for a commerce park, the existing competitive environment, i.e. existing major industrial parks (> 5 acres in size) must be assessed. Lake Worth has four (4) existing major industrial parks as shown in Table 5, three (3) of which are located within the boundaries of the proposed Lake Worth Commerce Park site.

Table 5 - Major Existing Industrial Parks in Lake Worth

Park Name	Location	Sizt (in acres)	Within Proposed Park of Commerce Boundary?
1.) Donora Park	Boutwell Rd. North of 4 <sup>th</sup> Avenue	9	Yes
2.) Marlin Industrial Park	23 <sup>rd</sup> Avenue South and 4 <sup>th</sup> Avenue North	20	Yes
Lake Worth     Industrial Park	No. 7 <sup>th</sup> Avenue and Barnett Drive	11	Yes
4.) Park St. Industrial Center	FEC Railroad and WPB Canal	16	No
[6]8]		<b>3</b>	

In an eight (8) miles radius around the subject site there are seven (7) major industrial parks located to the south in the Boynton Beach and Lantana areas, and 12 industrial parks located to the north in the West Palm Beach area. These parks are listed and described in Tables 6 and 7.

Table 6 - Industrial Parks Within Eight Mile Radius To South

Park Name	Location	Size (in acres)	Approx Distance from Proposed Site
1.) Lantana Industrial Park	Dixie Hwy. & 8 <sup>th</sup> Ave.	39	3 miles
2.) Boynton Beach Commerce Center	SW corner of I-95 & Woolbright	36	8 miles
3.) Boynton Beach Distribution Center	No. of Quantum Park & west of I-95	30	5 miles
4.) Boynton Beach Industrial Park North	West of I-95 on Industrial Way	24	7 miles
5.) High Ridge Commerce Park	High Ridge Rd. & Cedar Ridge Rd.	22	3 miles
6.) Lawson Industrial Park	Congress Av. & SW 30 <sup>th</sup> Av.	57	7 miles
7.) Quantum Corporate Park	Congress Av. & NW 22 <sup>nd</sup> Av.	562	6 miles
(Kgfri		77 ( )	

South of the proposed Park of Commerce site, there are 770 acres of industrial parks within an 8 mile distance. The major share of this acreage is absorbed by the 562 acre Quantum park which is about 6 miles from the subject site. Using a more proximate 4-mile radius, the amount of existing industrial parks drops considerably to only 61 acres in the south area.

Table 7 - Industrial Parks Within Eight Mile Radius To North/West

Park Name	Location	Size (in acres)	Approx Distance from Proposed Site
Airport Industrial     Park	SE corner of FL Mango Rd. & Worthington Rd.	15	5 miles
2.) Balrub Industrial Park	E. of Royal Palm Beach on Belvedere Rd.	24	8 miles
3.) Benoist Farms Industrial Park	Benoist Farms Rd. & McAllister Way	9	7 miles
4.) Benoist Farms Corporate Park	Benoist Farms Rd. & Belvedere Rd.	33	7 miles
5.) Hemstreat Park	FL Turnpike & Cleary Rd.	19	6 miles
6.) Leelan West Industrial Park	Belvedere Rd. west of FL Turnpike	12	8 miles
7.) Palm Beach Co. Industrial Park	FL Tumpike & Jog Rd.	13	8 miles
8.) Palm West Industrial Park	Belvedere Rd. West of FL Turnpike	19	7 miles
9.) Ponderosa Industrial Park	Southern Blvd. West of FL Turnpike	20	7 miles
10.) Technology Industrial Park	Jog Rd. & FL Turnpike	18	8 miles
11.) Tuxedo Park	SE corner of Belvedere & Australian	17	5 miles
12.) Vista Center of Palm Beach	Okeechobee Blvd. & FL Turnpike	500	8 miles
13.) Technology Place	West of Electronics Way & 27th St.	15	6 miles
Total	-	729	==

In the 8-mile radius north of the proposed Lake Worth Park of Commerce tract, there are 729 acres in industrial park use. However, similar to the south area, a very large portion of this total includes the 500 acre Vista Center which is 8 miles from the subject site. In fact, all of the northern industrial parks are 5 miles or greater in distance from the Lake Worth site.

Another important point concerning the large Quantum and Vista industrial parks, is the fact that they serve a totally different industrial user niche than is envisioned for the Lake Worth park. They provide large sites suitable for major corporate users, while the Lake Worth will serve regional and local companies with much smaller land needs.

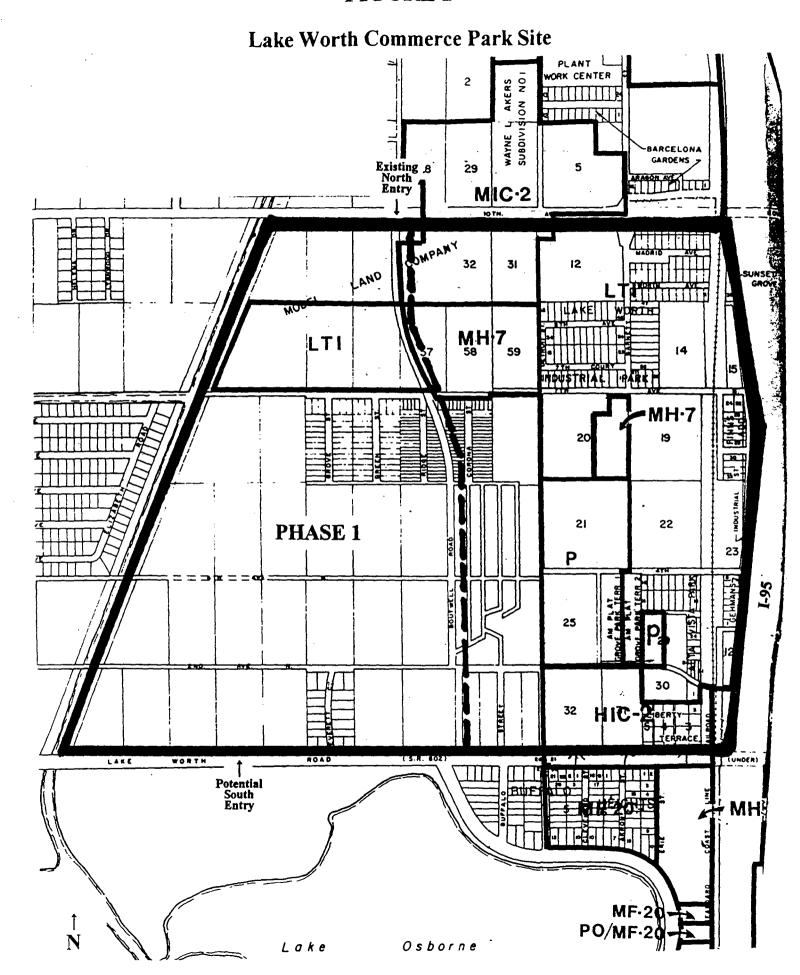
Thus, in summary, the proposed Lake Worth Commerce Park site is well-located to serve a market niche which appears not to be addressed adequately by existing industrial parks.

#### **Proposed Site Characteristics**

The proposed site area for the Lake Worth Park of Commerce is depicted in Figure 2 and bounded on the east by I-95, the north by 10<sup>th</sup> Avenue, the west by the E-4 canal, and south by Lake Worth Road. Existing land uses in the study area consist of a wide range of industrial, office, service commercial, governmental facilities and mobile homes. Local government jurisdiction is split in the area with roughly 50% located in the City of Lake Worth and 50% under County jurisdiction. The location of City jurisdiction is depicted on Figure 2 wherein land shown with a zoning designation is situated in the City of Lake Worth; all other land is under County planning and zoning control.

The eastern 60% of the proposed area, east of Boutwell Road, is already heavily developed in industrial, mobile home and public facility uses with little available vacant land. The western 40% of the area has a greater proportion of vacant land and a land use mix more closely resembling that of an industrial/office park. While generally unattractive and poorly-maintained service commercial uses, like automobile repair shops, are located on the west side of Boutwell Road, the central subarea on the west side contains a small industrial/office park (Marlin Industrial Park) and other business/office uses to the south of Marlin Park down to 2<sup>nd</sup> Avenue North.

FIGURE 2



#### **Initial Development Concepts**

The western area holds significant potential for the development of a regional industrial/office park serving the. For this reason, this area, approximately 160 acres in size, is designated for Phase 1 development (see Figure 2). A large identification monument for the Park of Commerce could be placed at Boutwell and 10<sup>th</sup> Avenue which would be the primary entry point to the park.

Approximately 1/4 mile south of 10<sup>th</sup> Avenue on Boutwell Road, a large vacant parcel exists, located north of 7<sup>th</sup> Avenue North and west of Boutwell Road. This parcel could become the access drive into the new park itself with a second monument identification sign at Boutwell, a curvilinear entry road traversing through the center of the parcel and linking in to the south with the current road into Marlin Industrial Park. Development parcels would be created along the entry road. A secondary entry point with a monument sign would also need to be established off of Lake Worth Road in the area of Arcan Street to link into Boutwell Road

Another priority of the Phase 1 development plan for the park should be strong code enforcement to clean-up the service commercial uses located on the west side of Boutwell between 2<sup>nd</sup> Avenue North and 7<sup>th</sup> Avenue North. These uses are generally "eyesores" and in the short-term need to be better maintained. Over the longer-term, these areas should be converted to office and industrial uses.

