

THE COMMONS

DEVELOPMENT OF REGIONAL IMPACT

Drawings Prepared by:
LANGRISH ENGINEERING & ENVIRONMENTAL SERVICES
 7900 National Lakes Drive
 Suite 102
 Miami Lakes, FL 33016-5897
Leigh Robinson Kerr & Associates, Inc.
 10000 NW 12th Street, Suite 100
 Fort Lauderdale, Florida 33304
 (954) 427-2222

Application for Development Approval



EXISTING LAND USE COVERAGE / VEGETATION

Project	2174
Date	6/26/2004
Scale	1" = 500'
Sheet	F

NOTES:

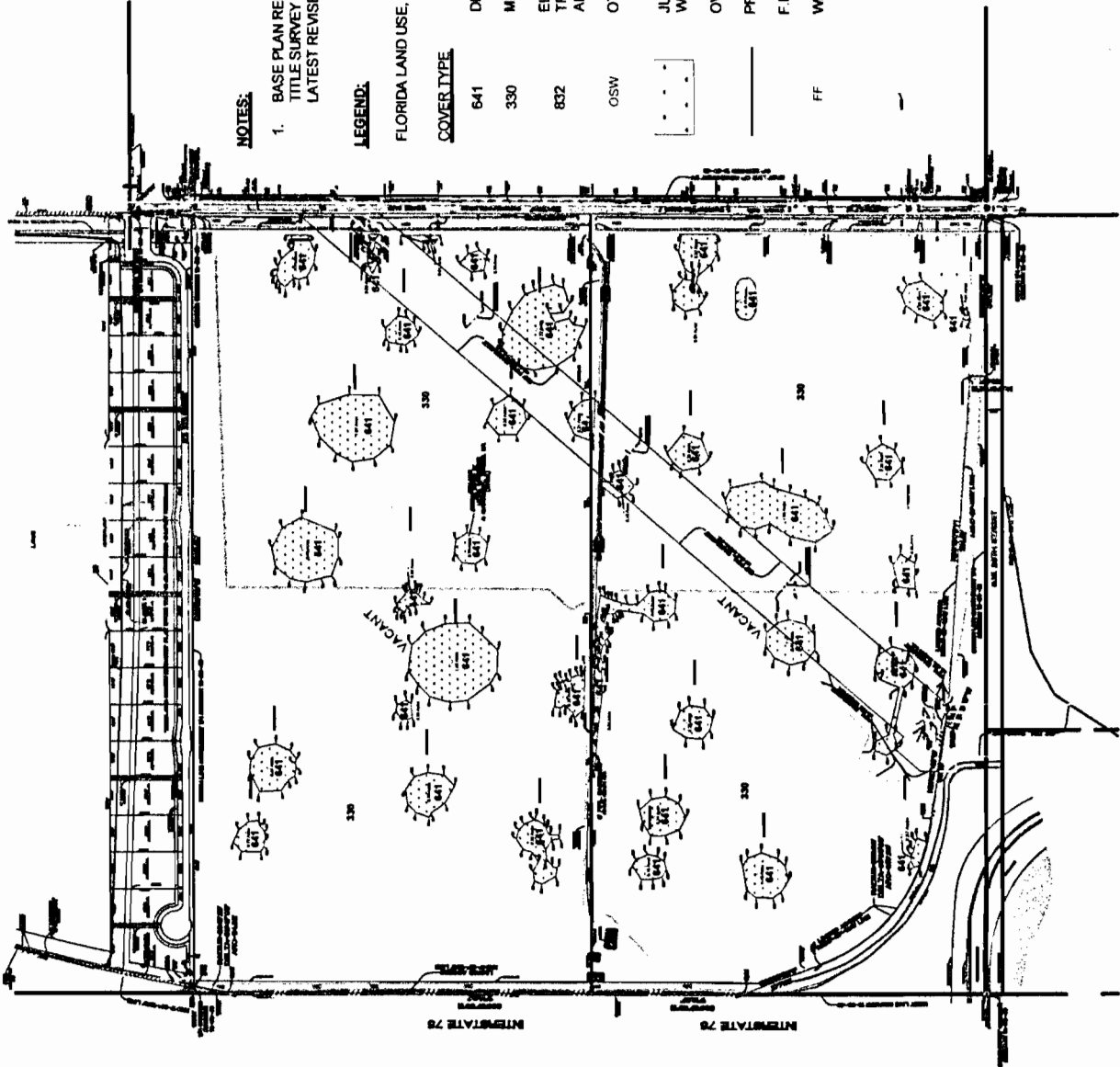
1. BASE PLAN REPRODUCED FROM ALTA / ACSM LAND TITLE SURVEY BY POLICE LAND SURVEYORS, INC., LATEST REVISED DATE 24 MAY 2004.

LEGEND:

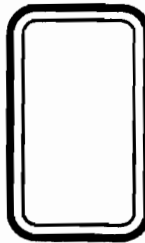
FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM

COVER TYPE	HABITAT	ACREAGE
641	DEPRESSION MARSH (WET)	±13.1
330	MIXED RANGELAND	±124.1
832	ELECTRICAL POWER TRANSMISSION LINES AND EASEMENT	±11.5
OSW	OTHER SURFACE WATER	±3.0

	JURISDICTIONAL WETLANDS		UPLANDS
	OVERHEAD WIRE		PROPERTY BOUNDARY
	F.P.L. EASEMENT		WETLANDS IDENTIFICATION
	VACANT		



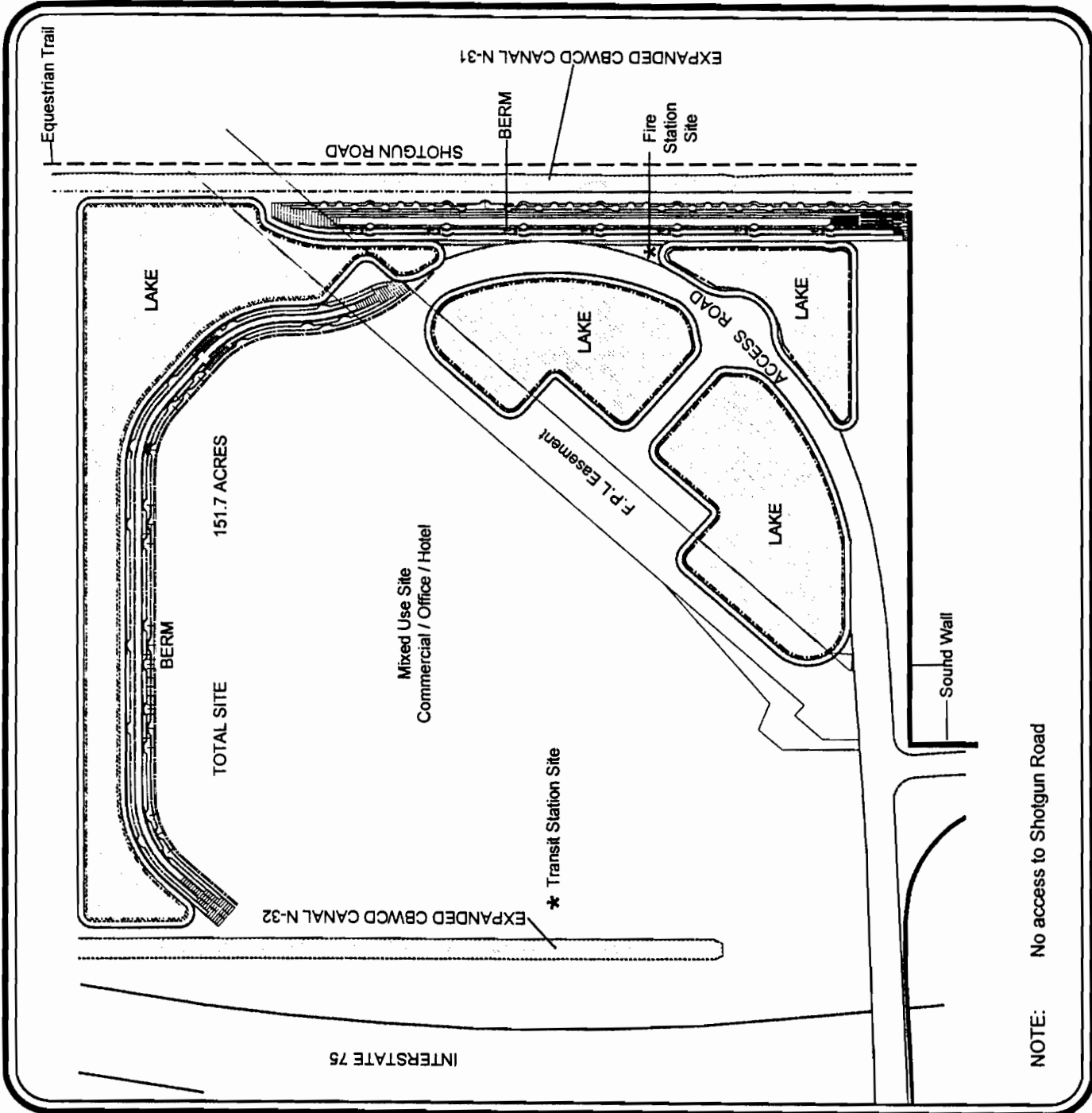
THE COMMONS
DEVELOPMENT OF REGIONAL IMPACT



MASTER DEVELOPMENT PLAN

↑ N

Project	2174
Date	03/28/05
Scale	1" = 600'
Sheet	H

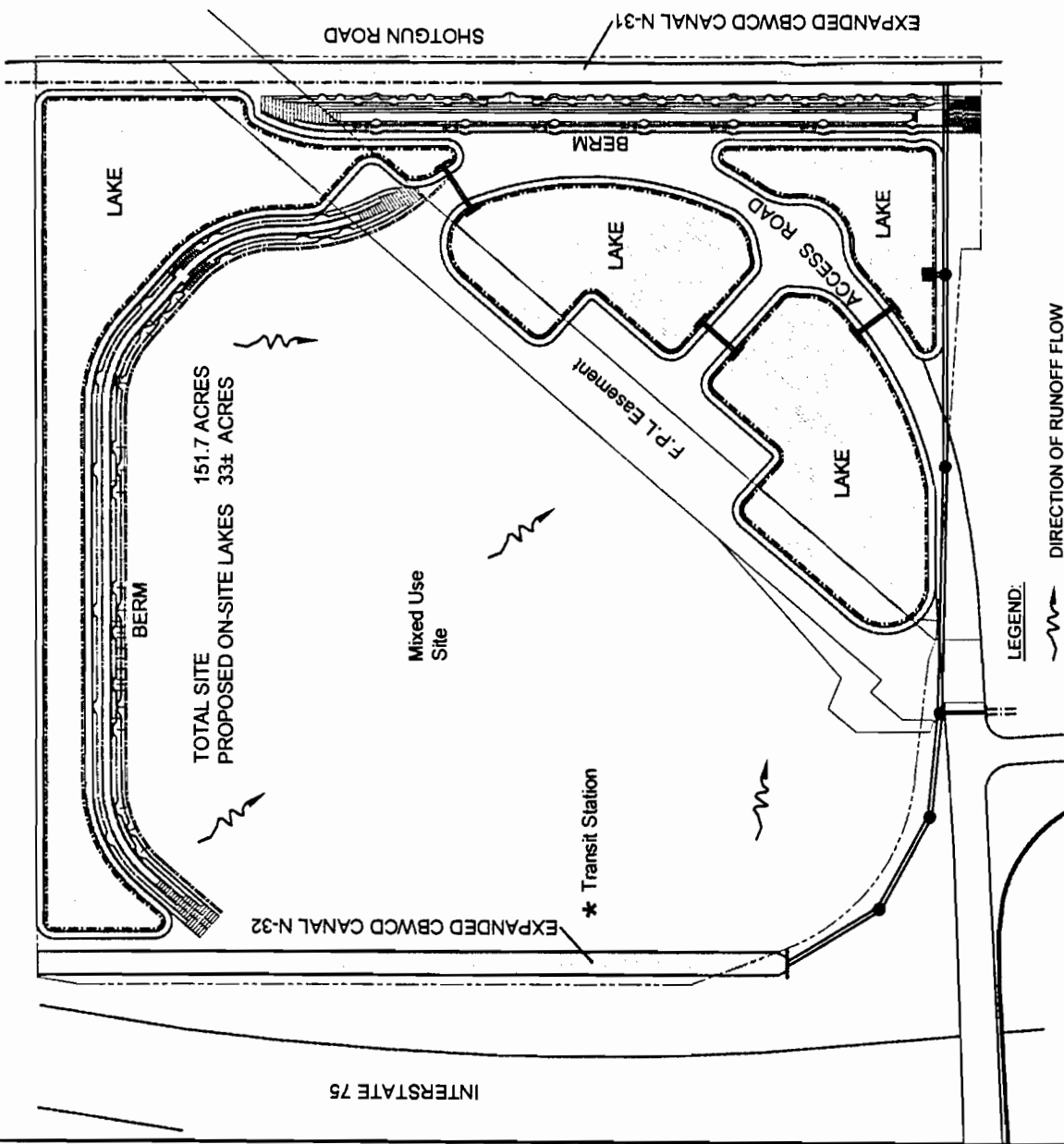


NOTE: No access to Shotgun Road

THE COMMONS

DEVELOPMENT OF REGIONAL IMPACT

INTERSTATE 75



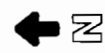
GRAVEN - THOMPSON & ASSOCIATES, INC.
 10000 W. 11th Ave., Suite 100
 Denver, CO 80202
 Phone: 303.751.1100
 Fax: 303.751.1101
 Website: www.graven.com



