

QUESTION 10 - GENERAL PROJECT DESCRIPTION

Part 1 Specific Project Description

- A. Describe and discuss in general terms all major elements of the proposed development in its completed form. Include in this discussion the proposed phases (or stages) of development (not to exceed five years), magnitude in the appropriate units from Chapter 28-24, F.A.C., where applicable, and expected beginning and completion dates for construction.

The proposed project is a one-phase project that is anticipated to commence construction in 2010 and to achieve absorption in 2020. The project consists of approximately 157 acres and is proposed to contain a mix of land uses that will promote a compact, diverse, mixed-use downtown environment. A mix of 3,750 residential dwelling units, 525,000 GSF of office and 1,625,000 GSF of commercial uses are proposed. The plan also includes open space including greenways, water, squares and pedestrian paths throughout the project. The City's MainStreet Design Standards and the existing policies in the City's Comprehensive Plan provide for interconnected street networks and a safe and attractive pedestrian environment, as well as multi-modal transit connections, a significant commitment to streetscapes and attention to pedestrian, and bicycle traffic.

The proposed project will incorporate "green" elements and sustainable characteristics through consistency with the City's MainStreet Design Standards which are incorporated by reference into the City's Land Development Code. More specifically, consistency with those Standards includes addressing PMDD design criteria related to the following Sustainable and Green components:

- Recycling/Waste Management
- Storm water Management
- Reduced Site Disturbance
- Alternative Transportation
- Light Pollution
- Reduce Heat Islands
- Water Conservation
- Green Building Commitments

Further, per the MainStreet Design Standards, it is required that all buildings within the MainStreet District at a minimum achieve LEED certification by the United States Green Building Council (USGBC). Such certification allows for the applicant to select from a variety of specific sustainable and green components that will be determined in the future. (Page 10-1 revised September 2009 SIN1)

A Land Use Plan Amendment is being processed concurrently with this DRI to ensure that the land uses and DRI uses are consistent. For DRI impact analysis purposes, Table 10-1 below sets forth the uses and intensities of the proposed development. The below table outlines the current and proposed LUPA for the entire 500-acre RAC of which this DRI is a part.

<u>Main Street Regional Activity Center</u>			
<u>Use</u>	<u>Current</u>	<u>Proposed</u>	<u>TOTAL Existing + Proposed</u>
<u>Residential</u>			
<u>Townhouse</u>	<u>950 d.u.</u>	<u>100 d.u.</u>	<u>1,050 d.u.</u>
<u>Mid-Rise</u>	<u>350 d.u.</u>	<u>2,750 d.u.</u>	<u>3,100 d.u.</u>
<u>High-Rise</u>	<u>1,400 d.u.</u>	<u>900 d.u.</u>	<u>2,300 d.u.</u>
<u>Commercial</u>	<u>2,500,000 s.f.</u>	<u>800,000 s.f.</u>	<u>3,300,000 s.f.</u>
<u>Office</u>	<u>850,000 s.f.</u>	<u>244,500 s.f.</u>	<u>1,094,500 s.f.</u>
<u>Community Facil</u>	<u>303,000 s.f.</u>	<u>--</u>	<u>303,000 s.f.</u>
<u>Hotel</u>	<u>1,300 rooms</u>	<u>--</u>	<u>1,300 rooms</u>
<u>Recreation</u>	<u>5 ac (min.)</u>	<u>--</u>	<u>5 acres (min.)</u>
<u>Conservation</u>	<u>14.7 ac</u>	<u>--</u>	<u>14.7 acres</u>

(Page 10-1 revised September 2009 SIN1)

The project represents an efficient use of the existing infrastructure system because adequate public facilities are available to serve the proposed development plan. The amendment also supports objectives and policies related to redevelopment and urban infill.

- B. Provide a breakdown of the existing and proposed land uses on the site for each phase of development through completion of the project. The developed land uses should be those identified in Section 380.0651, F.S. and Chapter 28-24, F.A.C. Use Level III of The Florida Land Use and Cover Classification System: A Technical Report (September 1985), available from each regional planning council. Refer to Maps D (Existing Land Use) and H (Master Plan). Use the format below and treat each land use category as mutually exclusive unless otherwise agreed to at the pre-application conference.

See Table 10.1: Existing and Proposed Uses.