Cooperation and support of the existing property owners in the western Phase 1 area will be critical to the success of the new park, in particular the owners in the existing Marlin Park.

#### **Development Constraints**

Additional analysis will be needed to determine if development contraints, such as wetlands, endangered or threatened flora/fauna, or infrastructure deficiencies, exist in the Phase 1 target area. With respect to environmental issues, areas bordering the E-4 canal on the northwest boundary of the Phase 1 area may be subject to some level of environmental restrictions.

#### **Job Creation**

Based on the estimated 160-acre size of the Phase 1 area and an assumed 50%/50% mix of office and industrial uses, it is projected that, when fully-developed, the Phase 1 Park will generate a total of approximately 4,125 jobs. There are currently an estimated 1,450 jobs in the area, thus approximately 2,675 new jobs are projected to be created by the Phase 1 build-out.

#### **Funding**

Adequate funding for signage, infrastructure and code enforcement will be needed. Possible sources are listed below.

#### **Potential Funding Sources**

- ★ HUD Community Development Block Grant Palm Beach County
- ★ U.S. EDA Public Works Program
- ★ Special Taxing District
- ★ City of Lake Worth
- ★ Palm Beach County
- ★ FL Office of Tourism, Trade and Economic Development Highway Commerce Fund
- ★ Enterprise Florida Manufacturing Bond Program
- ★ Metropolitan Planning Organization (MPO)
- ★ Beautiful Palm Beaches.

In order to generate the funding necessary to make the infrastructure, signnage and landscaping improvements needed to promote the proposed park of commerce, a number of monetary sources, including, but not limited to, those listed above, must be accessed.

#### **Future Actions**

In order to begin initial, detailed planning and implementation for the proposed park, the following action steps are necessary over the next 6-to-8 month period:

Step 1:	Present concept to County and City officials for tentative approval.
Step 2:	Encumber initial funding source for detailed planning.
Step 3:	Engage urban designer to draw concept site plan and develop architectural theme for Phase 1.
Step 4:	Meet with key Phase 1 area property owners, in particular the owners of Marlin and Donora Industrial Parks, to elicit ideas and support.
Step 5:	Finalize park name, architectural theme, and concept plan.
Step 6:	Design signnage monuments and landscaping standards.
Step 7:	Engage engineer to analyze Phase 1 infrastructure needs on priority basis.
Step 8:	Present Final Park of Commerce Plan to City and County officials for approval.
Step 9:	Seek federal, state and local funding commitments. Analyze feasibility of local special assessment district for site improvements.
Step 10:	Incorporate park development standards into Covenants, Conditions &

Once signnage and infrastructure funding is secured and key area property owners are in agreement with the plan, then site construction can begin.

Restrictions (CC&R) document, and seek agreement of affected property owners.

# **APPENDIX A**

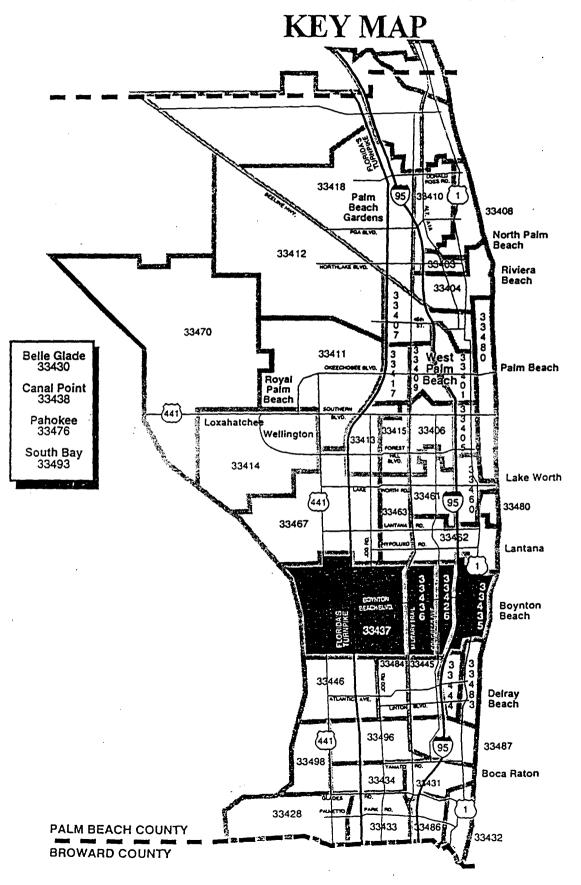
Demographic Information By Zip Code District