LEGEND:

- DIRECTION OF RUNOFF FLOW
- PROPOSED CONTROL STRUCTURE / OUTFALL
- PROPOSED CANAL INTERCONNECT
- PROPOSED LAKE INTERCONNECT

NOTE: No access to Shotgun Road



PROPOSED DRAINAGE FACILITIES MAP

Project	24174
Date	03/28/05
Scale	1" = 800'
I-2	

Over the past decade, several million square feet of office space have been developed on land enjoying similar attributes in terms of accessibility and visibility as The Commons site in the municipalities along the Interstate 75 and Sawgrass Expressway corridors such as Miramar, Pembroke Pines, Weston, Sunrise and Coral Springs. Development along the corridors has also enabled tenants, many Fortune 1000 organizations, to tap-in to the workforce that the approximately 1.0 million residents of western Broward County comprise. At this point, the land in the municipalities enumerated above has been substantially depleted with the result that The Commons represents one of the few remaining locations for large scale office development in western Broward County. The space proposed at The Commons will be developed at a pace dictated by absorption activity.

Hotel

Inclusion of a 300-room hotel within the development program for The Commons is based on a variety of factors, which are as follows:

- Hotel is frequently a subsidiary use in the context of suburban mixed-use projects that are anchored by major quantities of retail space. Both uses frequently seek sites with similar attributes in terms of accessibility and visibility. Additionally, the hotels in such situations benefit in terms of occupancy from the market created by the vendors doing business with the retail establishments and, in some instances, the retail customers as well. They also benefit in terms of room rate by the fact that the retail and restaurant uses provide a more interesting environment than would be the case at a free-standing location.
- As discussed above, there has been considerable quantities of office space developed along the Interstate 75 and Sawgrass Expressway corridors in recent years. While a number of limited service hotel have been developed in response, there appears to be a need, particularly among the Fortune 1000 companies occupying space, for a full-service property that can offer space for meetings and training sessions.
- Since it was constructed, utilization of the nearby Office Depot Arena has been negatively impacted by the absence of a full-service hotel in the area to support potential events.

Economic Disparity

The Commons DRI will be a substantial benefit to the community, providing nearly 1,885 construction jobs (FTE's) during the development period and ~~6,534~~5,954 permanent jobs when ~~fully completed with its retail and~~ office space ~~and hotel use are fully completed.~~ Given the nature of these jobs, they will variously be ~~available~~accessible to people with a wide range of skills.

Revised July 2006

The South Florida Regional Planning Council has established as a goal the elimination of extreme economic disparity among the segments of South Florida's diverse population. The Applicant recognizes that The Commons DRI with its high level of job creation both during the development period and once fully developed will provides progress an opportunity to make steps toward the achievement of the Council's goal and will use its best efforts to realize that opportunity as discussed below.

The Commons will be constructed by a general contractor who will be responsible for completing the project within the parameter of a guaranteed maximum price ~~or lump sum bid~~. The Applicant will use its best efforts to select a general contractor with a strong track record of using minority/woman-owned subcontractors and/or non-minority/woman-owned subcontractors that have demonstrated fair hiring practices. It will also encourage its general contractor to award work to subcontractors with similar attributes to the extent that doing so does not compromise the general contractor's ability to complete construction at the requisite level of quality and within the parameter of the guaranteed maximum price.

When construction of The Commons DRI is completed, the responsibility of hiring the on-site workforce will reside with the retail and office tenants occupying space and the management company selected to operate the hotel operator. The Applicant will encourage its lessees to be inclusive in their hiring practices and will use its best efforts to make them aware of the small and minority business resource organizations active in the community. It is also committed to holding "job fairs" in the Community Development Block Grant Area (CDBG) Target areas where the majority of Davie's lower-income and minority residents live. Finally, The Commons will work with the Town to establish a transportation link connecting eastern Davie where the target employment areas are located to The Commons western Davie to enable residents of Potter Park, Palma Nova and Driftwood will be able to commute to jobs at The Commons efficiently and cost-effectively.

Item	Project Costs	Amount Spent in Region	Percent Spent in Region
Land	\$ 21,300	\$ 31,300	100.0
Labor	99,500	99,500	100.0
Materials	135,700	108,560	80.0
Interest	24,200	12,100	50.0
Planning *	8,600	4,300	50.0
Other **	43,800	35,040	80.0
Total	\$ 333,100	\$ 290,800	87.3

* Architecture and engineering fees and other consultants.

** Impact fees, permit fees, general and administrative, marketing and leasing expenses, legal and accounting, financing fees and developer's fee.

Revised July 2006

2005 response letter.

Policy 2-3 Archaeologically significant sites shall be identified and preserved/protected under the provisions of adopted land development regulations from unauthorized access, excavation or disruption.

Response: In a letter dated 6 July 2005, the Florida Department of State Division of Historic Resources (DHR) issued a finding for the proposed project of “no effect on historic properties” (DHR Project File Number: 2005-6675) per Section 380.06, Florida Statutes. DHR issued a previous “no effect on historic properties” finding for this property in 2002 (DHR Project File Number: 2002-3730). Please see Question 30 of the ADA – Historic and Archaeological Sites for a copy of the DHR 6 July 2005 response letter.

Policy 2-5 Adopted land development regulations shall contain guidelines and standards designed to promote the use of native vegetation and the maintenance of such material in a manner generally accepted in the industry.

Response: The Commons project will include a variety of native vegetation to be incorporated into the project. The buffers that are proposed for the site will have extensive native vegetation and will be in compliance with the Town’s Land Development Code requirements. Per Section 12-102, Town of Davie Land Development Regulations, 25% of vegetation will be provided.

Policy 2-6 Development shall be permitted in accordance with the SFWMD regulations governing the creation, protections, and maintenance of surface waters, to minimize direct discharge of storm water runoff into such bodies.

Response: As noted previously and within the ADA, the project will fully comply with SFWMD rules and regulations.

Revised July 2006

service vehicles only, if such emergency service is requested by the Town.

- Objective 17 Comprehensive Plan policies and land development regulations shall continue to encourage preservation, enhancement and maintenance of the Town's semi-rural character, rural/equestrian lifestyle and western themed downtown business district. The Town shall encourage elimination of land uses found to be inconsistent with the character of the community and prevention of future incompatible uses.

The project is consistent with the preservation, enhancement and maintenance of the Town's semi-rural character. The site is appropriately located and adjacent to I-75 and only has access to the interstate facility. The planned buffering and water bodies interfacing between the project and the adjacent residential areas will be compatible with the character of the community and provide a park-like environment. The Commons has been designed as a village center of parks, fountains, and works of art themed in the traditional, semi-rural equestrian Town architecture. Upon entering The Commons, the residents of Davie will experience the "Town and Country" atmosphere conducive to strolling the Town Square, Main Street, and waterside shopping and dining.

- Policy 17.1 Lands designated for non-residential use shall be located in a manner which facilitates development, but does not adversely impact existing and designated residential areas.

Response: The Commons perimeter has been designed to eliminate the potential for any increased light, sound and traffic impacts to the surrounding areas than already exist today and to provide beautiful scenery consistent with the current semi-rural experience of the Town.

The Commons project ~~will~~ only have access to I-75 and ~~will not connect to any road in Davie~~. The site will be buffered from adjacent residential areas by a ~~100~~75-foot buffer/berm along the north and east. There will be a 30' buffer wall along the south, which has been designed to avoid any increased ~~will reduce~~ visual, acoustical, and lighting and noise impacts from I-75 ~~beyond those impacts currently affecting adjacent properties~~.

Revised July 2006

Table 1. Incidental wildlife observed on site.

<u>Scientific Name</u>	<u>Common Name</u>	<u>Observations</u>
Mammals		
<i>Urocyon cinereoargenteus</i>	gray fox	specimen
<i>Procyon lotor</i>	raccoon	scat
Birds		
<i>Egretta caerulea</i>	little blue heron	specimens
<i>Eudocimus albus</i>	white ibis	overflight
<i>Buteo lineatus</i>	red-tailed hawk	specimens
<i>Zenaida macroura</i>	mourning dove	specimens
<i>Cyanocitta cristata</i>	blue jay	specimens
<i>Mimus polyglottos</i>	northern mockingbird	specimens
<i>Cardinalis cardinalis</i>	northern cardinal	specimens
<i>Strunella magna</i>	eastern meadowlark	specimens
<i>Quiscalus quiscula</i>	common grackle	specimens
<i>Quiscalus major</i>	boat-tailed grackle	specimens

Revised July 2006

QUESTION 14 – WATER

See State Comprehensive Plan (Chapter 187, F.S.)

GOAL (6); POLICY (19)

GOAL (8); POLICIES (2),(4),(6),(7),(8),(10),(12)

GOAL (10); POLICIES (1),(8)

GOAL (16); POLICY (6)

GOAL (22); POLICY (3)

A. Describe the existing hydrologic conditions (both ground and surface water) on and abutting the site, including identification and discussion of any potential aquifer recharge areas. Please identify and describe any Outstanding Florida Waters, Wild and Scenic Rivers, Florida Aquatic Preserves or Florida Class I or II Waters that occur within, abutting or downstream of the site.

1. Ground Water

The project is underlain by the Biscayne Aquifer. The Biscayne Aquifer is approximately 180 feet thick in the vicinity of the project and is unconfined. The Biscayne Aquifer is composed of the Fort Thompson formation, the Tamiami formation and the Anastasia formation (Geology of the Surficial Aquifer System, Broward County, Florida, 1985).

Ground water was measured during a Preliminary Geotechnical Evaluation conducted by URS Corporation at 3.5 and 4 feet below existing grade in two borings on 22 August 2002. Seasonal and tidal fluctuation of the groundwater table is typically less than two feet in the vicinity of the project. Based on the Broward County Soil Survey, the water table in the mapped soils is at a depth of less than 20 inches for most of the year. Based on this information the water table at the site will generally be encountered within the upper four feet of the existing subsurface, and the seasonal high groundwater could be within one foot of the existing grade. Regional groundwater flow in South Florida is generally east-southeast toward the Atlantic Ocean; however, due to the flat topography, local groundwater flow may be influenced by local features, i.e., lakes, canals, etc.

The Biscayne aquifer system is recharged primarily by rainfall percolating through the thin sandy mantle to the water table.

2. Surface Water

The property is located within the C-11 West Basin. The C-11 West Basin includes all areas of the Central Broward Water Control District that are located west of Nob Hill Road. The property contains two drainageways, the N-31 drainageway to the east and the N-32 drainageway to the west. The basin is controlled by the SFWMD pump station S-9, generally located at US-27 and Griffin Road. The drainage system serving the area is composed of a system of interconnected lakes and canals that discharge through the S-9 pump.

The project is not located in any potential aquifer recharge areas, Outstanding Florida Waters, Wild and Scenic Rivers, Florida Aquatic Preserve, or Class I or II waters of the State.

B. Describe, in terms of appropriate water quality parameters, the existing ground and surface water quality conditions on and abutting the site.(The appropriate parameters and methodology should be agreed to by the regional planning council and other reviewing agencies at the pre-application conference stage.)

1. Ground Water

URS conducted a Phase I ESA in September 2001. Three out-of-service fuel storage tanks, approximate capacities ranging from 250 to 500 gallons, were identified in the southwest portion of the site. Based on the recommendations presented in the Phase I ESA, URS recommended a limited soil and groundwater investigation be conducted associated with the out of service ASTs.