Table 10-1 Existing and Proposed Uses		
USE (FL Land Use Class. Code)	Existing Uses	DRI Proposed Uses
Agricultural (200)	140.75 acres	
Wetland (600)	16.25 acres	16.25 acres
Residential (120/130)		3,750 multi-family
Commercial (140)		1,625,000 GSF
Office (143)		525,000 GSF

- C. Briefly describe previous and existing activities on site. Identify any constraints or special planning considerations that these previous activities have with respect to the proposed development.

The property is presently an active vegetable farm. There is a wetland area on the site that is currently a Local Area of Particular Concern. There will be no additional impacts to natural resources. There are no constraints or special planning considerations that these previous activities have with respect to the proposed development. The MainStreet Design Standards restrict development within 100 feet of the LAPC. (Page 10-2 Revised September 2009 SIN1)

- D. If the development is proposed to contain a shopping center, describe the primary and secondary trade areas which the proposed shopping center will serve.

The project proposes a total of 1,625,000 square feet of retail uses, including restaurants. Of that total amount, 1,125,000 square feet is anticipated to be fashion retail and 500,000 square feet is anticipated to be neighborhood retail. The primary trade area is the Fort Lauderdale-Pompano Beach-Deerfield Beach Metropolitan Division (Division Code 22744) of the Miami-Ft. Lauderdale-Pompano Beach Metropolitan Statistical Area (CBSA 33100). The population of this Metropolitan Division is estimated at 1,751,234. The project also will draw from the West Palm Beach-Boca Raton-Boynton Beach Metropolitan Division (Division Code 48424) with an estimated population of 1,265,293. The primary and secondary trade areas for the proposed development are tiered. At the first level, the neighborhood retail/restaurant component will support the residents and office workers that are located within or adjacent to the development. The project is located next to the Seminole Casino Coconut Creek and will attract customers that are visiting that attraction.

- E. Describe, in general terms, how the demand for this project was determined.

A market research analysis was performed by a firm with extensive experience in fashion retail demographics who worked with the applicant to determine the best mix of uses for the site. The analysis used both short-term and long-term market demand for each potential use at the site. It also studied the existing and proposed competition for those uses and made recommendations to the applicant for this mixed-use site. The study also compared other similar developments nationally that had similar characteristics to proposed development.

The market study (proprietary) determined that there was a demand 1.25 million sf of retail development even without considering the influence of the casino. The Seminole Tribe owns the adjacent existing casino. Studying similar venues, it was determined that the casino could support an additional 400,000 sf in restaurant,

entertainment, and retail demand over the life of the project. The interaction between the casino and the retail would be designed to create a super-regional draw from Martin County south through Miami-Dade. The magnitude of the draw, the degree of amenities, and the convenience of access contribute to the demand for office space, estimated to be greater than the 525,000 sf requested in the ADA. The residential density requested in the ADA is consistent with the City's plan for their RAC and provides sufficient density over time to take advantage of the environment created by the commercial activities. There are very few sites left in Broward County to add housing for future population growth. (Page 10-3 revised September 2009 SIN1)

F. Economic Disparity

The Project will provide 4,248 full-time jobs during construction and 3,404 permanent full-time on-site non-construction jobs when fully developed. Table 10-5 provides the detail of the number of jobs and the expected wages or salaries by range during the development and post-development period. Increasing employment opportunities for all social and economic groups raises the standard of living and upward mobility potential for all groups. The Developer will encourage its contractors, tenants, and commercial purchasers of properties to employ economically disadvantaged persons during the construction period. (Page 10-3 revised September 2009 SIN1)

When construction is completed, the responsibility of hiring the on-site workforce will reside with the retail and office tenants occupying space. 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. (Page 10-3 revised November 2009 SIN2)

G. Project Cost Table

See below Table:

TABLE 10-2
Construction Costs/Investment By Land Use And Year

<u>Land Use</u>	<u>2010-2013</u>		<u>2014-2016</u>		<u>2017-2018</u>		<u>2019-2020</u>		<u>Total</u>	
	<u>Total Cost (2009\$)</u>	<u>% Spent Outside Region</u>	<u>Total Cost (2009\$)</u>	<u>% Spent Outside Region</u>	<u>Total Cost (2009\$)</u>	<u>% Spent Outside Region</u>	<u>Total Cost (2009\$)</u>	<u>% Spent Outside Region</u>	<u>Total Cost (2009\$)</u>	<u>% Spent Outside Region</u>
<u>Residential Condo/Townhouse (Dwelling Units)</u>	<u>\$ 2,100,000</u>	<u>0%</u>	<u>\$ 2,100,000</u>	<u>0%</u>	<u>\$ 4,200,000</u>	<u>0%</u>	<u>\$ 12,600,000</u>	<u>0%</u>	<u>\$ 21,000,000</u>	<u>0%</u>
<u>High Rise Residential Condo (Dwelling Units)</u>	<u>\$ 86,231,250</u>	<u>0%</u>	<u>\$ 86,231,250</u>	<u>0%</u>	<u>\$172,462,500</u>	<u>0%</u>	<u>\$ 517,387,500</u>	<u>0%</u>	<u>\$ 862,312,500</u>	<u>0%</u>
<u>Retail (Square Feet)</u>	<u>\$ 34,762,875</u>	<u>0%</u>	<u>\$ 34,762,875</u>	<u>0%</u>	<u>\$ 69,525,750</u>	<u>0%</u>	<u>\$ 208,577,249</u>	<u>0%</u>	<u>\$ 347,628,749</u>	<u>0%</u>
<u>Office (Square Feet)</u>	<u>\$ 5,076,094</u>	<u>0%</u>	<u>\$ 5,076,094</u>	<u>0%</u>	<u>\$ 10,152,187</u>	<u>0%</u>	<u>\$ 30,456,562</u>	<u>0%</u>	<u>\$ 50,760,937</u>	<u>0%</u>

TABLE 10-3
Development Schedule By Land Use And Year

<u>Land Use</u>	<u>2010-2013</u>	<u>2014-2016</u>	<u>2017-2018</u>	<u>2019-2020</u>	<u>Total</u>
<u>Residential Condo/Townhouse (Dwelling Units)</u>	<u>10</u>	<u>10</u>	<u>20</u>	<u>60</u>	<u>100 Dwelling Units</u>
<u>High Rise Residential Condo (Dwelling Units)</u>	<u>365</u>	<u>365</u>	<u>730</u>	<u>2,189</u>	<u>3,650 Dwelling Units</u>
<u>Retail (Square Feet)</u>	<u>1,625,000</u>	<u>1,625,000</u>	<u>3,250,000</u>	<u>9,750,000</u>	<u>1,625,000 GSF</u>
<u>Office (Square Feet)</u>	<u>52,500</u>	<u>52,500</u>	<u>105,000</u>	<u>315,000</u>	<u>525,000 GSF</u>

(Page 10-3 revised September 2009 SIN1)

Part 2 Consistency with Comprehensive Plans

- A. Demonstrate how the proposed project is consistent with the local comprehensive plan and land development regulations. Indicate whether the proposed project will require an amendment to the adopted local comprehensive plan, including the capital improvements element. If so, please describe the necessary changes.

The proposed project requires a comprehensive plan amendment to the City of Coconut Creek and Broward County Comprehensive Plans. The comprehensive plan amendment has been filed with the City of Coconut Creek for review. The City will transmit the application to Broward County for review. With the comprehensive plan amendment, the proposed project will be consistent with the City of Coconut Creek and Broward County Comprehensive Plans. No amendment to the Capital Improvements Element is contemplated. Part B below identifies the goals of the South Florida Regional Planning Council Policy Plan that the proposed project furthers and Part C identifies components of the State Comprehensive Plan which the proposed project furthers. The subject site will also be rezoned consistent with the City's Land Development Regulations.

Upon approval of the comprehensive plan amendment, the proposed project will be consistent with the City's Comprehensive Plan, as well as further the following specific goals, objectives and policies of that plan:

Objective II-9.1.0

Encourage the use of innovative land development regulations and techniques, for both residential and non-residential development in order to promote planned communities and activity centers designed for efficient use of public services and facilities.

The proposed project will encourage the use of innovative land development regulations and techniques by utilizing creative site design techniques for a mix of residential and non-residential uses. Principles considered include building placement and façades, pedestrian amenities, parking location and requirements, open space, and creating inviting, human-scale streetscapes. The efficient use of public services and facilities is promoted as the project site is located within a predominantly developed area. In addition, the proposed project will be consistent with the City's Planned Main Street Design Guidelines.

Policy II-9.1.3

In order to create aesthetically pleasing living, shopping, working and recreational environments, Coconut Creek shall develop, as needed, and continue to implement land development regulations designed to maximize

opportunities for the application of innovative site planning concepts.

The proposed project will promote aesthetically pleasing living, shopping, working and recreational environments through consistency with the City's Planned Main Street Design Guidelines and the City's Land Development Regulations.

Objective II-9.2.0

Encourage attractive and functional mixed living, working, shopping and recreational activities by establishing within the Coconut Creek Land Use Plan a Regional Activity Center land use category.

The proposed project furthers this objective by siting within the City's Regional Activity Center.