# FLORIDA

**A** 33173-33463

ZIP CODE						1990	-96 106	.—	HOUS	SEHOI	DS		FA	MILIE
POST OFFICE NAME	COUNTY FLPS COOE	1980	1990	1996	2001	Alino Late	ul Chan Stati GnH1	عرا در ایجو	1996	2001	% Annual Rate 1990-96	1996 Average HH Size	1990	1996
3173 MIAMI 3174 MIAMI 3175 MIAMI 3176 MIAMI 3177 MIAMI 3178 MIAMI 3179 MIAMI 3180 MIAMI 3181 MIAMI 3181 MIAMI	025 025 025 025 025 025 025 025	27341 17273 18718 39901 17155 1197 26574 10729 13372 1831	33787 27442 41064 47435 25043 3165 31877 14167 14089 3042	35464 30565 46155 48907 27626 4279 32946 16299 14092 4115	36750 32651 49383 50242 29452 4967 33888 17665 14264 4808	0.8 1.7 1.9 0.5 1.6 4.9 0.5 2.3 0.0 5.0	26 49 53 20 46 92 20 59 8	12405 8225 12182 16659 7165 1342 14370 6919 6934	12964 9206 13671 17193 8042 1810 14790 8104 6925 1216	13411 9863 14819 17677 8653 2100 15186 8852 7004 1459	0.7 1.8 1.9 0.5 1.9 4.9 0.5 2.6 0.0 6.3	2.73 3.32 3.36 2.83 3.32 2.36 2.21 1.98 1.98 2.84	8808 7012 10383 12274 5589 794 8639 4195 3615 775	9214 7831 11634 12618 6260 1070 8900 4839 3611 1130
3183 MIAMI 3184 MIAMI 3185 MIAMI 3186 MIAMI 3187 MIAMI 3189 MIAMI 3190 MIAMI 3193 MIAMI 3196 MIAMI 3196 FLINTERNATIOAL UNIV	025 025 025 025 025 025 025 025 025	16609 9084 1432 15965 3114 13845 2325 6924 1699 1415	32077 20263 3606 43611 6169 15680 2807 17432 14412 2309	35230 23868 4529 52569 7785 16446 2966 21895 20644 2437	37288 26142 5094 58218 8855 17033 3082 24624 24576 2538	1.5 2.7 3.7 3.0 3.8 0.8 0.9 3.7 5.9	44 68 83 74 84 26 30 83 95	10803 8060 1187 15426 1993 5409 1085 5926 5539 859	11854 7209 1487 18575 2512 5667 1123 7425 7903 894	12545 7930 1671 20565 2855 5868 1166 8345 9394 925	1.5 2.8 3.7 3.0 3.8 0.7 0.9 3.7 5.9 0.6	2.97 3.18 3.05 2.83 3.01 2.88 2.61 2.95 2.81 2.61	8793 5245 927 11380 1561 4157 790 4627 3978 505	9627 6249 1160 13627 1957 4348 832 5791 5679 562
3301 FORT LAUDERDALE 3304 FORT LAUDERDALE 3305 FORT LAUDERDALE 3306 FORT LAUDERDALE 3308 FORT LAUDERDALE 3309 FORT LAUDERDALE 3311 FORT LAUDERDALE 3312 FORT LAUDERDALE 3313 FORT LAUDERDALE 3313 FORT LAUDERDALE 3314 FORT LAUDERDALE	011 011 011 011 011 011 011 011	11763 18198 11071 3553 28705 22067 70657 45372 43836 17150	12040 18976 11018 3405 28624 28083 65378 44230 46804 19621	12494 20002 11437 3536 30178 31418 67662 46427 49262 21411	13024 21049 11946 3697 31784 34074 70589 48778 51824 22935	0.6 0.8 0.6 0.8 1.8 0.6 0.8 1.4	22 28 22 28 21 28 51 26 28	5764 9767 5482 1807 15626 11539 21516 16779 19451 7813	6037 10286 5685 1876 16489 13004 22296 17632 20462 8546	6327 10630 5940 1962 17380 14161 23291 18542 21530 9168	0.7 0.8 0.6 0.9 1.9 0.6 0.8 0.8	1.85 1.88 1.97 1.88 1.81 2.36 2.98 2.60 2.38 2.47	2154 4153 2583 919 7813 8897 14687 10844 11629 4952	2248 4365 2671 952 8196 7483 15134 11350 12189 5391
315 FORT LAUDERDALE 316 FORT LAUDERDALE 317 FORT LAUDERDALE 319 FORT LAUDERDALE 321 FORT LAUDERDALE 322 FORT LAUDERDALE 323 FORT LAUDERDALE 324 FORT LAUDERDALE 325 FORT LAUDERDALE 325 FORT LAUDERDALE 325 FORT LAUDERDALE 326 FORT LAUDERDALE	011 011 011 011 011 011 011 011	13587 11778 32971 27562 13977 26042 5764 14172 9272 2859	12849 11184 31518 38636 29628 37348 9929 29710 20258 7812	13424 11834 32558 41411 37739 43956 13714 36686 25670 14448	14069 12471 33937 45147 43666 48987 16382 41779 29525 19542	0.7 0.9 0.5 2.0 3.9 2.6 5.3 3.4 3.9	24 30 20 55 85 67 93 80 85	6016 5953 11303 18506 14742 3059 13520 7192 2894	6278 6313 11684 20905 18853 20082 4222 18771 9114 5384	6579 6668 12188 22787 21851 22308 5043 19141 10485 7295	0.7 0.9 0.5 2.0 4.0 2.5 5.3 3.5 3.9	2.10 1,77 2.76 1.97 1.99 2.18 3.25 2.18 2.81 2.68	2927 2634 8629 11205 10299 11424 2833 8604 5765 2295	3048 2778 8873 12641 13144 13348 3621 10562 7300 4249
827 FORT LAUDERDALE 828 FORT LAUDERDALE 833 FORT LAUDERDALE 833 FORT LAUDERDALE 832 FORT LAUDERDALE 834 FORT LAUDERDALE 835 FORT LAUDERDALE 835 FORT LAUDERDALE 848 FORT LAUDERDALE 849 WEST PALM BEACH 8403 WEST PALM BEACH	011 011 011 011 011 011 011 011 099	1895 8824 4564 2809 553 29739 10882 475 22580 7968	5178 16085 9374 6943 1511 29091 25765 435 19833 8474	10094 18583 11312 9843 2113 31314 30313 449 20747 9374	13879 20459 12728 11904 2538 33325 33657 468 21831 10114	11.3 2.3 3.1 5.7 5.5 1.2 2.6 0.5 0.7 1.6	99 61 75 95 94 37 67 20	1882 5744 3149 2198 454 12608 9601 145 8605 3603	3667 6633 3798 3108 634 13584 11316 150 9145 3988	5040 7303 4273 3754 762 14470 12579 156 9718 4305	11.3 2.3 3.0 5.7 5.5 1.2 2.7 0.5 1.0	2.75 2.79 2.97 3.17 3.33 2.27 2.64 2.99 2.13 2.33	1488 4321 2597 1916 405 7102 6518 134 4441 2362	2888 4972 3122 2697 585 7620 7651 138 4714 2602
404 WEST PALM BEACH 405 WEST PALM BEACH 406 WEST PALM BEACH 407 WEST PALM BEACH 408 WEST PALM BEACH 409 WEST PALM BEACH 410 WEST PALM BEACH 411 WEST PALM BEACH 412 WEST PALM BEACH 413 WEST PALM BEACH	099 099 099 099 099 099 099 099	27899 18729 19309 24781 19136 9989 17554 9513 59 3853	27498 18164 23549 25019 17918 16142 24059 28001 297 4864	28110 17877 24099 26183 18975 19512 27581 35859 531 5228	29170 18185 24975 27500 20077 21984 30337 41497 708 5563	0.4 -0.3 0.4 0.7 0.9 3.1 2.2 4.0 9.7 1.2	16 2 16 25 30 75 58 86 99	10519 7832 8751 9469 9023 7087 9991 9840 102 1708	10828 7704 8955 9961 9566 8707 11592 12544 180	11278 7835 9293 10506 10125 9886 12822 14857 240 1981	0.5 -0.3 0.4 0.8 0.9 3.3 2.4 4.1 9.5 1.3	2.58 2.32 2.55 2.50 1.98 2.22 2.37 2.74 2.95 2.79	7121 4780 5976 5781 5296 3900 7076 7776 86	7290 4689 6107 6054 5572 4738 8119 9992 154 1385
414 WEST PALM BEACH 415 WEST PALM BEACH 417 WEST PALM BEACH 418 WEST PALM BEACH 428 BOCA RATON 430 BELLE GLADE 431 BOCA RATON 432 BOCA RATON 433 BOCA RATON 433 BOCA RATON	099 099 099 099 099 099 099	4191 22940 19427 7119 7014 8371 20989 9145 16840 9326	21780 35663 25892 17833 9390 23024 22261 13075 17141 36561	31317 38588 29525 23293 10140 28904 23145 14293 17252 45437	38168 41177 32445 27226 10813 33150 24177 15349 17753 51802	6.0 1.3 2.1 4.4 1.2 3.7 0.6 1.4 0.1 3.5	95 39 57 88 39 83 23 42 10	7302 14935 13251 7010 4633 8834 6611 6511 8826 16888	10508 16095 14751 9159 4975 10964 6864 5673 8874 21076	12815 17141 16035 10705 5291 12507 7177 6055 9129 24078	6.0 1.2 1.7 4.4 1.1 3.5 0.6 1.2 0.1 3.6	2.98 2.39 1.99 2.54 2.04 2.63 3.11 2.47 1.94 2.14	6240 9659 7008 5014 3005 6972 4682 3608 4910	8951 10414 7989 6590 3233 8680 4881 3939 4925 13552
434 BOCA RATON 435 BOYNTON BEACH 438 BOYNTON BEACH 437 BOYNTON BEACH 438 CANAL POINT 440 CLEWISTON 441 DEERFIELD BEACH 442 DEERFIELD BEACH 444 DELRAY BEACH 445 DELRAY BEACH	099 099 099 099 099 051 011 011 099	4251 28270 8672 3496 1646 11131 22526 14576 16539 14154	19075 28862 19263 14583 1494 14427 24491 20181 18491 20740	23630 29744 23833 22956 1670 15198 26333 22619 19356 23028	26884 30979 27160 29066 1810 15952 28015 24545 20326 24912	3.5 0.5 3.5 7.5 1.8 0.8 1.2 1.8 0.7	80 19 80 97 51 28 37 51 25	9114 12279 9469 6046 508 4583 10798 11366 6661 10441	11285 12639 11725 9548 568 4829 11531 12739 7012 11612	12839 13156 13367 12100 615 5073 12229 13825 7383 12580	3.5 0.5 3.5 7.6 1.8 0.8 1.1 1.8 0.8	2.14 2.07 2.34 2.02 2.36 2.93 3.09 2.28 1.77 2.75 1.96	6111 7525 6427 4798 381 3604 6192 6071 4434 6569	7555 7725 7905 7568 425 3790 6592 6776 4622 7256
M46 DELRAY BÊACH M55 HOBE SOUND M58 JUPITER M60 LAKE WORTH M61 LAKE WORTH M62 LAKE WORTH M62 LAKE WORTH	099 085 099 099 099 099	5092 7505 10913 26601 27879 21750 14533	13010 15209 23874 29380 30951 29688 28633	15287 17036 28105 29720 31691 32017 34521	17018 18475 31276 30644 32890 34125 38872	2.6 1.8 2.6 0.2 0.4 1.2 2.9	67 51 68 12 17 39	7191 6513 9164 13407 13293 12845 11051	8361 7314 10774 13577 13573 13843 13101	9260 7946 11986 14016 14075 14757 14685	2.4 1.9 2.6 0.2 0.3 1.2 2.8	1.78 2.27 2.59 2.13 2.29 2.27 2.60	4694 4632 6746 7441 8202 8279 8021	5496 5189 7934 7520 8363 8925 9585