On December 14, 2001, URS observed National Environmental Technology, Inc. (NET) of Pompano Beach Florida, a State of Florida licensed and registered water well contractor, install two (2) shallow depth temporary monitor wells, identified as TMW-1 and TMW-2 immediately adjacent on the south and east side of the ASTs. The monitor wells were installed to evaluate groundwater concentrations for purgeable aromatics, polynuclear aromatic hydrocarbons and TRPH. The monitor wells locations are graphically presented in Figure 3.

Monitor wells TMW-1 and TMW-2 were installed using stainless steel hollow stem augers to a total depth of approximately 15-feet bgs. Groundwater was encountered at approximately 5-feet bgs. The shallow-depth monitor wells were constructed of 2-inch diameter, Schedule 40 PVC, with threaded joints having 10-foot sections of 0.010 inch slotted screen intervals. The top of the well

screen was set approximately 3.0-feet above the water table interface. The annular space surrounding the screen for each monitor well was filled with 6/20 grade silica sand to approximately 3.0-feet above the screen. Following the installation of the monitor wells, each well was developed by pumping and surging until discharge was clear as well as free of sediment and drill cuttings.

3.3 Groundwater Sampling and Analysis On December 14, 2001, URS collected groundwater samples from the monitor wells. The wells were purged a minimum of five (5) times the volume of standing water in the well, prior to sample collection. Groundwater samples were collected and placed into laboratory prepared, sample containers. The exterior of each jar was labeled with the well identification, date, time of collection and sampler. The samples were properly preserved on ice in the field prior to sample delivery. URS submitted the groundwater samples under chain-of-custody record, to Jupiter Laboratories, Inc. The samples were analyzed using EPA Methods 602 (purgeable aromatics), 610 (polynuclear aromatic hydrocarbons), and TRPH by FL-PRO.

Based on the February 21, 2001 sampling event, the groundwater analytical results for monitor wells, MW-E and MW-W indicated concentrations below laboratory method detection limits for the constituents analyzed by EPA Methods 602, 610, and TRPH by FL-PRO.

Data for each sample follows:



Jupiter

Environmental Laboratories, Inc.

Client # 1042
 Address: URS Corporation
 7800 Congress Ave., Suite 200
 Boca Raton, FL 33487
 Attn: Bill Marcus

Page: 1 of 7
 Date: 12/20/01
 Log # 6347-01

Sample Description: COC # 8832
 Project # Davie Commons
 Location: Davie Commons
 Matrix: Soil

Label: SB-3 (0-2)
 Date Sampled: 12/14/01
 Date Received: 12/17/01 10:20:00
 Collected By: Client

EPA Method	Results	Units	Method	Dilution Factor	Detection Limit	Extraction Date	Analysis Date	Analyst
FL-PRO in Soil	U	mg/Kg	3545/FL-PRO	1	1	12/19/01	12/19/01	ED

U = Below Laboratory Detection Limit
 Soil results are reported in dry weight
 All Analysis were performed using EPA, ASTM, USGS or Standard Methods.
 CompQAP #960152 EPA #FL01040 HRS #E86546
 NELAC Certified

Respectfully Submitted,

 Pam Shore
 Quality Assurance Director

Edward Dabrea
 Technical Director



Jupiter

Environmental Laboratories, Inc.

Client # 1042
Address: URS Corporation
7800 Congress Ave., Suite 200
Boca Raton, FL 33487
Attn: Bill Marcus

Page: 2 of 7
Date: 12/20/01
Log # 6347-02

Sample Description: COC # 8832
Project # Davie Commons
Location: Davie Commons
Matrix: Water

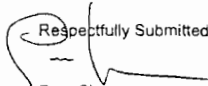
Label: TMW-1
Date Sampled: 12/14/01
Date Received: 12/17/01 10:20:00
Collected By: Client

EPA Method 8020 in Water	Results	Units	Method	Dilution Factor	Detection Limit	Extraction Date	Analysis Date	Analyst
Benzene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
Toluene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
Chlorobenzene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
Ethylbenzene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
m,p-Xylene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
o-Xylene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
1,3-Dichlorobenzene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
1,4-Dichlorobenzene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
1,2-Dichlorobenzene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
MTBE	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL

U = Below Laboratory Detection Limit

Soil results are reported in dry weight

All Analysis were performed using EPA, ASTM, USGS or Standard Methods.
CompQAP #960152 EPA #FL01040 HRS #E86546
NELAC Certified

Respectfully Submitted,

Pam Shore
Quality Assurance Director


Edward Dabrea
Technical Director



Jupiter

Environmental Laboratories, Inc.

Client # 1042
Address: URS Corporation
7800 Congress Ave., Suite 200
Boca Raton, FL 33487
Attn: Bill Marcus

Page: 3 of 7
Date: 12/20/01
Log # 6347-02

Sample Description: COC # 8832
Project # Davie Commons
Location: Davie Commons
Matrix: Water

Label: TMW-1
Date Sampled: 12/14/01
Date Received: 12/17/01 10:20:00
Collected By: Client

EPA Method 8100 in Water	Results	Units	Method	Dilution Factor	Detection Limit	Extraction Date	Analysis Date	Analyst
Naphthalene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
2-Methylnaphthalene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
1-Methylnaphthalene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
Acenaphthylene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
Acenaphthene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
Fluorene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
Phenanthrene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
Anthracene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
Fluoranthene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
Pyrene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
Benzo[a]Anthracene	U	µg/L	3510/8270	1	0.2	12/19/01	12/19/01	ED
Chrysene	U	µg/L	3510/8270	1	0.2	12/19/01	12/19/01	ED
Benzo[b]Fluoranthene	U	µg/L	3510/8270	1	0.2	12/19/01	12/19/01	ED
Benzo[k]Fluoranthene	U	µg/L	3510/8270	1	0.5	12/19/01	12/19/01	ED
Benzo[a]Pyrene	U	µg/L	3510/8270	1	0.2	12/19/01	12/19/01	ED
Dibenz[a,h]Anthracene	U	µg/L	3510/8270	1	0.2	12/19/01	12/19/01	ED
Indeno[1,2,3-cd]Pyrene	U	µg/L	3510/8270	1	0.2	12/19/01	12/19/01	ED
Benzo[g,h,i]Perylene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED

U = Below Laboratory Detection Limit
Soil results are reported in dry weight

All Analysis were performed using EPA, ASTM, USGS or Standard Methods.
CompQAP #960152 EPA #FL01040 HRS #E86546
NELAC Certified

Respectfully Submitted,

Pam Shore
Quality Assurance Director

Edward Dabrea
Technical Director



Jupiter

Environmental Laboratories, Inc.

Client # 1042
Address: URS Corporation
7800 Congress Ave., Suite 200
Boca Raton, FL 33487
Attn: Bill Marcus

Page: 4 of 7
Date: 12/20/01
Log # 6347-02

Sample Description: COC # 8832
Project # Davie Commons
Location: Davie Commons
Matrix: Water

Label: TMW-1
Date Sampled: 12/14/01
Date Received: 12/17/01 10:20:00
Collected By: Client

EPA Method FL-PRO	Results	Units	Method	Dilution Factor	Detection Limit	Extraction Date	Analysis Date	Analyst
FL-PRO	U	mg/L	3510/FL-PRO	1	0.5	12/19/01	12/19/01	ED

U = Below Laboratory Detection Limit
Soil results are reported in dry weight

All Analysis were performed using EPA, ASTM, USGS or Standard Methods.
CompQAP #960152 EPA #FL01040 HRS #E86546
NELAC Certified

Respectfully Submitted,

Pam Shore
Quality Assurance Director

Edward Dabrea
Technical Director



Jupiter

Environmental Laboratories, Inc.

Client # 1042
Address: URS Corporation
7800 Congress Ave., Suite 200
Boca Raton, FL 33487
Attn: Bill Marcus

Page: 5 of 7
Date: 12/20/01
Loq # 6347-03

Sample Description: COC # 8832
Project # Davie Commons
Location: Davie Commons
Matrix: Water

Label: TMW-2
Date Sampled: 12/14/01
Date Received: 12/17/01 10:20:00
Collected By: Client

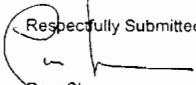
EPA Method 8020 in Water	Results	Units	Method	Dilution Factor	Detection Limit	Extraction Date	Analysis Date	Analyst
Benzene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
Toluene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
Chlorobenzene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
Ethylbenzene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
m,p-Xylene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
o-Xylene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
1,3-Dichlorobenzene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
1,4-Dichlorobenzene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
1,2-Dichlorobenzene	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL
MTBE	U	µg/L	5030/8260	1	1	12/19/01	12/19/01	PSL

U = Below Laboratory Detection Limit

Soil results are reported in dry weight

All Analysis were performed using EPA, ASTM, USGS or Standard Methods.
CompQAP #960152 EPA #FL01040 HRS #E86546
NELAC Certified

Respectfully Submitted,


Pam Shore
Quality Assurance Director


Edward Dabrea
Technical Director



Jupiter
Environmental Laboratories, Inc.

Client # 1042
Address: URS Corporation
7800 Congress Ave., Suite 200
Boca Raton, FL 33487
Attn: Bill Marcus

Page: 6 of 7
Date: 12/20/01
Log # 6347-03

Sample Description: COC # 8832
Project # Davie Commons
Location: Davie Commons
Matrix: Water

Label: TMW-2
Date Sampled: 12/14/01
Date Received: 12/17/01 10:20:00
Collected By: Client

EPA Method 8100 in Water	Results	Units	Method	Dilution Factor	Detection Limit	Extraction Date	Analysis Date	Analyst
Naphthalene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
2-Methylnaphthalene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
1-Methylnaphthalene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
Acenaphthylene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
Acenaphthene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
Fluorene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
Phenanthrene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
Anthracene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
Fluoranthene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
Pyrene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED
Benzo[a]Anthracene	U	µg/L	3510/8270	1	0.2	12/19/01	12/19/01	ED
Chrysene	U	µg/L	3510/8270	1	0.2	12/19/01	12/19/01	ED
Benzo[b]Fluoranthene	U	µg/L	3510/8270	1	0.2	12/19/01	12/19/01	ED
Benzo[k]Fluoranthene	U	µg/L	3510/8270	1	0.5	12/19/01	12/19/01	ED
Benzo[a]Pyrene	U	µg/L	3510/8270	1	0.2	12/19/01	12/19/01	ED
Dibenz[a,h]Anthracene	U	µg/L	3510/8270	1	0.2	12/19/01	12/19/01	ED
Indeno[1,2,3-cd]Pyrene	U	µg/L	3510/8270	1	0.2	12/19/01	12/19/01	ED
Benzo[g,h,i]Perylene	U	µg/L	3510/8270	1	10	12/19/01	12/19/01	ED

U = Below Laboratory Detection Limit
Soil results are reported in dry weight

All Analysis were performed using EPA, ASTM, USGS or Standard Methods.
CompQAP #960152 EPA #FL01040 HRS #E86546
NELAC Certified

Respectfully Submitted,

Pam Shore
Quality Assurance Director

Edward Dabrea
Edward Dabrea
Technical Director



Jupiter
Environmental Laboratories, Inc.

Client # 1042
Address: URS Corporation
7800 Congress Ave., Suite 200
Boca Raton, FL 33487
Attn: Bill Marcus

Page: 7 of 7
Date: 12/20/01
Log # 6347-03

Sample Description: COC # 8832
Project # Davie Commons
Location: Davie Commons
Matrix: Water

Label: TMW-2
Date Sampled: 12/14/01
Date Received: 12/17/01 10:20:00
Collected By: Client

EPA Method FL-PRO	Results	Units	Method	Dilution Factor	Detection Limit	Extraction Date	Analysis Date	Analyst
FL-PRO	U	mg/L	3510/FL-PRO	1	0.5	12/19/01	12/19/01	ED

U = Below Laboratory Detection Limit
Soil results are reported in dry weight

All Analysis were performed using EPA, ASTM, USGS or Standard Methods.
CompQAP #960152 EPA #FL01040 HRS #E86546
NELAC Certified

Respectfully Submitted,

Pam Shore
Quality Assurance Director

Edward Dabrea
Edward Dabrea
Technical Director

2. Surface Water

Surface water quality data was obtained from Broward County EPD, Water Resources Division. The data obtained is from Broward County's quarterly canal data for the C-11 Canal. There are two surface water monitoring sites in the vicinity of the project, one to the southeast and one to the southwest. The site locations are as follows:

- Site 28: Latitude 26 03 46.8 / Longitude 080 18 50.4, C-11 (South New River) Canal; Flamingo Road Bridge - Freshwater
- Site 29: Latitude 26 03 39.6 / Longitude 080 26 02.4, C-11 (South New River) Canal; US 27 Bridge Freshwater

The data provided is from 1998 through the end of 2003. The data collected is for the following parameters: biochemical oxygen demand, fecal coliform, total coliform, conductivity, ammonia, nitrite-nitrate, dissolved oxygen, pH, salinity, fecal streptococcus, temperature, total Kjeldahl nitrogen, total organic carbon, total phosphorus, turbidity, total inorganic nitrogen. Data was compared to Broward County Water Quality Standards (Article V, Sec. 27-195). Based on the data for both Sites 28 and 29 the following trends were observed; dissolved oxygen was low and total phosphorus and ammonia were high. This data is characteristic of drainage systems in the project vicinity.