Policy II-9.2.2

In evaluating application of the Regional Activity Center land use category, the availability of mass transit should be encouraged to serve the area and reduce reliance upon automobile travel shall be considered.

The proposed project is located within the City's Regional Activity Center which is serviced by four Broward County Transit routes and City shuttle routes.

Policy II-9.2.3

To facilitate public transit access, the feasibility of establishing integrated transportation systems shall be a consideration in evaluating the creation of a Regional Activity Center.

The feasibility of establishing integrated transportation systems will be a consideration.

Policy II-9.2.4

To enhance pedestrian movement and safety, the ability to separate pedestrian and vehicular traffic shall be a consideration in evaluating the creation of a Regional Activity Center.

The separation of pedestrian and vehicular traffic will be considered.

Policy II-9.2.5

In evaluating the application of the Regional Activity Center designation within Coconut Creek, the potential for adequate housing opportunities within the Regional Activity Centers to allow people to both live and work within the areas shall be considered.

The proposed project includes both residential and non-residential uses which will allow people to both live and work within the RAC.

Policy II 9.2.6

In evaluating the application of the Regional Activity Centers designation, consideration shall be given to the feasibility of developing the area as a center of major employment, regional tourism or educational activity.

The proposed project includes a mix of uses. (Page 10-3 Revised September 2009 SIN1)

- B. Describe how the proposed development will meet goals and policies contained in the appropriate Regional Comprehensive Policy Plan.

South Florida Regional Planning Council:

Goal 1

Invest in the youth and workforce of the region by providing quality education, workforce training, and targeted job creation.

The proposed project will provide a significant work force opportunity for the City of Coconut Creek. Many of the entities that will operate from the facility will provide work force training and job creation for all ages in the area.

Goal 2

Increase employment opportunities and support the creation of jobs with better pay and benefits for the region's workforce.

As noted above and in the ADA, there are significant increased employment opportunities that will support the creation of jobs with better pay and benefits for the region's work force.

Goal 3

Promote the health, safety, and welfare of South Florida's residents.

The proposed project promotes the health, safety and welfare of South Florida residents. All required fire rescue safety issues will be coordinated with the City of Coconut Creek. More specifically, the below elements of the proposed project will promote the health, safety and welfare of South Florida's residents:

Health

- *Compact development with a mix of uses within walking distance that encourage activity*

- Sustainable design and “green” principles that encourage a sustainable community.
- Utilize to the greatest extent possible design that encourages Crime Prevention through Environmental Design techniques.

Safety

- Encourages a safe, attractive and comfortable environment for pedestrians and cyclists by providing public open spaces, pedestrian walkways, pedestrian scale lighting, street trees, and other appropriate amenities.
- Manage parking and access in a manner that enhances pedestrian safety and mobility.
- Appropriate separate between pedestrian/bicycle and vehicular traffic
- Utilize to the greatest extent possible design that encourages Crime Prevention through Environmental Design techniques.

Welfare

- Increase in and variety of housing and employment opportunities
- Improve urban design in the area
- Encourage active community life in a framework of attractive and welcoming buildings and usable open spaces
- Utilize to the greatest extent possible design that encourages Crime Prevention through Environmental Design techniques.

(Page 10-4 Revised September 2009 SIN1)

Goal 4

Enhance the economic and environmental sustainability of the region by ensuring the adequacy of its public facilities and services.

Adequate public facilities and services, which are required by the City of Coconut Creek and Broward County Comprehensive Plans, will be provided to support the proposed project. In addition, the proposed project is located within a developed area, thereby promoting the efficient use of public services and facilities, as opposed to expanding services and facilities to more rural or undeveloped areas. The proposed project will also be consistent with the City’s Main Street Design Guidelines, which promotes sustainable development techniques which will apply to the development of public facilities and services. Economic sustainability is enhanced through sustainable development techniques by encouraging long term cost effectiveness sdesigned to optimize consumption of energy resources.
(Page 10-4 Revised September 2009 SIN1)

Goal 5

Overcome school overcrowding on the region.

As part of the Comprehensive Plan, the Applicant will pay school impact fees and meet school concurrency.

Goal 6

Ensure the availability and equitable distribution of adequate, affordable housing for very low, low, and moderate-income households within the region.

A study prepared for the City demonstrates that the City of Coconut Creek has an adequate amount of affordable housing. In addition, the applicant will also comply with the City's Linkage Fee.

Goal 7

Protect, conserve, and enhance the Region's water resources.