# ZIP CODE DISTRICTS



4	$\overline{}$
1	
ı	_
ı	

<u>و</u> ر	ZIP CODE			 RACI	F (%	١		ļ		1996 AGE DISTRIBUTION (%)  MEDIAN AGE												
	ZIP CODE	RACE (%)						Missass	<b>4</b>			190 %	IGE	0131	מוח	10110	) אכ	%) 		A	GE T	
	POST OFFICE				-	Arisa	BOIR	Hizpani	C OTIVE													1996
	NAME	1990	1994	1998	1996	1990	1996	1990	1994	0-4	5.9	10-14	15-19	20-24	25-44	45-64	65-84	85+	18+	1990	1996	Males/ Females ( × 100)
Sied .	19173 MAMI 19174 MAMI 19175 MAMI 19175 MAMI 19177 MAMI 19178 MAMI 19189 MAMI 19181 MAMI 19181 MAMI 19182 MAMI	89.7 85.7 90.8 75.1 66.4 85.8 83.4 97.7 78.0 80.5	88.2 86.3 90.4 71.8 64.5 83.7 78.4 96.8 72.4 79.9	3.8 0.9 2.1 20.2 25.5 5.9 12.9 1.0 17.3	4.7 1.0 2.3 22.8 27.1 7.1 17.0 1.4 21.8 14.8	2.8 0.8 1.5 2.6 2.0 3.6 1.9 0.8 2.2 0.5	2.8 0.7 1.4 2.8 2.0 3.6 2.2 0.9 2.4 0.5	50.6 89.7 74.0 27.2 45.0 46.8 14.4 9.7 19.3 71.7	61.1 93.2 81.3 35.6 50.4 57.2 20.0 14.8 25.7 76.3	6.9 7.0 7.7 6.9 9.7 7.3 5.7 3.1 5.8 6.7	6.6 6.3 7.2 7.4 9.0 7.1 6.0 3.7 5.8 6.0	5.2 6.7 7.3 7.3 8.5 4.2 5.4 3.5 4.6 6.8	5.8 6.7 7.2 6.4 6.6 3.6 4.6 3.0 4.0 5.8	7.0 7.5 7.2 6.3 6.7 5.7 4.4 2.8 4.8 6.9	35.9 30.9 32.8 32.7 35.1 45.2 28.6 19.9 33.0 41.4	21.6 22.0 21.3 24.0 17.9 20.3 19.6 25.8 21.3 20.1	9.3 11.7 8.4 8.0 5.9 6.2 19.7 32.6 17.2 5.8	0.9 1.2 0.7 1.1 0.6 0.3 6.0 5.7 3.5 0.4	77.1 76.1 73.3 74.5 68.9 79.3 80.2 87.9 81.5 77.0	33.3 34.4 32.2 33.4 30.1 32.1 41.1 55.7 39.4 30.9	34.4 34.5 33.2 34.8 31.2 34.2 41.7 56.5 39.6 33.6	91.8 89.6 94.3 93.0 101.9 106.6 81.9 78.1 86.9 145.6
	STIES MAME STIES MAME STIES HAME STIES HAME STIES HAME STIES HAME STIES HAME STIES HAME STIES HAME STIES HAME STIES HAME	88.7 89.1 86.3 86.4 91.0 72.0 86.2 86.3 85.0 87.7	87.8 88.7 85.3 83.9 87.5 68.0 81.7 85.2 62.6 87.4	3.3 3.9 5.9 6.1 3.9 22.3 8.6 5.9 7.4 3.6	3.7 4.4 6.6 7.6 5.9 25.0 11.6 6.6 9.0 3.9	2.4 0.9 2.1 3.5 1.7 2.0 2.2 2.1 3.2 4.6	2.3 0.8 2.0 3.5 2.1 2.3 2.6 2.0 3.4	63.6 83.2 64.3 42.3 25.1 22.4 20.4 64.3 44.8 67.7	72.6 87.4 72.9 53.3 35.1 29.0 28.3 72.9 54.1 76.2	8.0 7.9 10.8 8.6 9.2 9.1 7.9 10.8 10.0 4.3	7.3 9.8 8.5 9.5 8.6 7.9 9.8 9.6 3.9	7.9 7.3 8.5 7.2 7.6 8.2 7.6 8.5 6.6 4.4	7.7 6.6 6.1 5.3 5.3 6.6 5.9 6.1 4.3	7.5 6.7 5.4 5.0 4.7 6.5 5.8 5.4 3.9	33.4 35.7 41.4 42.7 36.1 32.8 33.9 41.4 47.5 29.5	19.9 20.0 13.7 18.0 19.9 18.7 20.2 13.7 14.4 19.7	7.6 7.9 4.1 4.5 7.2 8.4 9.3 4.1 3.6 10.6	0.6 0.2 0.3 0.5 1.0 1.6 0.2 0.2	72.1 73.6 67.4 72.5 70.5 70.2 73.2 67.4 71.2 84.7	31.2 31.8 28.2 30.6 32.6 31.2 33.3 28.2 29.5 26.8	32.4 33.3 30.5 32.3 33.7 32.2 34.4 30.5 31.5 30.2	93.5 101.1 94.8 93.1 100.6 94.2 93.8 94.8 94.1 93.5
	SOO! FORT LAUDERDALE STOCK FORT LAUDERDALE	86.3 81.0 89.0 98.2 98.3 76.8 17.0 68.6 56.7 94.7	83.7 76.4 85.3 97.3 97.4 71.6 13.5 62.7 48.4 92.4	12.2 16.4 8.6 0.5 0.4 20.1 81.6 28.4 40.2 2.3	14.2 20.2 11.4 0.8 0.6 24.2 84.9 33.8 47.9 3.4	0.6 1.2 1.2 0.8 0.7 1.5 0.6 0.8 1.3 1.2	0.9 1.8 1.7 1.2 1.2 2.0 0.7 1.1 1.7 1.8	5.6 6.9 6.2 4.7 4.4 9.4 3.5 11.0 7.1 9.3	7.0 8.7 8.1 6.6 6.1 11.7 3.8 13.2 8.2 12.5	3.6 5.1 5.1 3.8 2.6 6.3 9.9 7.5 7.8 7.6	3.9 4.7 4.7 4.5 3.0 6.2 9.0 7.3 7.0 7.5	3.3 4.0 3.9 4.0 2.6 5.3 8.3 6.6 5.8 6.0	2.1 3.3 3.4 3.5 2.3 4.0 7.2 5.7 4.8 4.7	5.8 5.2 4.7 3.6 2.9 5.2 7.3 6.3 5.8 5.7	40.3 38.4 36.7 28.6 24.2 38.0 30.3 33.1 32.3 35.4	24.2 20.3 22.1 27.8 26.6 18.8 17.7 20.6 15.4 19.9	14.0 15.8 16.4 20.6 29.6 13.9 9.4 11.7 16.9 12.1	2.9 3.2 3.0 3.6 6.2 2.4 0.9 1.1 4.2 1.1	88.1 84.3 84.3 85.7 90.5 80.0 68.4 75.2 78.5 76.2	38.8 37.7 39.4 44.5 54.5 34.8 29.8 34.1 35.6 33.7	40.4 39.3 40.6 46.1 54.4 36.9 30.6 35.7 36.0 35.4	125.7 113.7 100.8 94.7 84.4 99.9 89.6 101.6 84.1 99.3
2222	2015 FORT LAUDERDALE 2016 FORT LAUDERDALE 2017 FORT LAUDERDALE 2019 FORT LAUDERDALE 2019 FORT LAUDERDALE 2012 FORT LAUDERDALE 2012 FORT LAUDERDALE 2012 FORT LAUDERDALE 2012 FORT LAUDERDALE 2014 FORT LAUDERDALE 2014 FORT LAUDERDALE 2015 FORT LAUDERDALE 2015 FORT LAUDERDALE 2016 FORT LAUDERDALE	86.6 93.1 85.5 82.4 92.1 93.5 92.6 94.6 95.3 95.2	81.9 90.6 80.6 77.5 89.7 90.7 89.3 92.0 93.0 93.3	9.4 4.6 10.8 15.3 5.1 3.9 4.7 2.5 2.3 1.8	12.7 6.1 14.5 19.4 6.5 5.6 6.9 3.7 3.4 2.5	1.4 1.1 1.6 1.3 1.7 1.5 1.7 1.5 1.7	2.0 1.5 2.3 1.9 2.3 2.5 2.6 2.3 1.9	12.2 6.4 10.8 5.8 7.2 6.3 9.5 8.5 8.7 17.3	16.0 8.6 13.7 7.3 9.0 8.5 12.6 11.5 11.7 23.2	6.0 3.3 6.0 4.9 5.2 4.6 8.8 5.2 8.7 9.0	5.7 3.1 6.5 4.9 5.2 4.9 9.2 5.5 8.8 9.1	4.8 2.6 7.1 4.1 4.2 4.9 7.9 4.7 7.0 7.0	4.0 2.8 5.7 2.7 3.1 4.6 5.8 4.4 5.4 4.8	5.1 4.9 5.7 3.0 3.1 4.3 5.1 5.4 5.1	37.5 33.1 29.4 26.6 29.0 25.4 37.3 35.7 36.1 39.6	21.5 24.6 25.6 16.8 17.7 18.4 20.1 23.6 20.0 18.1	13.6 21.4 12.5 31.1 30.1 28.6 5.6 13.6 8.3 7.8	1.8 4.2 1.6 5.8 2.4 4.3 0.3 1.8 0.5 0.3	81.4 89.6 77.1 84.6 83.6 82.8 70.4 81.9 72.1 71.8	36.2 44.1 36.9 53.7 42.9 45.6 31.9 36.6 32.8 32.8	38.4 45.1 35.1 48.6 45.2 46.0 33.2 38.3 34.3 33.4	108.4 102.4 95.5 81.7 87.0 83.2 101.8 88.7 98.3 97.4