C. Describe the measures which will be used to mitigate (or avoid where possible) potential adverse effects upon ground and surface water quality, including any resources identified in Sub question A.

1. Ground Water

Ground water to be used by the project is regulated by the SFWMD through a Consumptive Use Permit. The appropriate permitting steps will be taken prior to development. Potable water will be provided by the City of Sunrise. The applicant will use stormwater for irrigation and other common areas as much as possible and will accept reuse water if and when it is available, and economically feasible.

2. Surface Water

The applicant will use appropriate erosion, sedimentation, and siltation prevention and protection measures. Engineering plans will include erosion and sedimentation control procedures during construction to ensure that: 1) erosion/sedimentation control devices are in place and are maintained; and 2) best management

practices (BMPs) are followed to protect the adjacent canals and wetland areas.

BMPs to be used include the following:

- Surface water run-off from exposed areas during construction will be routed to retention areas, swales and/or ditches where the water can be treated to control discharges and meet state water quality criteria.
- Exposed areas will be grassed as soon as possible to stabilize the soil.
- Land use change from existing cattle farm will improve the water quality.

~~A. Describe the existing hydrologic conditions (both ground and surface water) on and abutting the site, including identification and discussion of any potential aquifer recharge areas. Please identify and describe any Outstanding Florida Waters, Wild and Scenic Rivers, Florida Aquatic Preserves or Florida Class I or II Waters that occur within, abutting or downstream of the site.~~

~~1. Ground Water~~

~~The project is underlain by the Biscayne Aquifer. The Biscayne Aquifer is approximately 180 feet thick in the vicinity of the project and is unconfined. The Biscayne Aquifer is composed of the Fort Thompson formation, the Tamiami formation and the Anastasia formation (Geology of the Surficial Aquifer System; Broward County, Florida, 1985).~~

~~Ground water was measured during a Preliminary Geotechnical Evaluation conducted by URS Corporation at 3.5 and 4 feet below existing grade in two borings on August 22, 2002. Seasonal and tidal fluctuation of the groundwater table is typically less than two feet in the vicinity of the project. Based on the Broward County Soil Survey, the water table in the mapped soils is at a depth of less than 20 inches for most of the year. Based on this information the water table at the site will generally be encountered within the upper four feet of the existing subsurface, and the seasonal high groundwater could be within one foot of the existing grade. Regional groundwater flow in South Florida is generally east-southeast toward the Atlantic Ocean; however, due to the flat topography, local groundwater flow may be influenced by local features, i.e., lakes, canals, etc.~~

~~The Biscayne aquifer system is recharged primarily by rainfall percolating through the thin sandy mantle to the water table.~~

QUESTION 24 –HOUSING

See State Comprehensive Plan (Chapter 187, F.S.)

GOAL (5); POLICY (3)

GOAL (16); POLICY (3)

A. 1. If the proposed development contains residential development, provide the following information on Table for each phase of development.

No residential development is proposed as part of The Commons DRI.

A. 2. What number and percent of lots will be sold without constructed dwelling units? What is the extent of the improvements to be made on these lots prior to sale?

Per response to Question 24 A.1, not applicable

A. 3. What will be the target market for the residential development (break down by number, percent and type the number of units to be marketed to retirees, families, etc.) What portion will be marketed as second homes or vacation homes?

Per response to Question 24 A.1, not applicable

B. Indicate and discuss the availability or projected availability of adequate housing and employment opportunities reasonably accessible to the development site. Housing opportunities should be described in terms of type, tenure, and cost range and location within the following circumscribed areas: adjacent, two miles, five miles, ten miles, and within the local jurisdiction or county. Employment opportunities should be described in terms of two digit SIC code numbers, located with the local jurisdiction with estimated distances or transit times to the development site.

The Housing Demand, Supply and Need Methodology for Assessing the Affordable Housing Impact of Developments of Regional Impact (the "Methodology"), developed by the East Central Florida Regional Planning Council and amended June 1999, was used as the basis for evaluating the adequacy of the affordable housing supply that will be available to people working at The Commons DRI requiring very low, low and moderate income housing.

The four specific components of the Methodology are as follows:

- Estimating the Supply of Affordable Housing
- Estimating the Need for
- Estimating the Demand for Affordable Housing
- Mitigating the Deficit of Affordable Housing

Estimating the Demand for Affordable Housing

The Commons DRI will contain 1.1 million square feet of retail space, inclusive of food and beverage outlets, as well as 885,000 square feet of office space and a 300-key hotel.

- According to the operators of super regional malls such as that proposed at The Commons, the workforce typically totals 2.5 people per 1,000 square feet, a figure consistent with that used in approved DRI projects such as Village of Merrick Park and The Kendall Town Center.
- According to discussions with commercial realtors and property managers, private sector office space is typically occupied by 4 people per 1,000 square feet.
- According to discussions with hotel operators, the 300-key hotel, which is envisioned as a full-service property, will employ 0.8 employees per room, or a total of 240 people.

Based on these utilization ratios, a total of 6,534 people will work at The Commons DRI when the project is fully developed. As shown in Table 24.B.1, between 2,402 and 2,693 of them will require housing affordable to households of very low, low and moderate income, depending on the method used to distribute the workers by income category. The first method, specified in the Methodology, distributes the workers in manner consistent with a bell curve. The second method adjusts the bell curve distribution so that the total estimated earnings of the workers approximates (within 3%) the total wages that will be paid to the workers at The Commons DRI. The total wage amount, referred to as the "control number", is the figure calculated by multiplying the average income of the workers as reported in the 3rd quarter 2004 ES-202 Report issued by the Florida Agency for Workforce Innovation by the number of workers that will be employed at the project.

**Table 24.B.1
Demand for Affordable Housing
The Commons DRI**

<u>Land Use</u>	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Total</u>
<u>Bell Curve Approach</u>				
<u>Retail/Retail</u>	<u>96</u>	<u>636</u>	<u>347</u>	<u>1,079</u>
<u>Retail/Restaurant</u>	<u>16</u>	<u>38</u>	<u>20</u>	<u>74</u>
<u>Office/F.I.R.E. *</u>	<u>36</u>	<u>206</u>	<u>118</u>	<u>360</u>
<u>Office/Services</u>	<u>36</u>	<u>206</u>	<u>118</u>	<u>360</u>
<u>Office/Telecommunications</u>	<u>36</u>	<u>206</u>	<u>118</u>	<u>360</u>
<u>Office/Manufacturing</u>	<u>36</u>	<u>206</u>	<u>118</u>	<u>360</u>
<u>Hotel</u>	<u>11</u>	<u>55</u>	<u>34</u>	<u>100</u>
<u>Total</u>	<u>267</u>	<u>1,553</u>	<u>873</u>	<u>2,693</u>
<u>Control Number Approach</u>				
<u>Retail Retail</u>	<u>769</u>	<u>119</u>	<u>67</u>	<u>955</u>
<u>Retail Restaurant</u>	<u>69</u>	<u>4</u>	<u>0</u>	<u>73</u>
<u>Office/F.I.R.E. *</u>	<u>18</u>	<u>72</u>	<u>206</u>	<u>296</u>
<u>Office Services</u>	<u>76</u>	<u>137</u>	<u>128</u>	<u>341</u>
<u>Office/Telecommunications</u>	<u>16</u>	<u>50</u>	<u>225</u>	<u>291</u>
<u>Office/Manufacturing</u>	<u>66</u>	<u>166</u>	<u>119</u>	<u>351</u>
<u>Hotel</u>	<u>65</u>	<u>23</u>	<u>7</u>	<u>95</u>
<u>Total</u>	<u>1,079</u>	<u>571</u>	<u>752</u>	<u>2,402</u>

* Finance, Insurance and Real Estate

Appendix 24.B.1A shows the distributions of prospective workers at The Commons DRI using the bell curve approach. Appendix 24.B.1B shows the distributions formulated using the control number approach. As will be demonstrated below, a supply of affordable housing substantially exceeding the demand estimated using either method exists.

The distributions of workers by wage category provided in Appendices 24.B.1A and 24.B.1B for the retail and restaurant space are based on the leasing plans of the Applicant in terms of merchandise mix based in its experience with similar retail projects. The distributions for the office space with respect to the industry sectors represented are also based the leasing plans of the Applicant, which have been developed in consultation with commercial leasing agents active in the western area of Broward County.

In preparing the distributions of workers by wage category presented in Appendices 24.B.1A and 24.B.1B, the key assumptions were made:

- All workers at The Commons DRI will be full-time workers not withstanding that the retail, restaurant and hotel industries employ large numbers of part-time workers. This assumption, which has been used in a number of already approved DRI's such as those for the Village at Merrick Park and Kendall Town center, is used for the purpose of conservatism. The methodology does not require that DRI applicants consider the needs of part-time workers since part-time status may be a matter of choice. By assuming that all workers are full-time workers, demand is calculated on a worse-case basis.
- All workers at the project will earn at least minimum wage, currently \$5.15 per hour. A minimum wage worker would earn \$10,712 annually if employed 40 hours per week, 52 weeks per year.
- The average wage and salary data by NAICS used in the analysis will be bases ES-202 Report for the 3rd quarter of 2004 (2004-3) compiled by the State of Florida's Agency for Workforce Innovation.
- In reviewing the wage distributions, the following points should be considered:
 - The ES-202 Report does not distinguish between full-time and part-time workers; hence, the average income reported for industry sectors that employ large numbers of part-time workers such as retailing, restaurants and hotels are understated for full-time workers.
 - The ES-202 data does not take into consideration the income earned by restaurant and hotel workers in the form of gratuities.
 - The ES-202 Report estimates the average earnings of workers in a particular industry sector by aggregating all the workers in that industry in a county regardless of the size, quality, chain-affiliation and market orientation of the individual establishments. Illustratively, the workers in a 20-unit, "mom and pop" motel property are lumped together with the workers in a 300-room luxury, chain-affiliated hotel. Such aggregation likely understates the average earnings of the people that will be employed at The Commons DRI.

As discussed above, two alternative methods for distributing the workforce at The Commons DRI by wage category were used in this analysis. The Applicant believes that the control number method provides a more realistic estimate of affordable housing demand because under the bell curve method for distributing the workers in the various industry sectors that will be represented at The Commons DRI, the average wage of all the workers at the project approximates \$40,000. Review of the ES-

202 wage data for the retail, restaurant and hotel sectors shows that their average workers make considerable less than that figure. Therefore, use of bell curve method significantly overstates the earnings of many of the prospective workers at the project.

Estimating the Supply of Affordable Housing

In order to estimate the supply of affordable housing units in accordance with the Methodology, it is necessary to perform several tasks that will be discussed below.

Housing Supply Area

The first task in estimating the affordable housing supply is to define the Housing Supply Area. The Methodology requires that the relevant housing be "reasonably accessible" to the place of employment. Reasonably accessible is further defined as a commutation distance of no greater than 10 miles or a commutation time of no more than 20 minutes at peak travel times, whichever is less. The circle shown on Figure 1 represents the area within a ten-mile radius of the site. All areas within the circle can be reached within 20 minutes. This area is based on field tests conducted during both the AM and PM peak travel times, the results of which are provided in Appendix 2.

HUD Housing Income Categories

As stated previously, The Commons DRI will be located in Broward County. Table 24.B.2 shows the income characteristics of very low, low and moderate income households in the County based on the median income level reported by the U.S. Department of Housing and Urban Development, which is currently \$57,700.

Table 24.B.2
HUD-defined Housing Income Categories
The Commons DRI

<u>Income Category</u>	<u>Definition</u>	<u>Income Threshold Range</u>
Very Low Income	Up to 50% of median	<= \$28,850
Low Income	50 - 80% of median	\$ 28,851 - 46,160
Moderate Income	80 - 120% of median	\$ 46,161 - 69,240

Source: U.S. Department of Housing and Urban Development

Affordable Housing Cost Threshold Amounts

Rule 9J-2.048, FAC (Adequate Housing Uniform Standard Rule) defines housing to be affordable when the total annual payments for rent or

mortgage payments, taxes, insurance and utilities do not exceed 30 percent of the gross annual income of very low, low and moderate income households. Table 24.B.3 illustrates the affordable housing threshold amounts for each of these income categories based on the definition cited.

Table 24.B.3
Monthly Household Cost Threshold Amounts
The Commons DRI

<u>Income Category</u>	<u>Annual Income</u>	<u>Monthly Income</u>	<u>Monthly Cost Thresholds</u>
Very Low Income	<= \$28,850	<= \$2,404	<= \$721
Low Income	\$28,851 - 46,160	\$2,405 - 3,847	\$722 - 1,154
Moderate Income	\$46,161 - 69,240	\$3,838 - 5,770	\$1,155 - 1,731

Affordable Monthly Rent Threshold Amounts

Apartment rents are typically quoted on a "net" basis, hence excluding utilities. Accordingly, an adjustment to the affordable housing cost threshold is necessary to define the affordable monthly rent payment threshold for use in compiling the available inventory of affordable rental units.

The utilities cost allowances used in the analysis, shown in Table 24.B.4 for Broward County, are based on the Broward County Housing Agency's most recent HUD Form #52667, a copy of which is provided in Appendix 24.B.3. Also provided are calculations performed to determine the utility costs by unit type shown below:

TABLE 24.B.4
Utility Cost Allowances
The Commons DRI

<u>Unit Type</u>	<u>Allowance</u>
Efficiency	\$20
1-bedroom	\$29
2-bedroom	\$39
3-bedroom	\$48
4-bedroom	\$58

The monthly rent thresholds by income category shown in Table 24.B.5 were calculated by using the utility allowances shown above. The calculations performed to prepare the table below are provided as the third item in Appendix 24.B.3.

Table 24.B.5
Affordable Monthly Rent Threshold Amounts
The Commons DRI

<u>Income Category</u>	<u>Monthly Cost Threshold Amount</u>	<u>Monthly Rent Threshold Amount</u>
Very Low Income	<= \$721	<= \$683
Low Income	\$722 - 1,154	\$684 - 1,107
Moderate Income	\$1,155 - 1,731	\$1,108 - 1,673

Affordable Home Price Threshold Amounts

The determination of home price threshold amounts for owner-occupied (for-sale) housing requires a similar, but somewhat more complex, process of adjustments than that described for rental payments. The basis for compiling available for-sale housing is gross “sale” or “offering” price. In the case of for-sale housing, adjustments must be made for purchase financing terms (down payment, interest rate, and term of loan) as well as taxes, liability insurance and mortgage insurance. Assumptions associated with each of these adjustments are derived from various market-based factors that are described below.

Estimated average insurance and taxes for each household/housing price category were deducted from the affordable housing cost thresholds to determine the net monthly income available for mortgage payments shown in the second column of Table 24.B.6. The derived net monthly income available for mortgage payment was then used to calculate the maximum affordable amounts for each respective household income category.

Table 24.B.6
Affordable Home Price Threshold Amounts
The Commons DRI

<u>Income Category</u>	<u>Monthly Cost Threshold Amount</u>	<u>Mortgage Payment</u>	<u>Affordable Home Cost</u>
Very Low Income	<= \$721	<= \$479	<= \$83,459
Low Income	\$722 - 1,154	\$480 - 746	\$83,460 - 130,079
Moderate Income	\$1,155 - 1,731	\$747 - 1,103	\$130,080 - 192,203

The key assumptions used in this calculation included the following mortgage finance terms:

- 30 year amortization
- 5.625 percent (fixed) interest rate
- 5.0 percent down payment

The mortgage interest rate assumption is based on the average rate reported by the National Association of Realtors on March 15, 2005.

The down payment assumption, which is based on the Methodology, would necessitate the purchase of mortgage insurance. The mortgage brokers interviewed indicated that such insurance would cost 0.8 percent of the unit price on an annual basis.

For the purpose of this analysis, an insurance rate of \$15 per \$1,000 of value was assumed. It was further assumed that the insurance rate would be applied to 80 percent of the total value since casualty insurance is not generally required for the portion of total value represented by land rather than improvements. These assumptions are based on discussions with insurance agents active in Broward County. The rate of \$15/\$1,000 of insured value equates to \$12/\$1,000 of insured value based on the second of the two assumptions stated above.

Finally, for the purpose of this analysis, it was assumed that all for-sale units would qualify for the \$25,000 Homestead Exemption and that the applicable millage rate would be 26.0000 per \$1,000 taxable value.

Further discussion of the method used to calculate the affordable housing costs shown in Table 24.B.6 is provided in Appendix 24.B.4. The Appendix also describes the calculations performed to calculate the insurance and real estate tax amounts shown in Table 24.B.7. The mortgage payment figures shown above in Table 24.B.6 are net of real estate taxes and insurance, which were estimated as shown in Table 24.B.7.

Table 24.B.7
Estimated Monthly Insurance and Tax Payments

<u>The Commons DRI</u>			
<u>Income Category</u>	<u>Property Insurance</u>	<u>Mortgage Insurance</u>	<u>Taxes</u>
<u>Very Low Income</u>	<u>\$83</u>	<u>\$55</u>	<u>\$126</u>
<u>Low Income</u>	<u>\$102</u>	<u>\$86</u>	<u>\$228</u>
<u>Moderate Income</u>	<u>\$151</u>	<u>\$128</u>	<u>\$362</u>

Rental Housing Supply

For the purpose of this analysis, we have reviewed the surveys of rental apartment projects in the Housing Supply Area conducted by Hanley

Estimating the Need for Affordable Housing

Table 24.B.11 compares the demand for affordable housing by income category resulting from commercial development within The Commons DRI with the available supply.

Table 24.B.11
Estimated Surplus (Deficit) of Affordable Housing
THE COMMONS DRI

<u>Income Category</u>	<u>Demand</u>	<u>Supply</u>	<u>Surplus (Deficit)</u>
<u>Very Low Income</u>	<u>1,079</u>	<u>2,269</u>	<u>1,190</u>
<u>Low Income</u>	<u>571</u>	<u>2,513</u>	<u>1,942</u>
<u>Moderate Income</u>	<u>752</u>	<u>4,923</u>	<u>4,171</u>
<u>Total</u>	<u>2,402</u>	<u>9,705</u>	<u>7,303</u>

Mitigating the Need for Affordable Housing

Based on the results of the analysis presented above, no mitigation efforts are required.

C. If displacement or relocation of existing residents will occur due to the proposed development, identify the number of people who will be affected, any special needs of these people and any provisions for addressing the effects of the relocation or displacement of these people, particularly in regard to their ability to find suitable replacement housing.

There are no residential units on the property currently; accordingly, no displacement or relocation will occur.

A.

1.If the proposed development contains residential development, provide the following information on Table 1 for each phase of the development.

No residential development is proposed as part of The Commons DRI.

2.What number and percent of lots will be sold without constructed dwelling units? What is the extent of improvements to be made on these lots prior to sale?

Per response to Question 24 A.1, not applicable

Woods Market Intelligence (formerly The Meyers Group) in 1st Quarter, 2005. The survey focuses on rental apartment projects with 100 or more units. The projects surveyed that had vacant units are identified in Appendix 24.B.5.

Data compiled by the Division of Hotels and Restaurants of the Florida Department of Business and Professional Regulation indicates that there are considerably more rental apartment projects within the Housing Supply Area. However, in order to determine their size, rental rate structure and occupancy status would have required a telephonic or physical survey to be performed that did not appear necessary in the context of this analysis given the substantial inventory of affordable housing units found available from the analyses performed.

There are a total of 611 vacant apartment units within the Housing Supply Area in projects surveyed by Hanley Woods Market Intelligence that would be affordable to households of very low, low and moderate income. The Methodology requires that adjustment be made to the total number of vacant units to limit the number of efficiency and one-bedroom units included in the available housing supply. The establishment of these limits is designed to preclude the possibility that the available supply be disproportionately weighted toward the smaller units, thereby failing to satisfy the housing requirements of households in the income categories being considered in this analysis that are larger than two people in size. According to the Methodology, in Broward County no more than 29.3 percent of the available supply can be efficiency units or 37.2 percent 1-bedroom units. Table 24.B.8 below was calculated by reducing the estimated number of vacant units to reflect the caps by unit type described above.

Table 24.B.8
Rental Apartment Supply
The Commons DRI

<u>Income Category</u>	<u>Monthly Rent Thresholds</u>	<u>Total Vacant Units</u>	<u>Available Supply</u>
Very Low Income	<= \$683	74	0
Low Income	\$684 - 1,107	396	396
Moderate Income	\$1,108 - 1,675	141	141
Total		611	537

Sources: Hanley Wood Market Intelligence; Miami Economic Associates, Inc.

Owner-occupied (For Sale) Housing Supply

A summary inventory of available owner-occupied (for sale) housing within the Housing Supply Area by income category is presented in Table 24.B.9. The Methodology provides two alternative methods for

determining the available supply of affordable, owner-occupied housing units. The first method involves searching the Multiple Listing System for listings of all housing for sale in the Housing Supply Area that meet the affordability requirements. The second method relies on property appraiser data associated with recent housing transactions to gauge the availability of affordable owner-occupied units in a recent time period. Only arm's-length transactions in the Housing Supply Area are included and only the most recent transaction of any given property. The Methodology suggests that the time period considered be the most recent 12-month period for which data is available.

For the purpose of this analysis, the second method was used. As shown in Table 24.B.9, the Broward County Property Appraiser recorded over 9,400 arm's-length transactions in the Housing Supply Area for units that meet the affordability requirements during the 12-month period that ended March 31, 2005. These transactions, which are enumerated by folio number in Appendix 24.B.6, include single-family detached, single-family attached and condominium units. Transactions relating to manufactured housing/mobile homes were not included. The listings are separated by income category.

Table 9
Owner-occupied (For-sale) Housing Supply
The Commons DRI

<u>Income Category</u>	<u>Home Price Threshold Amount</u>	<u>Available Supply</u>
Very Low Income	<=\$83,459	2,327
Low Income	\$83,460 - 130,079	2,192
Moderate Income	\$130,080 - 192,203	4,912
Total		9,431

Sources: Broward County Property Appraiser; First American Real Estate Solutions; Miami Economic Associates, Inc.

The maximum caps relating to unit type in terms of bedrooms, discussed above with respect to rental units, also applies to for-sale units. As review of the materials contained in Appendix 24.B.6 shows, the data on the number of bedrooms in the units comprising the supply is fragmentary; however, even if all the blanks are counted as efficiency or 1-bedroom units, the supply is in conformity with the caps, providing an ample number of units with two or more bedrooms.

Available Affordable Housing Summary

Table 24.B.10, which is based on information contained in Tables 24.B.8 and 24.B.9 calculates the total net available affordable housing units in the