22222	SS27 FORT LAUDERDALE SS28 FORT LAUDERDALE SS30 FORT LAUDERDALE SS31 FORT LAUDERDALE SS32 FORT LAUDERDALE SS32 FORT LAUDERDALE SS35 FORT LAUDERDALE SS35 FORT LAUDERDALE SS36 FORT LAUDERDALE SS401 WEST PALM BEACH S403 WEST PALM BEACH	95.2 94.8 94.3 93.5 93.9 89.7 91.6 94.3 51.0 79.0	93.2 92.4 91.8 90.8 91.2 86.0 87.8 91.5 50.3 74.7	1.8 2.0 2.3 3.2 2.8 6.5 5.0 3.4 45.5 16.8	2.5 2.9 3.4 4.5 4.0 8.7 7.3 5.1 45.9 20.6	1.3 2.2 2.4 2.2 2.3 1.5 2.2 1.6 0.8 3.0	1.8 3.3 3.5 3.3 3.4 2.4 3.2 2.2 0.9 3.1	18.7 9.9 10.6 12.5 12.3 11.4 8.8 6.7 9.6 4.7	24.3 13.2 14.1 16.6 16.2 14.9 11.7 9.1 10.9 5.9	8.9 7.1 7.8 7.4 7.3 6.4 7.4 4.4 7.2 7.4	9.0 7.5 8.3 8.9 9.0 6.2 7.3 5.5 6.8 6.6	7.0 7.2 7.9 8.3 8.5 5.0 5.7 6.7 5.6 5.9	4.8 5.8 6.2 6.1 6.2 3.9 3.6 6.7 5.0	4.3 5.9 5.6 4.4 4.3 5.4 3.1 6.2 7.6 5.1	39.7 32.7 32.8 33.0 32.6 37.0 37.9 25.3 30.3 34.6	18.0 22.5 22.8 25.3 26.2 20.1 14.9 36.6 17.3 19.4	8.0 10.3 7.8 6.2 5.4 13.5 17.7 8.0 16.3 14.4	0.3 1.0 0.7 0.5 0.4 2.4 2.4 0.7 3.9 2.2	72.0 74.7 72.0 71.4 70.9 80.0 77.4 78.5 77.5 77.7	33.1 34.9 34.0 34.2 34.1 35.8 36.2 39.4 35.4 35.2	33.4 36.3 35.3 35.7 35.8 37.3 36.6 41.0 36.3 36.5	97.0 92.8 94.6 97.7 98.4 98.5 69.0 98.7 86.8 96.3
	3404 WEST PALM BEACH 3405 WEST PALM BEACH 3405 WEST PALM BEACH 3407 WEST PALM BEACH 3408 NORTH PALM BEACH 3409 WEST PALM BEACH 3410 WEST PALM BEACH 3411 WEST PALM BEACH 3412 WEST PALM BEACH 3412 WEST PALM BEACH 3413 WEST PALM BEACH	29.0 91.0 92.5 45.8 98.8 87.4 97.4 91.1 93.6 90.0	27.8 89.5 90.8 41.6 98.5 85.4 96.9 89.0 92.1 87.7	69.5 2.7 4.4 50.9 0.3 9.6 0.8 6.8 5.4 6.6	70.7 3.3 5.5 54.8 0.4 11.2 1.1 8.5 6.6 8.3	0.7 0.7 1.0 1.2 0.6 1.2 1.3 1.0 0.3	0.7 0.7 1.1 1.2 0.7 1.3 1.5 1.1 0.4 0.8	2.4 32.6 13.5 6.6 2.1 8.3 3.1 7.3 8.8 11.2	2.8 38.6 17.1 7.7 2.8 10.3 4.1 9.4 9.8 13.9	9.0 6.4 6.1 8.5 3.2 6.8 5.8 8.2 10.6 8.5	8.8 6.3 6.3 8.4 3.5 6.2 6.4 8.2 10.2 8.0	7.7 5.5 5.7 6.5 2.8 4.6 6.3 7.7 10.0 7.5	6.7 5.3 5.2 6.2 2.8 3.6 4.8 5.7 5.9 6.3	6.2 5.5 5.8 6.4 3.5 4.7 4.5 4.0 4.4 6.0	25.2 30.4 35.6 32.9 22.5 42.5 30.1 34.4 39.4 34.4	19.8 20.9 21.5 18.6 23.8 16.3 24.9 15.8 15.5 20.4	14.9 17.1 12.2 10.6 31.5 13.7 15.6 14.4 4.0 8.0	1.8 2.5 1.5 2.0 6.4 1.5 1.7 1.6 0.0	70.6 78.8 78.8 72.7 88.8 80.5 78.5 72.3 65.2 72.3	33.6 39.0 34.3 33.1 54.6 33.2 38.6 34.9 29.3 31.2	34.7 38.8 36.3 34.1 55.0 35.1 39.9 36.1 31.3 32.7	89.3 95.2 102.5 94.4 85.8 98.2 95.5 97.5 111.2 99.2
*********	M14 WEST PALM BEACH M15 WEST PALM BEACH M17 WEST PALM BEACH M18 WEST PALM BEACH M26 BOYNTON BEACH M26 BOYNTON BEACH M27 BOCA RATON M29 BELLE GLADE M21 BOCA RATON M22 BOCA RATON M23 BOCA RATON M23 BOCA RATON	95.0 91.6 90.7 96.8 96.3 96.2 29.3 95.5 92.8 97.1	93.9 89.6 87.7 96.2 95.1 95.3 27.4 94.5 91.2 96.5	2.4 4.6 7.0 1.3 2.8 1.5 59.9 1.7 4.6 0.8	3.2 5.9 9.4 1.6 3.8 2.1 61.1 2.2 5.8 1.0	1.7 1.4 1.3 1.3 0.5 1.5 0.2 2.0 1.8 1.5	1.9 1.5 1.5 1.5 0.6 1.7 0.2 2.3 2.0 1.7	6.6 12.1 5.6 3.5 1.9 5.7 22.1 5.7 5.4 5.0	8.5 15.2 7.5 4.6 2.5 7.5 24.0 7.5 7.0 6.6	7.8 7.8 5.8 6.5 3.3 7.3 10.4 6.0 3.9 4.6	8.3 7.3 5.1 7.1 3.5 7.6 9.5 6.9 4.0 5.1	9.2 5.9 4.1 6.3 3.4 7.5 9.2 6.1 3.5 4.5	7.3 4.8 3.2 4.6 3.1 5.7 7.5 4.6 3.0 3.8	5.7 5.3 4.6 4.7 2.2 4.8 6.9 5.2 3.4 3.9	31.9 34.2 26.0 32.3 17.6 31.3 31.1 30.9 26.0 30.2	21.2 17.0 13.1 23.5 16.2 19.0 18.3 25.1 22.6 23.2	8.2 15.0 28.2 14.2 42.4 15.8 6.7 13.4 28.4 20.9	0.4 2.7 9.8 0.8 8.4 0.9 0.4 1.9 5.2 3.7	69.9 76.1 83.1 77.3 88.0 73.8 66.4 78.5 66.8 83.4	34.1 34.2 52.3 37.1 65.8 36.1 28.9 37.6 51.6 41.8	34.8 35.3 46.4 38.7 65.5 37.4 29.5 39.3 50.5 43.6	94.2 89.9 78.7 96.2 79.3 93.9 112.8 94.0 85.9 85.7
ининини	MAS BOCA RATON MASS BOYNTON BEACH MASS BOYNTON BEACH MASS BOYNTON BEACH MASS CANAL POINT MASS CANAL POINT MASS CANAL POINT MASS CERFIELD BEACH MASS CERFIELD BEACH MASS CERFAY BEACH MASS CELFAY BEACH MASS DELRAY BEACH	97.4 68.7 96.7 94.9 40.3 61.6 73.2 90.0 46.1 88.5	96.9 65.0 95.6 93.7 35.3 61.1 66.6 86.8 44.7 85.8	0.7 29.0 2.0 2.2 55.9 24.0 24.6 8.6 51.5 10.3	0.9 32.3 2.7 2.7 60.7 24.1 30.6 11.1 52.7 12.7	1.7 0.4 0.7 1.8 0.3 0.5 0.8 0.9 0.6	1.9 0.5 0.8 2.1 0.4 0.6 1.1 1.4 0.6	3.8 8.3 2.8 7.7 13.8 21.4 5.1 3.2 9.6 3.2	5.0 10.0 3.8 9.8 14.9 25.8 6.3 4.3 10.9 4.2	4.2 6.6 4.0 6.7 13.2 10.4 6.2 4.3 8.6 3.7	5.0 6.4 4.1 6.8 11.3 9.6 6.0 4.7 8.1 3.9	4,4 6.1 3.3 4.7 10.4 8.9 5.0 2.7 7.2 3.2	3.0 5.4 2.3 3.0 10.2 8.3 4.3 2.0 5.9 2.2	2.8 5.2 2.7 2.7 8.3 7.5 5.2 2.2 6.2 2.3	17.1 25.1 25.5 31.0 24.1 28.0 33.1 25.9 32.4 21.5	17.5 18.5 17.6 16.1 14.9 18.1 19.1 16.6 19.2 17.6	41.8 21.6 37.2 28.1 6.9 8.4 17.6 34.4 11.0 38.9	4.1 5.1 3.4 0.9 0.6 0.8 3.3 7.2 1.3 6.6	84.7 77.8 87.3 80.1 58.5 66.0 80.3 87.2 72.8 87.8	60.2 41.4 58.3 44.2 25.3 28.1 38.1 60.2 32.6 61.7	60.4 41.5 54.7 41.8 22.9 28.8 38.4 54.1 34.0 60.6	83.1 88.0 87.0 98.3 85.3 98.4 90.1 78.8 98.3 79.8
нинин	M46 DELRAY BEACH M55 HOBE SOUND M56 JUPITER M50 LAKE WORTH M61 LAKE WORTH M62 LAKE WORTH M63 LAKE WORTH M63 LAKE WORTH	98.9 93.8 95.0 81.5 94.5 91.2 94.6	98.5 93.1 93.3 78.3 93.0 88.8 93.4	1.0 5.0 3.6 14.3 2.8 6.4 1.8	1.3 5.6 5.0 16.8 3.6 8.3 2.1	0.1 0.8 1.0 0.8 0.9 0.7 1.3	0.1 0.7 1.1 0.9 1.0 0.8 1.4	4.5 1.8 2.9 14.5 11.3 8.1 10.4	5.6 2.2 3.7 17.5 14.5 10.1 13.3	1.0 5.0 8.2 6.5 7.2 6.4 8.2	1.1 5.0 8.2 6.2 6.2 6.3 7.9	1.2 4.8 7.1 5.1 5.4 5.4 6.4	0.6 3.5 5.4 4.0 4.5 4.8	0.8 3.3 5.3 4.6 5.9 4.5 4.6	6.5 24.4 36.1 29.4 32.2 31.5 34.0	10.3 21.3 18.7 17.1 18.1 20.0 16.3	71.0 29.9 9.8 22.3 17.2 18.0 16.4	7.4 2.8 1.1 4.9 3.3 3.2 1.5	96.3 83.1 73.2 80.2 78.8 79.1 74.4	70.6 48.5 33.4 40.8 36.8 38.1 34.6	73.5 48.5 34.6 40.8 37.4 39.3 35.8	75.2 91.6 97.7 94.9 92.7 93.6 93.4
	UNITED STATES	83,1 80.3	82.2 78.6	13.6 12.1	13.9 12.3	1.2 2.9	1.5 3.8	12.2 9.0	13.8 10.4	6.8 7.5	6.6 7.3	6.2 7.2	5.6 6.9	5.9 6.8	30.0 31.8	20.1 19.9	16.8 11.4	2,1 1,4	77.2 74.0	36.4 32.9	37.8 34.3	93.8 95.6