**APPENDIX 24.B.1B.1
EMPLOYEE WAGE DISTRIBUTION
CONTROL NUMBER METHOD
RETAIL/RETAIL
THE COMMONS DRI**

Wage Distribution									
1	2	3	4	5	6	7	8	9	10
	Wage Ranges	Midpoint	Number of Employees	Total Wages	Heads of Household	Single Worker HH	Income	Multi-Worker HH	Income
Very Low Income	Less than \$12,499	\$11,606*	600	\$6,963,600	221	180	\$11,606	41	\$20,102
	\$12,500-\$14,999	\$13,750	600	\$8,250,000	221	180	\$13,750	41	\$23,815
	\$15,000-\$17,499	\$16,250	400	\$6,500,000	147	120	\$16,250	27	\$28,145
	\$17,500-\$19,999	\$18,750	200	\$3,750,000	74	60	\$18,750	14	\$32,475
	\$20,000-\$22,499	\$21,250	100	\$2,125,000	37	30	\$21,250	7	\$36,805
	\$22,500-\$24,999	\$23,750	100	\$2,375,000	37	30	\$23,750	7	\$41,135
	\$25,000-\$27,499	\$26,250	100	\$2,625,000	37	30	\$26,250	7	\$45,465
	\$27,500-\$28,850	\$28,175	100	\$2,817,500	37	30	\$28,175	7	\$48,799
Low Income	\$28,851-29,999	\$29,425	60	\$1,765,500	34	22	\$29,425	12	\$50,964
	\$30,000-\$32,499	\$31,250	38	\$1,187,500	21	14	\$31,250	7	\$54,125
	\$32,500-\$34,999	\$33,750	30	\$1,012,500	17	11	\$33,750	6	\$58,455
	\$35,000-\$37,499	\$36,250	30	\$1,087,500	17	11	\$36,250	6	\$62,785
	\$37,500-\$39,999	\$38,750	25	\$968,750	14	9	\$38,750	5	\$67,115
	\$40,000-\$42,499	\$41,250	25	\$1,031,250	14	9	\$41,250	5	\$71,445
	\$42,500-\$44,999	\$43,750	10	\$437,500	6	4	\$43,750	2	\$75,775
	\$45,000-\$46,160	\$45,580	10	\$455,800	6	4	\$45,580	2	\$78,945
Moderate Income	\$46,161-\$47,499	\$46,830	10	\$468,300	7	3	\$46,830	4	\$81,110
	\$47,500-\$49,999	\$48,750	10	\$487,500	7	3	\$48,750	4	\$84,435
	\$50,000-\$52,499	\$51,250	10	\$512,500	7	3	\$51,250	4	\$88,765
	\$52,500-\$54,999	\$53,750	10	\$537,500	7	3	\$53,750	4	\$93,095
	\$55,000-\$57,499	\$56,250	10	\$562,500	7	3	\$56,250	4	\$97,425
	\$57,500-\$59,999	\$58,750	10	\$587,500	7	3	\$58,750	4	\$101,755
	\$60,000-\$62,499	\$61,250	10	\$612,500	7	3	\$61,250	4	\$106,085
	\$62,500-\$64,999	\$63,750	5	\$318,750	3	1	\$63,750	2	\$110,415
	\$65,000-\$67,499	\$66,250	5	\$331,250	3	1	\$66,250	2	\$114,745
	\$67,500-\$69,240	\$68,370	5	\$341,850	3	1	\$68,370	2	\$118,417
Middle Income/Over	\$69,241 and over	\$100,000	45	\$4,500,000	N/A	N/A	N/A	N/A	N/A
(A) Total employees and wages of this model			2,558	\$52,612,550					
(B) Total wages of 2,558 employees @ \$20.63 *				\$52,761,040					

Housing Demand	
Average Ir	Households
\$11,606	180
\$13,750	180
\$16,250	120
\$18,750	60
\$20,102	41
\$21,250	30
\$23,750	30
\$23,815	41
\$26,250	30
\$28,145	27
\$28,175	30
Very Low	769
\$29,425	22
\$31,250	14
\$32,475	14
\$33,750	11
\$36,250	11
\$36,805	7
\$38,750	9
\$41,135	7
\$41,250	9
\$43,750	4
\$45,465	7
\$45,580	4
Low	119
\$46,830	3
\$48,750	3
\$48,799	7
\$50,964	12
\$51,250	3
\$53,750	3
\$54,125	7
\$56,250	3
\$58,455	6
\$58,750	3
\$61,250	3
\$62,785	6
\$63,750	1
\$66,250	1
\$67,115	5
\$68,370	1
Moderate	67

Headship rates for Broward County

Very Low	Low	Moderate	Median Income:	\$57,700
36.8%	56.5%	65.3%		

Average Employee Income: \$20,626 ***

Single/Multi-worker households

Very Low	Low	Moderate
81.3%/18.7%	66.2%/33.8%	49.5%/50.5%

Additional Income

73.2%

* Midpoint between \$10,712 (minimum wage of \$5.15/hour for 40 hours/week, 52 weeks/year) and \$12,499.

** 2,558 employees based on 1,023,000 square feet @ 2.5 employees per 1,000 square feet.

*** Weighted average based on the distribution of employees by NAICS code shown below and wage data taken from 3rd Quarter 2004 ES-202 report.

NAICS CODE	Employees	Average Wage	Total Wage
442	104	\$34,072	\$3,543,488
443	104	\$42,728	\$4,443,712
448	625	\$18,040	\$11,275,000
452	1,515	\$18,976	\$28,748,640
453	210	\$22,620	\$4,750,200
	<u>2,558</u>		<u>\$52,761,040</u>

Weighted Average: \$52,761,040/2,558 \$20,626

Columns:

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

**APPENDIX 24.B.1B.2
EMPLOYEE WAGE DISTRIBUTION
CONTROL NUMBER METHOD
RETAIL/RESTAURANT
THE COMMONS DRI**

Wage Distribution										
1	2	3	4	5	6	7	8	9	10	
	Wage Ranges	Midpoint	Number of Employees	Total Wages	Heads of Household	Single Worker HH	Income	Multi-Worker HH	Income	
Very Low Income	Less than \$12,499	\$11,606*	150	\$1,740,900	55	45	\$11,606	10	\$20,102	
	\$12,500-\$14,999	\$13,750	15	\$206,250	6	5	\$13,750	1	\$23,815	
	\$15,000-\$17,499	\$16,250	10	\$162,500	4	3	\$16,250	1	\$28,145	
	\$17,500-\$19,999	\$18,750	4	\$75,000	1	1	\$18,750	0	\$32,475	
	\$20,000-\$22,499	\$21,250	2	\$42,500	1	1	\$21,250	0	\$36,805	
	\$22,500-\$24,999	\$23,750	2	\$47,500	1	1	\$23,750	0	\$41,135	
	\$25,000-\$27,499	\$26,250	2	\$52,500	1	1	\$26,250	0	\$45,465	
	\$27,500-\$28,850	\$28,175	1	\$28,175	0	0	\$28,175	0	\$48,799	
	Low Income	\$28,851-\$29,999	\$29,425	1	\$29,425	1	1	\$29,425	0	\$50,964
		\$30,000-\$32,499	\$31,250	0	\$0	0	0	\$31,250	0	\$54,125
\$32,500-\$34,999		\$33,750	1	\$33,750	1	1	\$33,750	0	\$58,455	
\$35,000-\$37,499		\$36,250	0	\$0	0	0	\$36,250	0	\$62,785	
\$37,500-\$39,999		\$38,750	1	\$38,750	1	1	\$38,750	0	\$67,115	
\$40,000-\$42,499		\$41,250	0	\$0	0	0	\$41,250	0	\$71,445	
\$42,500-\$44,999		\$43,750	1	\$43,750	1	1	\$43,750	0	\$75,775	
\$45,000-\$46,160		\$45,580	0	\$0	0	0	\$45,580	0	\$78,945	
Moderate Income		\$46,161-\$47,499	\$46,830	0	\$0	0	0	\$46,830	0	\$81,110
		\$47,500-\$49,999	\$48,750	0	\$0	0	0	\$48,750	0	\$84,435
	\$50,000-\$52,499	\$51,250	0	\$0	0	0	\$51,250	0	\$88,765	
	\$52,500-\$54,999	\$53,750	0	\$0	0	0	\$53,750	0	\$93,095	
	\$55,000-\$57,499	\$56,250	0	\$0	0	0	\$56,250	0	\$97,425	
	\$57,500-\$59,999	\$58,750	0	\$0	0	0	\$58,750	0	\$101,755	
	\$60,000-\$62,499	\$61,250	0	\$0	0	0	\$61,250	0	\$106,085	
	\$62,500-\$64,999	\$63,750	0	\$0	0	0	\$63,750	0	\$110,415	
	\$65,000-\$67,499	\$66,250	0	\$0	0	0	\$66,250	0	\$114,745	
	\$67,500-\$69,240	\$68,370	0	\$0	0	0	\$68,370	0	\$118,417	
Middle Income/Over	\$69,241 and over	\$100,000	2	\$200,000	N/A	N/A	N/A	N/A	N/A	
(A) Total employees and wages of this model			192	\$2,701,000						
(B) Total wages of 192 employees @ \$14,080 **				\$2,703,360						

Housing Demand	
Average Ir	Households
\$11,606	45
\$13,750	5
\$16,250	3
\$18,750	1
\$20,102	10
\$21,250	1
\$23,750	1
\$23,815	1
\$26,250	1
\$28,145	1
\$28,175	0
\$29,425	69
\$31,250	1
\$32,475	0
\$33,750	1
\$36,250	0
\$36,805	0
\$38,750	1
\$41,135	0
\$41,250	0
\$43,750	1
\$45,465	0
\$45,580	0
Low	4
\$46,830	0
\$48,750	0
\$48,799	0
\$50,964	0
\$51,250	0
\$53,750	0
\$54,125	0
\$56,250	0
\$58,455	0
\$58,750	0
\$61,250	0
\$62,785	0
\$63,750	0
\$66,250	0
\$67,115	0
\$68,370	0
Moderate	0

Headship rates for Broward County

Very Low	Low	Moderate	Median Income:	\$57,700
36.8%	56.5%	65.3%		

Average Employee Income: \$14,080 ***

Single/Multi-worker households

Very Low	Low	Moderate
81.3%/18.7%	66.2%/33.8%	49.5%/50.5%

Additional Income

73.2%

* Midpoint between \$10,712 (minimum wage of \$5.15/hour for 40 hours/week, 52 weeks/year) and \$12,499.

** 192 employees based on 77,000 square feet @ 2.5 employees per 1,000 square feet.

*** Based on NAICS Code 722 in the 3rd Quarter 2004 ES-202 Report for Broward County

Columns:

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

**APPENDIX 24.B.1B.3
EMPLOYEE WAGE DISTRIBUTION
CONTROL NUMBER METHOD
OFFICE/F.I.R.E.
THE COMMONS DRI**

Wage Distribution										
1	2	3	4	5	6	7	8	9	10	
	Wage Ranges	Midpoint	Number of Employees	Total Wages	Heads of Household	Single Worker HH	Income	Multi-Worker HH	Income	
Very Low Income	Less than \$12,499	\$11,606*	5	\$58,030	2	1	\$11,606	0	\$20,102	
	\$12,500-\$14,999	\$13,750	5	\$68,750	2	1	\$13,750	0	\$23,815	
	\$15,000-\$17,499	\$16,250	6	\$97,500	2	1	\$16,250	0	\$28,145	
	\$17,500-\$19,999	\$18,750	10	\$187,500	4	3	\$18,750	1	\$32,475	
	\$20,000-\$22,499	\$21,250	10	\$212,500	4	3	\$21,250	1	\$36,805	
	\$22,500-\$24,999	\$23,750	10	\$237,500	4	3	\$23,750	1	\$41,135	
	\$25,000-\$27,499	\$26,250	10	\$262,500	4	3	\$26,250	1	\$45,465	
	\$27,500-\$28,850	\$28,175	10	\$281,750	4	3	\$28,175	1	\$48,799	
	Low Income	\$28,851-\$29,999	\$29,425	20	\$588,500	11	7	\$29,425	4	\$50,964
\$30,000-\$32,499		\$31,250	20	\$625,000	11	7	\$31,250	4	\$54,125	
\$32,500-\$34,999		\$33,750	20	\$675,000	11	7	\$33,750	4	\$58,455	
\$35,000-\$37,499		\$36,250	20	\$725,000	11	7	\$36,250	4	\$62,785	
\$37,500-\$39,999		\$38,750	20	\$775,000	11	7	\$38,750	5	\$67,115	
\$40,000-\$42,499		\$41,250	30	\$1,237,500	17	11	\$41,250	6	\$71,445	
\$42,500-\$44,999		\$43,750	30	\$1,312,500	17	11	\$43,750	6	\$75,775	
\$45,000-\$46,160		\$45,580	30	\$1,367,400	17	11	\$45,580	6	\$78,945	
Moderate Income		\$46,161-\$47,499	\$46,830	50	\$2,341,500	33	16	\$46,830	17	\$81,110
		\$47,500-\$49,999	\$48,750	50	\$2,437,500	33	16	\$48,750	17	\$84,435
	\$50,000-\$52,499	\$51,250	60	\$3,075,000	39	19	\$51,250	20	\$88,765	
	\$52,500-\$54,999	\$53,750	60	\$3,225,000	39	19	\$53,750	20	\$93,095	
	\$55,000-\$57,499	\$56,250	60	\$3,375,000	39	19	\$56,250	20	\$97,425	
	\$57,500-\$59,999	\$58,750	60	\$3,525,000	39	19	\$58,750	20	\$101,755	
	\$60,000-\$62,499	\$61,250	60	\$3,675,000	39	19	\$61,250	20	\$106,085	
	\$62,500-\$64,999	\$63,750	60	\$3,825,000	39	19	\$63,750	20	\$110,415	
	\$65,000-\$67,499	\$66,250	60	\$3,975,000	39	19	\$66,250	20	\$114,745	
	\$67,500-\$69,240	\$68,370	60	\$4,102,200	39	19	\$68,370	20	\$118,417	
	Middle Income/Over	\$69,241 and over	\$100,000	50	\$5,000,000	N/A	N/A	N/A	N/A	N/A
(A) Total employees and wages of this model			886	\$47,268,130						
(B) Total wages of 886 employees @ \$53,534 *				\$47,377,150						

Housing Demand	
Average In	Households
\$11,606	1
\$13,750	1
\$16,250	1
\$18,750	3
\$20,102	0
\$21,250	3
\$23,750	3
\$23,815	0
\$26,250	3
\$28,145	0
\$28,175	3
Very Low	18
\$29,425	7
\$31,250	7
\$32,475	1
\$33,750	7
\$36,250	7
\$36,805	1
\$38,750	7
\$41,135	1
\$41,250	11
\$43,750	11
\$45,465	1
\$45,580	11
Low	72
\$46,830	16
\$48,750	16
\$48,799	1
\$50,964	4
\$51,250	19
\$53,750	19
\$54,125	4
\$56,250	19
\$58,455	4
\$58,750	19
\$61,250	19
\$62,785	4
\$63,750	19
\$66,250	19
\$67,115	5
\$68,370	19
Moderate	206

Headship rates for Broward County

Very Low	Low	Moderate	Median Income:	\$57,700
36.8%	56.5%	65.3%		

Average Employee Income: \$53,534 ***

Single/Multi-worker households

Very Low	Low	Moderate
81.3%/18.7%	66.2%/33.8%	49.5%/50.5%

Additional income

73.2%

* Midpoint between \$10,712 (minimum wage of \$5.15/hour for 40 hours/week, 52 weeks/year) and \$12,499.