•	•
L	,

<u> </u>													1996 AVERAGE DISPOSABLE INCOME								
ZIP CODE		,				HOLD II			ME	INC	OME OME	OLD	1996		AGE DI						
POST OFFICE NAME	1994 Per Capita Inceme	1996 HH Incarne Sase	Less 19.00 \$15,000	\$15,800 in \$24,999	\$25,800 to \$49,999	\$56,000 fe \$99,999	110,300 10 110,399	\$158,808 or 14ers	1996	2001	1996 Hatlenai Centile	1996 State Cantile	All Ages	<25	35-44	<b>45-54</b>	55-44	65+			
33173 MIAMI 33174 MIAMI 33175 MIAMI 33176 MIAMI 33177 MIAMI 33178 MIAMI 33179 MIAMI 33180 MIAMI 33181 MIAMI 33182 MIAMI	21569 13786 16699 25620 14006 28071 24385 41220 29811 23492	12964 9207 13671 17191 8042 1812 14791 8104 6924 1216	9.7 17.1 9.4 11.8 17.0 9.3 19.3 14.8 22.3 6.9	11.6 15.9 12.2 7.6 13.9 9.1 14.9 12.7 17.7 7.6	34,4 34.8 33.8 26.3 35.2 37.0 30.6 26.5 34.3 23.4	32.3 26.0 34.5 33.4 28.2 28.7 25.1 22.4 16.4 42.4	7.8 4.3 7.6 12.2 4.8 10.2 5.7 9.6 3.8 12.3	4.2 1.9 2.6 8.7 0.9 5.7 4.4 14.0 5.5 7.4	44588 35238 44733 53803 37574 46021 36375 45678 29687 60634	48127 37505 48425 58105 40662 49682 39065 49408 32019 64696	88 71 88 95 77 89 74 89 54	87 61 88 95 71 89 66 89 40 97	45288 35613 42960 55281 35537 49233 40573 58698 38019 57323	37789 33185 41376 43124 33557 37123 37994 61994 29713 50375	47374 38148 44903 64250 43229 50003 48288 70087 39321 60263	55717 42577 52294 65666 38859 63203 57746 78679 48417 62278	49722 38418 40374 55888 31523 60112 46480 67502 42385 49337	33324 24673 26928 29708 18315 42845 27792 42158 28125 38218			
33183 MIAMI 33184 MIAMI 33185 MIAMI 33186 MIAMI 33187 MIAMI 33197 MIAMI 33190 MIAMI 33193 MIAMI 33199 FLINTERNATIOAL UNIV	17789 16977 16426 22598 20480 17748 21921 16970 21872 15286	11854 7209 1487 18574 2510 5668 1123 7425 7902 895	9.3 10.2 9.1 6.4 8.4 14.3 10.6 9.1 6.7 28.3	11.5 12.8 10.7 7.8 11.3 10.2 8.3 10.7 9.4 12.3	36.6 32.7 39.2 32.6 31.5 32.5 30.1 39.2 33.5 26.2	34.1 34.4 34.1 39.9 34.0 35.2 40.2 34.0 40.2 23.2	6.2 7.1 5.6 10.0 10.8 5.8 8.1 5.7 8.5 6.0	2.3 2.8 1.3 3.2 4.1 2.0 2.7 1.3 1.3	43808 44410 44042 52157 48843 44068 50670 44026 50260 31674	47537 48182 47490 56137 52714 47595 54492 47492 53556 34948	87 88 87 94 92 87 93 87 92 61	86 87 86 94 91 86 93 86 93	41821 43353 40150 48618 47686 40667 45435 40187 44968 33825	39076 41555 38139 41151 41283 36767 41932 38082 39867 20671	44058 46170 46405 54481 55472 47610 53379 46329 52187 40380	50843 49478 41136 56250 52784 48605 54735 40955 50545 58207	39719 40405 39408 46442 38045 40077 46664 38750 40350 44554	26936 25828 23272 31863 33722 26241 27911 23566 27423 31106			
33301 FORT LAUDERDALE 33304 FORT LAUDERDALE 33306 FORT LAUDERDALE 33308 FORT LAUDERDALE 33309 FORT LAUDERDALE 33301 FORT LAUDERDALE 33311 FORT LAUDERDALE 33312 FORT LAUDERDALE 33313 FORT LAUDERDALE 33314 FORT LAUDERDALE 33314 FORT LAUDERDALE	35271 26078 25591 43083 41082 18629 10520 16030 15107 17208	6035 10286 5686 1877 16491 13005 22300 17630 20462 8546	15.6 19.3 16.4 11.1 14.0 13.1 30.8 19.2 22.4 16.6	15.5 17.9 17.7 16.1 12.8 17.7 21.3 17.9 21.9	30.4 32.0 35.0 29.9 31.3 37.6 31.3 34.4 35.1 39.5	21.9 21.5 22.0 21.5 24.2 26.7 14.1 23.0 17.7 21.5	6.3 4.7 5.2 8.7 8.1 3.6 2.0 4.2 2.1 3.1	10.3 4.6 3.7 12.6 9.6 1.2 0.5 1.4 0.7	37066 32099 33814 42963 41360 35664 23552 32630 27451 34103	38638 33960 35630 44218 43374 37529 25378 34435 29106 36122	76 62 67 86 84 72 23 64 43 68	70 50 58 84 82 63 12 53 25	49939 38522 38374 56514 51712 34516 25215 33489 28479 33549	35786 32855 31508 40752 38812 34505 23221 30428 27931 31944	51786 39761 40973 61557 56897 40014 28197 38095 35657 39552	64623 47529 50848 74235 68181 40815 30606 42126 38530 42851	53929 34638 37023 53919 57257 34519 27439 35528 32521 31964	36325 35337 31069 43167 42122 26434 18007 22622 19726 20457			
33315 FORT LAUDERDALE 33316 FORT LAUDERDALE 33317 FORT LAUDERDALE 33319 FORT LAUDERDALE 33321 FORT LAUDERDALE 33322 FORT LAUDERDALE 33323 FORT LAUDERDALE 33324 FORT LAUDERDALE 33325 FORT LAUDERDALE 33326 FORT LAUDERDALE	18431 40695 23248 22466 23916 21634 19964 26602 20816 27944	6279 6314 11684 20903 18855 20082 4224 16771 9113 5384	19.5 16.0 9.3 18.3 12.6 17.5 4.4 9.7 8.2 5.6	19.1 14.7 11.2 19.5 14.7 17.7 9.0 11.4 10.9 8.7	35.6 28.5 32.4 34.2 37.6 30.3 30.3 37.1 31.1 28.8	22.1 23.7 32.8 21.3 28.5 26.4 44.1 31.3 39.3 35.3	2.6 8.1 9.1 3.8 4.6 5.7 9.4 6.3 8.3 13.5	1.0 9.0 5.3 2.8 1.9 2.4 2.8 4.1 2.2 7.8	30809 39982 47339 31862 38169 35858 53997 43643 49760 56242	32518 41287 50126 33921 39953 37703 57744 45851 52230 59644	58 82 90 62 79 73 95 87 92	45 78 90 49 73 63 95 85 92 96	31378 50324 48166 35213 36021 37614 49233 43936 45318 57006	31010 30882 42708 33284 39226 44868 42329 40154 42690 52886	35441 48830 52902 45538 46813 57704 54093 52127 53473 64822	39160 82874 58839 46726 49859 57358 57480 57970 54125 61036	25043 54689 50845 37052 40979 42784 44081 42488 39591 49684	22115 47506 32692 29335 29965 22951 24583 25816 22826 32030			