** 886 employees based on 221,500 square feet @ 4.0 employees per 1,000 square feet

*** Weighted average based on the distribution of employees by NAICS code shown below and wage data taken from 3rd Quarter 2004 ES-202 report.

NAICS CODE	Employees	Average Wage	Total Wage
522	222	\$50,960	\$11,313,120
523	222	\$77,768	\$17,264,496
524	221	\$50,076	\$11,066,796
531	221	\$35,232	\$7,786,272
	886		\$47,430,684

Weighted Average: \$47,430,684/886 \$53,534

Columns:

- | | |
|--|--|
| 1 Income thresholds (based on area median income) | 6 Heads of Household by income (taken from employees in Column 4) |
| 2 Wages broken down in increments of \$2,500 | 7 Single worker households (local percentage, from the Census) |
| 3 Midpoint of wage ranges | 8 Single worker household income (same as midpoint in Column 3) |
| 4 Number of employees projected to be in each wage range | 9 Multi-worker households (local percentage, from the Census) |
| 5 Total wages of all employees in each wage range | 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census) |

**APPENDIX 24.B.1B.4
EMPLOYEE WAGE DISTRIBUTION
CONTROL NUMBER METHOD
OFFICE/SERVICES
THE COMMONS DRI**

Wage Distribution									
1	2	3	4	5	6	7	8	9	10
	Wage Ranges	Midpoint	Number of Employees	Total Wages	Heads of Household	Single Worker HH	Income	Multi-Worker HH	Income
Very Low Income	Less than \$12,499	\$11,606*	21	\$243,726	8	6	\$11,606	1	\$20,102
	\$12,500-\$14,999	\$13,750	25	\$343,750	9	7	\$13,750	2	\$23,815
	\$15,000-\$17,499	\$16,250	25	\$406,250	9	7	\$16,250	2	\$28,145
	\$17,500-\$19,999	\$18,750	25	\$468,750	9	7	\$18,750	2	\$32,475
	\$20,000-\$22,499	\$21,250	25	\$531,250	9	7	\$21,250	2	\$36,805
	\$22,500-\$24,999	\$23,750	25	\$593,750	9	7	\$23,750	2	\$41,135
	\$25,000-\$27,499	\$26,250	50	\$1,312,500	18	15	\$26,250	3	\$45,465
	\$27,500-\$28,850	\$28,175	50	\$1,408,750	18	15	\$28,175	3	\$48,799
	Low Income	\$28,851-29,999	\$29,425	50	\$1,471,250	28	19	\$29,425	9
\$30,000-\$32,499		\$31,250	50	\$1,562,500	28	19	\$31,250	9	\$54,125
\$32,500-\$34,999		\$33,750	50	\$1,687,500	28	19	\$33,750	9	\$58,455
\$35,000-\$37,499		\$36,250	50	\$1,812,500	28	19	\$36,250	9	\$62,785
\$37,500-\$39,999		\$38,750	50	\$1,937,500	28	19	\$38,750	9	\$67,115
\$40,000-\$42,499		\$41,250	30	\$1,237,500	17	11	\$41,250	6	\$71,445
\$42,500-\$44,999		\$43,750	30	\$1,312,500	17	11	\$43,750	6	\$75,775
\$45,000-\$46,160		\$45,580	30	\$1,367,400	17	11	\$45,580	6	\$78,945
Moderate Income		\$46,161-\$47,499	\$46,830	30	\$1,404,900	20	10	\$46,830	10
	\$47,500-\$49,999	\$48,750	30	\$1,462,500	20	10	\$48,750	10	\$84,435
	\$50,000-\$52,499	\$51,250	30	\$1,537,500	20	10	\$51,250	10	\$88,765
	\$52,500-\$54,999	\$53,750	30	\$1,612,500	20	10	\$53,750	10	\$93,095
	\$55,000-\$57,499	\$56,250	30	\$1,687,500	20	10	\$56,250	10	\$97,425
	\$57,500-\$59,999	\$58,750	20	\$1,175,000	13	6	\$58,750	7	\$101,755
	\$60,000-\$62,499	\$61,250	20	\$1,225,000	13	6	\$61,250	7	\$106,085
	\$62,500-\$64,999	\$63,750	20	\$1,275,000	13	6	\$63,750	7	\$110,415
	\$65,000-\$67,499	\$66,250	20	\$1,325,000	13	6	\$66,250	7	\$114,745
\$67,500-\$69,240	\$68,370	20	\$1,367,400	13	6	\$68,370	7	\$118,417	
Middle Income/Over	\$69,241 and over	\$100,000	50	\$5,000,000	N/A	N/A	N/A	N/A	N/A
(A) Total employees and wages of this model			886	\$36,769,676					
(B) Total wages of 886 employees @ \$40,432 *				\$35,782,100					

Headship rates for Broward County

Very Low Low Moderate Median Income: \$57,700
36.8% 56.5% 65.3%

Average Employee Income: \$40,432 ***

Single/Multi-worker households

Very Low Low Moderate
81.3%/18.7% 66.2%/33.8% 49.5%/50.5%

Additional Income

73.2%

* Midpoint between \$10,712 (minimum wage of \$5.15/hour for 40 hours/week, 52 weeks/year) and \$12,499.

** 886 employees based on 221,500 square feet @ 4.0 employees per 1,000 square feet.

*** Weighted average based on the distribution of employees by NAICS code shown below and wage data taken from 3rd Quarter 2004 ES-202 report.

NAICS CODE	Employees	Average Wage	Total Wage
541	332	\$49,616	\$16,472,512
561	333	\$28,384	\$9,451,872
621	221	\$44,788	\$9,898,148
	886		\$35,822,532

Weighted Average \$35,822,532/886 \$40,432

Housing Demand	
Average Ir	Households
\$11,606	6
\$13,750	7
\$16,250	7
\$18,750	7
\$20,102	1
\$21,250	7
\$23,750	7
\$23,815	2
\$26,250	15
\$28,145	2
\$28,175	15
Very Low	76
\$29,425	19
\$31,250	19
\$32,475	2
\$33,750	19
\$36,250	19
\$36,805	2
\$37,500	19
\$41,135	2
\$41,250	11
\$43,750	11
\$45,465	3
\$45,580	11
Low	137
\$46,830	10
\$48,750	10
\$48,799	3
\$50,964	9
\$51,250	10
\$53,750	10
\$54,125	9
\$56,250	10
\$58,455	9
\$58,750	6
\$61,250	6
\$62,785	9
\$63,750	6
\$66,250	6
\$67,115	9
\$68,370	6
Moderate	128

Columns:

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

**APPENDIX 24.B.1B.5
EMPLOYEE WAGE DISTRIBUTION
CONTROL NUMBER METHOD
OFFICE/TELECOMMUNICATIONS
THE COMMONS DRI**

Wage Distribution										
1	2	3	4	5	6	7	8	9	10	
	Wage Ranges	Midpoint	Number of Employees	Total Wages	Heads of Household	Single Worker HH	Income	Multi-Worker HH	Income	
Very Low Income	Less than \$12,499	\$11,606*	5	\$58,030	2	2	\$11,606	0	\$20,102	
	\$12,500-\$14,999	\$13,750	5	\$68,750	2	2	\$13,750	0	\$23,815	
	\$15,000-\$17,499	\$16,250	5	\$81,250	2	2	\$16,250	0	\$28,145	
	\$17,500-\$19,999	\$18,750	5	\$93,750	2	2	\$18,750	0	\$32,475	
	\$20,000-\$22,499	\$21,250	5	\$106,250	2	2	\$21,250	0	\$36,805	
	\$22,500-\$24,999	\$23,750	5	\$118,750	2	2	\$23,750	0	\$41,135	
	\$25,000-\$27,499	\$26,250	5	\$131,250	2	2	\$26,250	0	\$45,465	
	\$27,500-\$28,850	\$28,175	5	\$140,875	2	2	\$28,175	0	\$48,799	
	Low Income	\$28,851-\$29,999	\$29,425	5	\$147,125	3	2	\$29,425	1	\$50,964
		\$30,000-\$32,499	\$31,250	6	\$187,500	3	2	\$31,250	1	\$54,125
\$32,500-\$34,999		\$33,750	10	\$337,500	6	4	\$33,750	2	\$58,455	
\$35,000-\$37,499		\$36,250	15	\$543,750	8	6	\$36,250	2	\$62,785	
\$37,500-\$39,999		\$38,750	20	\$775,000	11	7	\$38,750	4	\$67,115	
\$40,000-\$42,499		\$41,250	20	\$825,000	11	7	\$41,250	4	\$71,445	
\$42,500-\$44,999		\$43,750	30	\$1,312,500	17	11	\$43,750	6	\$75,775	
\$45,000-\$46,160		\$45,580	30	\$1,367,400	17	11	\$45,580	6	\$78,945	
Moderate Income		\$46,161-\$47,499	\$46,830	50	\$2,341,500	33	16	\$46,830	17	\$81,110
		\$47,500-\$49,999	\$48,750	60	\$2,925,000	39	19	\$48,750	20	\$84,435
	\$50,000-\$52,499	\$51,250	60	\$3,075,000	39	19	\$51,250	20	\$88,765	
	\$52,500-\$54,999	\$53,750	70	\$3,762,500	46	23	\$53,750	23	\$93,095	
	\$55,000-\$57,499	\$56,250	70	\$3,937,500	46	23	\$56,250	23	\$97,425	
	\$57,500-\$59,999	\$58,750	70	\$4,112,500	46	23	\$58,750	23	\$101,755	
	\$60,000-\$62,499	\$61,250	70	\$4,287,500	46	23	\$61,250	23	\$106,085	
	\$62,500-\$64,999	\$63,750	70	\$4,462,500	46	23	\$63,750	23	\$110,415	
	\$65,000-\$67,499	\$66,250	70	\$4,637,500	46	23	\$66,250	23	\$114,745	
	\$67,500-\$69,240	\$68,370	70	\$4,785,900	46	23	\$68,370	23	\$118,417	
Middle Income/Over	\$69,241 and over	\$100,000	50	\$5,000,000	N/A	N/A	N/A	N/A	N/A	
(A) Total employees and wages of this model			886	\$49,622,080						
(B) Total wages of 886 employees @ \$57,087 *				\$50,522,089						

Housing Demand	
Average Ir	Households
\$11,606	2
\$13,750	2
\$16,250	2
\$18,750	2
\$20,102	0
\$21,250	2
\$23,750	2
\$23,815	0
\$26,250	0
\$28,175	2
\$28,145	0
\$28,175	2
Very Low	16
\$29,425	2
\$31,250	2
\$32,475	0
\$33,750	4
\$36,250	6
\$36,805	0
\$38,750	7
\$41,135	0
\$41,250	7
\$43,750	11
\$45,465	0
\$45,580	11
Low	50
\$46,830	16
\$48,750	19
\$48,799	0
\$50,964	1
\$51,250	19
\$53,750	23
\$54,125	1
\$56,250	23
\$58,455	2
\$58,750	23
\$61,250	23
\$62,785	2
\$63,750	23
\$66,250	23
\$67,115	4
\$68,370	23
Moderate	225

Headship rates for Broward County

Very Low	Low	Moderate	Median Income:	\$57,700
36.8%	56.5%	65.3%		

Average Employee Income: \$57,087 ***

Single/Multi-worker households

Very Low	Low	Moderate
81.3%/18.7%	66.2%/33.8%	49.5%/50.5%

Additional Income

73.2%

* Midpoint between \$10,712 (minimum wage of \$5.15/hour for 40 hours/week, 52 weeks/year) and \$12,499.

** 886 employees based on 221,500 square feet @ 4.0 employees per 1,000 square feet.

*** Weighted average based on the distribution of employees by NAICS code shown below and wage data taken from 3rd Quarter 2004 ES-202 report.

NAICS CODE	Employees	Average Wage	Total Wage
516	222	\$73,164	\$16,242,408
517	664	\$51,712	\$34,336,768
	886		\$50,579,176
Weighted Average:	\$50,579,176/886		\$57,087

Columns:

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

Part 4 Impact Summary

B.A. Summarize the impacts this project will have on natural resources.

Project will not impact natural resources beyond what occurs with any real-estate development. Please review environmental section of the ADA.

Development related to this project will eliminate all poor quality, isolated, grassy wetlands located within the project boundaries.

B.B. Summarize public facility capital costs associated with project impacts using the following table:

There will be no public facility capital costs required of the Town. All construction will be by the applicant. Water and sewer will be provided by the City of Sunrise and sufficient capacity exists. Please refer to infrastructure section of ADA.

Revised July 2006

**APPENDIX 24.B.1B.6
EMPLOYEE WAGE DISTRIBUTION
CONTROL NUMBER METHOD
OFFICE/MANUFACTURING
THE COMMONS DRI**

Wage Distribution										
1	2	3	4	5	6	7	8	9	10	
	Wage Ranges	Midpoint	Number of Employees	Total Wages	Heads of Household	Single Worker HH	Income	Multi-Worker HH	Income	
Very Low Income	Less than \$12,499	\$11,606*	21	\$243,726	8	6	\$11,606	1	\$20,102	
	\$12,500-\$14,999	\$13,750	25	\$343,750	9	7	\$13,750	2	\$23,815	
	\$15,000-\$17,499	\$16,250	25	\$406,250	9	7	\$16,250	2	\$28,145	
	\$17,500-\$19,999	\$18,750	25	\$468,750	9	7	\$18,750	2	\$32,475	
	\$20,000-\$22,499	\$21,250	25	\$531,250	9	7	\$21,250	2	\$36,805	
	\$22,500-\$24,999	\$23,750	30	\$712,500	11	9	\$23,750	2	\$41,135	
	\$25,000-\$27,499	\$26,250	30	\$787,500	11	9	\$26,250	2	\$45,465	
	\$27,500-\$28,850	\$28,175	30	\$845,250	11	9	\$28,175	2	\$48,799	
	Low Income	\$28,851-\$29,999	\$29,425	60	\$1,765,500	34	22	\$29,425	12	\$50,964
		\$30,000-\$32,499	\$31,250	60	\$1,875,000	34	22	\$31,250	12	\$54,125
\$32,500-\$34,999		\$33,750	60	\$2,025,000	34	22	\$33,750	12	\$58,455	
\$35,000-\$37,499		\$36,250	60	\$2,175,000	34	22	\$36,250	12	\$62,785	
\$37,500-\$39,999		\$38,750	50	\$1,937,500	28	19	\$38,750	9	\$67,115	
\$40,000-\$42,499		\$41,250	50	\$2,062,500	28	19	\$41,250	9	\$71,445	
\$42,500-\$44,999		\$43,750	50	\$2,187,500	28	19	\$43,750	9	\$75,775	
\$45,000-\$46,160		\$45,580	35	\$1,595,300	20	13	\$45,580	7	\$78,945	
Moderate Income		\$46,161-\$47,499	\$46,830	20	\$936,600	13	6	\$46,830	7	\$81,110
		\$47,500-\$49,999	\$48,750	20	\$975,000	13	6	\$48,750	7	\$84,435
	\$50,000-\$52,499	\$51,250	20	\$1,025,000	13	6	\$51,250	7	\$88,765	
	\$52,500-\$54,999	\$53,750	20	\$1,075,000	13	6	\$53,750	7	\$93,095	
	\$55,000-\$57,499	\$56,250	20	\$1,125,000	13	6	\$56,250	7	\$97,425	
	\$57,500-\$59,999	\$58,750	20	\$1,175,000	13	6	\$58,750	7	\$101,755	
	\$60,000-\$62,499	\$61,250	20	\$1,225,000	13	6	\$61,250	7	\$106,085	
	\$62,500-\$64,999	\$63,750	20	\$1,275,000	13	6	\$63,750	7	\$110,415	
	\$65,000-\$67,499	\$66,250	20	\$1,325,000	13	6	\$66,250	7	\$114,745	
	\$67,500-\$69,240	\$68,370	20	\$1,367,400	13	6	\$68,370	7	\$118,417	
Middle Income/Over	\$69,241 and over	\$100,000	50	\$5,000,000	N/A	N/A	N/A	N/A	N/A	
(A) Total employees and wages of this model			886	\$36,466,276						
(B) Total wages of 886 employees @ \$41,433 *				\$36,668,159						

Housing Demand	
Average In	Households
\$11,606	6
\$13,750	7
\$16,250	7
\$18,750	7
\$20,102	1
\$21,250	7
\$23,750	9
\$23,815	2
\$26,250	9
\$28,145	2
\$28,175	9
Very Low	
\$29,425	66
\$31,250	22
\$32,475	22
\$33,750	2
\$36,250	22
\$36,805	2
\$38,750	19
\$41,135	2
\$41,250	19
\$43,750	19
\$45,465	2
\$45,580	13
Low	
\$46,830	186
\$48,750	6
\$48,799	6
\$50,964	2
\$51,250	12
\$53,750	6
\$54,125	12
\$56,250	6
\$58,455	12
\$58,750	6
\$61,250	6
\$62,785	12
\$63,750	6
\$66,250	6
\$67,115	9
\$68,370	6
Moderate	
	119

Headship rates for Broward County

Very Low	Low	Moderate	Median Income:	\$57,700
36.8%	56.5%	65.3%		

Single/Multi-worker households

Very Low	Low	Moderate	Average Employee Income:	\$41,433 ***
81.3%/18.7%	66.2%/33.8%	49.5%/50.5%		

Additional Income

73.2%

* Midpoint between \$10,712 (minimum wage of \$5.15/hour for 40 hours/week, 52 weeks/year) and \$12,499.

** 886 employees based on 221,500 square feet @ 4.0 employees per 1,000 square feet.

*** Weighted average based on the distribution of employees by NAICS code shown below and wage data taken from 3rd Quarter 2004 ES-202 report.

NAICS CODE	Employees	Average Wage	Total Wage
312	111	\$44,704	\$4,962,144
315	111	\$25,276	\$2,805,636
325	111	\$45,796	\$5,083,356
326	111	\$33,408	\$3,708,288
333	111	\$38,420	\$4,264,620
334	111	\$69,748	\$7,742,028
335	110	\$30,944	\$3,403,840
336	110	\$43,088	\$4,739,680
	<u>886</u>		<u>\$36,709,592</u>

Weighted Average: \$36,709,592/886 \$41,433

Columns:

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Heads of Household by income (taken from employees in Column 4)
- 5 Single worker households (local percentage, from the Census)
- 6 Single worker household income (same as midpoint in Column 3)

4 Number of employees projected to be in each wage range
 5 Total wages of all employees in each wage range

9 Multi-worker households (local percentage, from the Census)
 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

APPENDIX 24.B.1B.7
 EMPLOYEE WAGE DISTRIBUTION
 CONTROL NUMBER METHOD
 HOTEL
 THE COMMONS DRI

Wage Distribution										
1	2	3	4	5	6	7	8	9	10	
	Wage Ranges	Midpoint	Number of Employees	Total Wages	Heads of Household	Single Worker HH	Income	Multi-Worker HH	Income	
Very Low Income	Less than \$12,499	\$11,606*	20	\$232,120	7	6	\$11,606	1	\$20,102	
	\$12,500-\$14,999	\$13,750	20	\$275,000	7	6	\$13,750	1	\$23,815	
	\$15,000-\$17,499	\$16,250	40	\$650,000	15	12	\$16,250	3	\$28,145	
	\$17,500-\$19,999	\$18,750	40	\$750,000	15	12	\$18,750	3	\$32,475	
	\$20,000-\$22,499	\$21,250	40	\$850,000	15	12	\$21,250	3	\$36,805	
	\$22,500-\$24,999	\$23,750	20	\$475,000	7	6	\$23,750	1	\$41,135	
	\$25,000-\$27,499	\$26,250	10	\$262,500	4	3	\$26,250	1	\$45,465	
	\$27,500-\$28,850	\$28,175	10	\$281,750	4	3	\$28,175	1	\$48,799	
	Low Income	\$28,851 -29,999	\$29,425	10	\$294,250	6	4	\$29,425	2	\$50,964
		\$30,000-\$32,499	\$31,250	5	\$156,250	3	2	\$31,250	1	\$54,125
\$32,500-\$34,999		\$33,750	5	\$168,750	3	2	\$33,750	1	\$58,455	
\$35,000-\$37,499		\$36,250	5	\$181,250	3	2	\$36,250	1	\$62,785	
\$37,500-\$39,999		\$38,750	5	\$193,750	3	2	\$38,750	1	\$67,115	
\$40,000-\$42,499		\$41,250	2	\$82,500	1	1	\$41,250	0	\$71,445	
\$42,500-\$44,999		\$43,750	1	\$43,750	1	1	\$43,750	0	\$75,775	
\$45,000-\$46,160		\$45,580	1	\$45,580	1	1	\$45,580	0	\$78,945	
Moderate Income		\$46,161-\$47,499	\$46,830	1	\$46,830	1	0	\$46,830	1	\$81,110
		\$47,500-\$49,999	\$48,750	0	\$0	0	0	\$48,750	0	\$84,435
	\$50,000-\$52,499	\$51,250	1	\$51,250	1	0	\$51,250	1	\$88,765	
	\$52,500-\$54,999	\$53,750	0	\$0	0	0	\$53,750	0	\$93,095	
	\$55,000-\$57,499	\$56,250	1	\$56,250	1	0	\$56,250	1	\$97,425	
	\$57,500-\$59,999	\$58,750	0	\$0	0	0	\$58,750	0	\$101,755	
	\$60,000-\$62,499	\$61,250	1	\$61,250	1	0	\$61,250	1	\$106,085	
	\$62,500-\$64,999	\$63,750	0	\$0	0	0	\$63,750	0	\$110,415	
	\$65,000-\$67,499	\$66,250	1	\$66,250	1	0	\$66,250	1	\$114,745	
	\$67,500-\$69,240	\$68,370	0	\$0	0	0	\$68,370	0	\$118,417	
Middle Income/Over	\$69,241 and over	\$100,000	1	\$100,000	N/A	N/A	N/A	N/A	N/A	
(A) Total employees and wages of this model			240	\$5,324,280						
(B) Total wages of 240 employees @ \$22,252 *				\$5,340,480						

Housing Demand	
Average Ir	Households
\$11,606	6
\$13,750	6
\$16,250	12
\$18,750	12
\$20,102	1
\$21,250	12
\$23,750	6
\$23,815	1
\$26,250	3
\$28,145	3
\$28,175	3
Very Low	65
\$29,425	4
\$31,250	2
\$32,475	3
\$33,750	2
\$36,250	2
\$36,805	3
\$38,750	2
\$41,135	1
\$41,250	1
\$43,750	1
\$45,465	1
\$45,580	1
Low	23
\$46,830	0
\$48,750	0
\$48,799	1
\$50,964	2
\$51,250	0
\$53,750	0
\$54,125	1
\$56,250	0
\$58,455	1
\$58,750	0
\$61,250	0
\$62,785	1
\$63,750	0
\$66,250	1
\$67,115	1
\$68,370	0
Moderate	7

Headship rates for Broward County

Very Low Low Moderate Median Income: \$57,700
 36.8% 56.5% 65.3%

Average Employee Income: \$22,252 ***

Single/Multi-worker households

Very Low Low Moderate
 81.3%/18.7% 66.2%/33.8% 49.5%/50.5%

Additional Income

73.2%

* Midpoint between \$10,712 (minimum wage of \$5.15/hour for 40 hours/week, 52 weeks/year) and \$12,499.

** 240 employees based on 300 room @ 0.8 employees per room.

*** Based on NAICS Code 721 in the 3rd Quarter 2004 ES-202 Report for Broward County

Columns:

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

IBC Zip Code Map