33327 FORT LAUDERDALE 33328 FORT LAUDERDALE 33330 FORT LAUDERDALE 33331 FORT LAUDERDALE 33332 FORT LAUDERDALE 33334 FORT LAUDERDALE 33351 FORT LAUDERDALE 33381 FORT LAUDERDALE 33401 WEST PALM BEACH 33403 WEST PALM BEACH	27708 21466 22612 28384 27999 17906 19485 35015 18741 18428	3667 6534 3798 3109 634 13584 11316 150 9145 3989	5.3 9.2 7.0 3.4 2.4 17.1 12.4 4.0 29.2 16.0	8.6 10.1 8.1 6.6 5.8 18.6 15.7 5.3 18.6 16.2	28.6 31.6 27.2 20.4 18.6 37.6 37.2 17.3 30.4 37.4	34.8 37.4 42.3 44.4 45.9 22.5 29.6 38.7 15.0 24.4	14.3 8.7 11.2 16.6 17.8 3.1 4.0 20.7 3.1 4.1	8.3 3.1 4.2 8.6 9.5 1.0 1.1 14.0 3.8 1.9	56962 49185 56453 69130 73088 32764 38712 78842 26030 34800	50227 51580 59722 72332 76267 34790 40753 81042 25135 32612	96 92 96 98 99 65 80 99 35	96 92 96 98 99 53 75 99 22 60	58067 45578 51068 63797 66726 32493 36783 72810 32193 34740	53710 43637 48190 54662 56467 31257 39630 72824 27197 36287	65875 53537 56983 67006 68648 37570 44928 78149 38891 39191	61851 56527 60962 72840 74191 43394 47548 77267 30666 46011	51519 42536 45852 49970 50703 32511 33286 67445 32205 36006	33110 24509 26674 38143 43362 21352 22333 52530 30457 23782			
33404 WEST PALM BEACH 33405 WEST PALM BEACH 33406 WEST PALM BEACH 33407 WEST PALM BEACH 33407 WEST PALM BEACH 33409 WEST PALM BEACH 33410 WEST PALM BEACH 33411 WEST PALM BEACH 33413 WEST PALM BEACH 33413 WEST PALM BEACH	16237 18972 17947 15392 37010 20551 26587 18108 19402 17542	10829 7704 8954 9981 9565 8707 11592 12643 180 1853	27.4 21.8 11.9 22.1 13.4 13.8 10.7 10.9 2.2 11.4	19.2 15.8 17.0 18.8 13.4 15.8 12.3 12.0 7.2 15.7	31.2 35.7 38.2 34.5 30.8 40.5 31.6 36.5 36.7 36.8	16.7 20.7 25.6 20.6 27.1 24.7 32.6 34.8 43.9 28.1	3.1 3.2 5.7 2.9 6.9 3.2 8.6 4.5 10.0 6.0	2.4 2.8 1.7 1.2 8.3 2.1 4.1 1.3 0.0 2.2	26854 31521 38021 29560 42675 36518 45434 43322 53440 38307	25622 29679 36457 28392 39677 35298 43110 41373 50581 36598	40 61 78 54 86 75 89 87 95	25 48 72 39 84 66 88 85 94 74	31093 34177 37437 30799 49679 35738 46080 39231 45041 38603	22141 33795 33453 30508 39655 36181 43567 40745 47880 31841	34602 43929 45016 32937 52945 41262 52382 46265 39490 41399	38795 41480 46660 34323 67501 40279 55412 47038 35463 52919	34004 35251 38052 29702 49998 37567 44533 40565 59079 34824	27706 22458 24583 26095 43083 24991 33168 25461 34167 31396			
33414 WEST PALM BEACH 33415 WEST PALM BEACH 33417 WEST PALM BEACH 33418 WEST PALM BEACH 33428 BOYNTON BEACH 33428 BOCA RATON 33430 BELLE GLADE 33431 BOCA RATON 33413 BOCA RATON 33423 BOCA RATON	25237 15972 16848 29199 19320 23195 10389 31101 38363 32819	10507 16093 14751 9158 4976 10984 6865 5674 8874 21077	7,4 18.7 25.6 8.8 15.3 9.0 31.9 8.7 14.8 9.6	8.1 16.3 19.8 9.4 19.2 9.8 21.6 11.3 13.4 9.6	22.9 41.3 35.5 27.0 41.2 32.8 28.3 29.0 30.6 31.6	42.8 20.7 17.0 35.4 20.6 35.9 14.4 30.2 20.9 32.2	13.2 2.2 1.5 10.7 2.8 7.9 2.8 12.0 11.1 9.8	5.6 0.8 0.6 8.7 0.7 4.7 0.9 8.9 9.2 7.2	60502 32583 27134 53784 32620 48559 22683 51176 40964 49226	56932 30705 26417 51344 30796 46357 21269 49002 38655 46630	97 64 42 95 64 91 20 93 84	97 52 26 95 53 91 10 94 81	55224 31113 27578 55207 31967 47282 26286 55912 52328 52161	48923 32816 34724 44181 41945 42102 23051 44281 38343 46654	57939 37252 38774 59947 39871 51367 30936 59807 47946 56304	65074 40112 37796 62866 49971 54129 29494 65587 58781 67039	44574 31212 31600 52348 39407 48707 23793 55112 61721 52775	35450 20985 20255 49567 27141 40897 22129 44822 51072 41120			
33434 BOCA RATON 33435 BOYNTON BEACH 33436 BOYNTON BEACH 33437 BOYNTON BEACH 33436 CANAL POINT 33440 LEWISTON 33441 DEERFIELD BEACH 33442 DEERFIELD BEACH 33445 DELRAY BEACH 33445 DELRAY BEACH	33307 18229 27797 23830 10138 11720 20933 23315 14848 27725	11286 12637 11725 9549 566 4830 11529 12738 7013 11611	17.4 22.1 13.9 8.0 37.5 24.6 15.8 21.0 24.7 13.2	13.2 19.7 15.6 11.2 12.4 16.0 15.5 18.0 16.0	30.4 34.0 34.5 34.8 32.5 34.3 37.9 34.3 32.2 34.8	22.6 18.3 25.1 36.3 16.4 21.6 24.4 20.7 21.6 24.6	7.8 3.4 5.9 7.0 1.2 3.2 3.9 4.4 4.0 6.0	8.6 2.4 5.0 2.7 0.0 0.4 2.6 1.6 1.5 4.2	39052 28907 37693 46251 25103 30558 36270 30814 30354 36283	36957 27522 35657 43875 22545 34606 37856 32705 28387 34481	80 51 77 90 29 58 74 58 57	76 36 71 89 17 44 65 45 43	48596 32523 42411 44017 24960 29880 36648 32986 32373 40913	55211 29541 38862 41981 24056 26764 35298 39081 32579 38336	66800 36965 48885 48399 28820 36475 42564 50966 37723 48753	71208 41198 57362 50937 28278 36879 47554 48802 42556 57411	61255 37400 53324 42857 20580 25847 37825 38562 30793 48462	36384 27289 36158 42428 19120 21071 27300 23497 20747 34974			
33446 DELRAY BEACH 33455 HOBE SOUND 33458 JUPITER 33460 LAKE WORTH 33461 LAKE WORTH 33462 LAKE WORTH 33463 LAKE WORTH	23713 22758 20620 20059 17722 19408 16288	8360 7315 10775 13577 13573 13844 13102	21.8 17.7 9.8 24.5 19.1 17.0 11.2	22.3 18.2 13.2 20.3 20.0 17.5 16.1	32.4 36.4 35.9 33.2 37.0 38.3 43.1	16.7 19.8 30.6 14.7 19.1 21.5 25.5	4.2 4.2 7.9 3.3 3.1 3.6 3.3	2.7 3.6 2.6 4.0 1.7 2.0 0.8	27909 32015 43685 27297 30121 33355 36518	27015 30578 41752 26039 28632 31481 35535	46 62 87 43 56 66 75	31 50 86 27 42 55 67	32965 36638 42400 33432 32032 34609 34517	41257 32712 39963 25169 29790 32606 35046	75370 43941 46239 33106 38022 40295 38794	72263 48575 55800 33334 44334 43817 40262	34122 36116	29853 30494 26720 37970 24424 27650 27255			
FLORIDA UNITED STATES	18103 16738		18.3 19.7	17.2 15.6	34.9 34.9	23.0 24.4	43	2.3	33532 34530	35483 33189			35245 33213	31556 29035	41538 38643	46302 43775		26658 21350			

33173-33463

١
ı

ZIP CODE	EIN:	MCIAI	SERV	וורבה			דעב י	10 Mc		-			ITEDY:	PERSONAL						
217 0002	- "	ANCIAL SERVICES THE HOME									£1	ITERTA	IMME	1	PERSONAL					
POST OFFICE NAME	Arte Leas	Home Leas	invest- ments	Ratirs- ment Plans	Herne Regair		Remodel	Appil- ances	Elec- tranics	Forsi- tore	Rastau- rants	Sport- ing Goods	Thouser & Concerts		Travel	Video Restat	Apparel	Aris Aller- market	Health Insur- ance	Pets & Supplies
33173 MIAMI 33174 MIAMI 33175 MIAMI 33176 MIAMI 33177 MIAMI 33179 MIAMI 33180 MIAMI 33181 MIAMI 33182 MIAMI	100 94 99 108 102 96 100 106 99	120 94 109 119 116 100 105 108 108	87 83 92 108 85 76 125 139 114	100 75 95 122 101 86 103 119 100 74	103 112 110 113 102 92 110 107 113 111	97 96 100 110 99 87 104 117 101 97	103 93 102 119 101 93 103 103 107 92	102 102 103 107 104 95 99 97 101	107 90 100 112 105 98 101 108 101 90	104 107 119 107 94 104 103 106 103	110 91 101 116 109 101 103 109 102 91	109 90 102 111 108 94 101 113 101 89	106 102 106 116 105 93 106 111 107	101 104 105 110 105 100 102 107 102 104	108 110 112 119 107 87 108 111 110	105 102 104 106 105 101 100 102 100	108 98 105 127 110 100 101 106 102 96	111 95 104 114 110 98 102 104 102 95	98 99 99 101 98 90 104 113 100 99	100 91 96 104 102 101 100 109 96 91
33183 MIAMI 13184 MAMI 33185 MIAMI 33185 MIAMI 33187 MIAMI 33187 MIAMI 33193 MIAMI 33193 MIAMI 33194 MIAMI 33196 MIAMI 33196 MIAMI 33196 MIAMI	98 94 94 108 105 101 103 94 107 90	107 93 93 119 109 107 109 93 117	95 84 82 86 86 97 100 82 79	91 73 73 115 104 100 105 73 106 74	111 112 112 100 96 102 104 112 93 107	99 96 96 104 100 97 100 96 99	102 92 93 106 102 105 108 93 98	103 102 102 106 104 102 102 102 106 95	99 90 90 110 105 103 105 90 108 85	107 104 104 114 107 106 109 104 111	101 91 91 121 114 107 111 91 122 87	101 89 89 109 105 103 104 89 108	106 102 102 108 102 103 105 105 104 94	104 104 104 111 108 103 105 104 110	112 110 110 106 98 103 104 110 99	103 102 102 106 104 102 102 102 105 95	104 97 97 128 117 110 115 97 126 92	103 95 95 113 108 106 107 95 113	99 99 99 97 97 97 98 99 95	95 91 91 110 109 102 104 91 112 88
3301 FORT LAUDERDALE 3304 FORT LAUDERDALE 3305 FORT LAUDERDALE 3306 FORT LAUDERDALE 3306 FORT LAUDERDALE 3319 FORT LAUDERDALE 3311 FORT LAUDERDALE 3312 FORT LAUDERDALE 3313 FORT LAUDERDALE 3314 FORT LAUDERDALE 3314 FORT LAUDERDALE	109 96 96 102 99 99 99 92 96 96	134 100 98 109 102 107 77 96 99	125 112 114 129 133 106 66 99 120 95	141 92 91 110 101 98 70 88 92 88	119 107 107 113 110 105 92 101 107 99	117 95 95 107 106 98 79 94 99	127 102 101 109 101 103 86 98 99	107 98 97 101 98 100 104 99 97 98	119 96 95 104 100 102 94 97 98 97	121 99 98 108 101 102 94 96 98	123 96 96 107 101 105 77 96 98	117 97 96 105 102 102 86 97 98	122 99 98 110 108 103 87 97 100 95	110 99 98 104 101 101 94 99	130 100 99 113 108 103 84 96 101 92	105 98 97 100 99 101 103 100 99	129 98 96 107 97 104 92 97 95	115 98 97 104 100 103 98 99 99	108 97 98 105 106 100 83 97 101 97	103 97 96 101 101 101 88 98 99
IIIIS FORT LAUDERDALE IIIIIS FORT LAUDERDALE IIII FORT LAUDERDALE IIII FORT LAUDERDALE IIII FORT LAUDERDALE IIII FORT LAUDERDALE IIIII FORT LAUDERDALE	94 100 108 99 101 99 110 102 103 107	91 107 124 100 102 101 122 106 107 116	108 124 112 137 116 133 87 123 86 79	83 105 127 100 99 96 120 103 103 107	104 107 113 107 101 106 99 107 97	91 104 110 107 105 104 108 102 100 99	97 105 120 98 93 96 108 105 100 98	96 98 106 96 98 97 107 101 103 106	91 101 115 99 102 100 112 102 103 108	95 102 118 97 99 98 115 105 105	92 104 121 100 103 99 126 105 110	93 106 113 103 103 100 112 102 104 107	95 104 118 104 101 102 110 105 101 104	96 102 110 101 103 99 113 102 107	93 106 120 105 100 102 107 104 97	95 99 105 99 101 100 107 101 103 105	92 104 125 95 98 93 133 105 112 124	93 102 114 99 101 99 115 103 105 112	98 104 105 108 105 106 98 102 97	94 102 104 103 106 102 112 102 107 112
33327 FORT LAUDERDALE 33338 FORT LAUDERDALE 33331 FORT LAUDERDALE 33331 FORT LAUDERDALE 33334 FORT LAUDERDALE 33334 FORT LAUDERDALE 33335 FORT LAUDERDALE 33336 FORT LAUDERDALE 33345 FORT LAUDERDALE 333401 WEST PALM BEACH 33403 WEST PALM BEACH	107 104 107 121 124 97 104 124 95 97	117 110 116 141 144 101 112 143 91	79 93 91 110 111 106 92 105 111 104	108 104 114 159 165 93 104 162 85	93 100 100 116 118 105 97 116 107	99 100 104 128 131 96 102 129 93 95	98 103 107 132 136 103 95 135 98	106 104 106 113 114 99 102 114 101 98	108 105 109 128 131 98 106 129 94	111 108 112 133 136 101 106 135 99	122 113 119 145 150 100 113 150 90	108 105 109 125 127 98 105 127 93 98	104 107 130 133 100 103 131 98 98	110 107 110 122 124 100 107 124 97	99 101 105 132 136 100 99 133 99	105 103 105 111 113 99 104 113 98	126 116 125 163 171 101 112 170 93 97	113 108 112 127 130 100 108 130 97	95 98 98 108 109 98 100 107 95 99	112 107 110 114 115 98 110 116 93
33404 WEST PALM BEACH 33405 WEST PALM BEACH 33407 WEST PALM BEACH 33407 WEST PALM BEACH 33407 WEST PALM BEACH 33409 WEST PALM BEACH 33410 WEST PALM BEACH 33411 WEST PALM BEACH 33412 WEST PALM BEACH 33413 WEST PALM BEACH	94 99 100 94 101 96 107 104 104 98	82 110 102 87 103 96 114 109 109	108 108 106 85 136 89 112 90 78	80 98 100 81 107 85 120 102 101	99 110 104 98 107 96 108 96 93 98	93 99 99 87 109 90 109 100 98 93	90 105 104 94 100 95 114 96 97	102 101 100 102 97 96 104 102 104	95 102 101 95 102 96 110 105 :	97 106 104 98 100 95 114 105 106 99	82 105 106 87 103 98 117 112 113	92 104 100 92 105 94 110 105 105 98	91 107 102 92 105 94 113 102 100 96	98 102 103 98 102 99 110 106 108	93 109 101 91 106 90 113 98 95	102 101 100 101 100 99 104 104 104	91 104 108 95 99 97 122 112 115 103	97 105 103 98 101 97 110 107 107	94 101 99 90 108 95 104 99 95	93 98 102 93 104 99 105 108 109
33414 WEST PALM BEACH 33415 WEST PALM BEACH 33418 WEST PALM BEACH 33418 WEST PALM BEACH 33428 BOCA RATON 33438 BELLE GLADE 33431 BOCA RATON 33432 BOCA RATON 33433 BOCA RATON 33433 BOCA RATON	110 96 95 111 99 104 93 108 103 104	123 93 97 124 98 111 89 119 106	87 95 113 107 130 108 80 116 132	121 85 88 132 96 107 79 126 110	99 97 101 109 105 104 95 108 106 107	106 96 99 114 108 104 88 112 110	108 91 91 118 94 105 93 114 103	108 96 95 106 95 103 102 103 97	113 96 98 115 100 105 95 111 104	117 93 93 118 96 109 95 113	128 96 96 125 98 113 83 118	112 96 96 115 101 107 93 112 108	110 93 96 116 102 106 90 113	113 100 98 113 100 107 97 110	107 90 95 117 102 106 92 114 108	107 100 99 107 100 103 103 105	136 93 91 133 91 115 92 123 105	116 97 97 115 99 107 98 110	98 99 101 104 108 102 59 106 109	113 101 101 110 104 107 92 108 106
33434 BOCA RATON 33435 BOYNTON BEACH 33437 BOYNTON BEACH 33437 BOYNTON BEACH 33438 CANAL POINT 33443 CLEWISTON 33441 DEERRIELD BEACH 33443 DELRAY BEACH 33443 DELRAY BEACH	110 96 101 106 90 96 99 96 96	124 91: 103: 111- 70 89 103 96 93	128 - 120 : 132 : 133 : 58 : 87 : 114 : 132 :	139 89 1 105 2 110 3 64 98 98 92 89	107 111 104 103 99 , 92 95 108 107 100	120 100 110 109 76 95 99 105 93 110	110 93 96 99 85 95 104 94 99	103 97 95 101 109 98 100 96 101 97	117 96 103 107 96 95 100 98 99	105 96 97 106 104 93 103 96 99	118 91 103 114 71 91 102 95 91	107 113 95 106 110 81 95 99 97 96 104	107 119 98 103 106 84 91 103 101 96 106	103 109 98 103 108 97 100 102 98 99	107 122 98 104 104 84 89 104 103 96	101 106 99 101 104 109 100 100 98 102 101	106 119 90 99 114 94 92 102 88 99 98	104 111 96 101 108 99 95 101 98 100 101	107 110 101 109 107 81 94 100 106 93 108	105 108 97 106 111 84 100 99 100 97
33445 DELRAY BEACH 33453 HOBE SOUND 33453 LYRE WORTH 33460 LAKE WORTH 33461 LAKE WORTH 33463 LAKE WORTH	98 99 102 94 95 99 102	101 99 107 92 96 102	142: 142: 188: 118: 118: 114: 123: 107	£ 104 2 103 £ 99 £ 84 A 88 5 101 5 101	107 105 96 107 106 107 99	111 112 96 97 95	92 92 98 95	94 94 102 97 98 99	102 101 102 93 95 100 103	93 93 104 96 98 101 101	96 98 109 91 96 100 106	101 104 103 93 96 101 104	104 103 100 97 98 103 101	99 100 105 97 98 100 104	106 105 96 98 98 104 99	99 99 102 97 98 99 102	87 89 111 90 95 99 105	98 98 105 = 94 97 100 104	110 111 . 96 101 100 103 103	102 104 106 95 97 100 107
UNITED STATES	99 . 100	100 100	109 100	- 97 100	102 100	101 100	98 100	99 100	100 100	9 <b>9</b> 100	100 100	101 100	100 100	101 100	100 100	100 100	100 100	100 100	101 100	101 100