The region's water resources will be protected by the planned development. The plan incorporates the water retention requirements of the City of Coconut Creek, the Cocomar Water Control District, and the South Florida Water Management District. At a minimum, it is required that the proposed project achieve LEED certification. Certification includes minimum requirements as it relates to water use, such as reduced water use. The proposed project will achieve at least the minimum LEED credit(s) required to meet LEED certification. (Page 10-4 Revised September 2009 SIN1)

Goal 8

Enhance the region's mobility, efficiency, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.

~~This Main Street @ Coconut Creek~~ will enhance the region's mobility, efficiency, safety, and quality of life. It will also promote economic health to the area by providing the increased job opportunities and tax revenues for the City of Coconut Creek and Broward County. Improvements to road and public transportation infrastructure will be completed if required as part of the project's impact to the transportation and road network. (Page 10-4 Revised September 2009 SIN1)

Goal 9

Develop clean, sustainable, and energy-efficient power generation and transportation systems.

The proposed project will incorporate, ~~to the greatest extent possible,~~ energy efficient systems within the development that will help promote a sustainable, clean and energy efficient transportation system.

Goal 10

Increase awareness of the region's green infrastructure, its significance to the region's economy, and the public's role in access and use that is compatible with long-term sustainability.

The project proposes an integrated plan of green infrastructure and will comply with the City's Mainstreet Design Guidelines.

Goal 11

Encourage and support the implementation of development proposals that conserve the region's natural resources, rural and agricultural lands, green infrastructure, and:

- **Utilizes existing and planned infrastructure where most appropriate in urban areas;**
- **Enhances the utilization of regional transportation systems;**
- **Incorporates mixed-land use developments;**
- **Recycles-existing developed sites; and**
- **Provides for the preservation of historic sites.**

The proposed development provides many elements to support the goals and objectives of conserving the region's natural resources, including preservation of the on-site wetland area. The project is a mixed-use development consisting of residential, commercial and office uses located in an urban area with existing and planned infrastructure. The project is located along major arterial roadways including SR7/441 and Sample Road, and near regional transportation facilities including Florida's Turnpike (+/- 1.5 miles) and the Sawgrass Expressway (+/- 2 miles). The proposed project will enhance and support the utilization of mass transit by increasing mass transit ridership demand and by developing along and near roadways with existing mass transit services.

Goal 12

Encourage the retention of the Region's rural lands and agricultural economy.

Broward County has evolved from a rural and agricultural economy into an urban area.

Goal 13

Preserve, restore and rehabilitate South Florida's historic structures, landmarks, districts, neighborhoods, and archaeological sites.

There are no historic structures, landmarks, districts, neighborhoods, and

archaeological sites. See Attachment 30-1: Historical/Archaeological Letter.

Goal 14

Preserve, protect and restore Natural Resources of Regional Significance.

There are no Natural Resources of Regional Significance ~~Impact~~ affected by the project. (Page 10-6 Revised September 2009 SIN1)

Goal 15

Restore and protect the ecological values and functions of the Everglades Ecosystem by increasing habitat area, increasing regional water storage, and restoring water quality.

Water quality will be maintained within the standards of the City of Coconut Creek, the Cocomar Water Control District and the South Florida Water Management District. The project will provide for reclaimed water. Regional water storage will be increased through the project's compliance with the 15% lake/water surface area requirements of the Cocomar Water Control District. Water quality will be restored through the project's compliance with the water quality standards within Broward County Code. (Page 10-6 Revised September 2009 SIN1)

Goal 16

Enhance and reserve natural system values of South Florida's shorelines, estuaries, ethnic communities, fisheries, and associated habitats, including but not limited to, Florida Bay, Biscayne Bay, tropical hardwood hammocks, and the coral reef tract.

None of these habitats apply to the subject site.

Goal 17

Maintain a competitive, diversified, and sustainable regional economy

The proposed project will provide significant diversified employment, as identified in the ADA. The proposed mixed-use project will further the ability to maintain a sustainable regional economy.

Goal 18

Ensure regional coordination, preparation, and response to emergencies.

The applicant will meet with the police and fire officials to address emergency matters.

Goal 19

Direct future development away from areas most vulnerable to storm surges.

The amendment site is not near a storm surge area.

Goal 20

Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.

The proposed project will further achieve sustainable development patterns that will protect the site's natural resources, provide needed housing, transportation facilities and employment opportunities. The proposed project will be consistent with the City's Main Street Development Guidelines which promotes sustainable development patterns. The proposed project includes a mix of residential and non-residential uses that will provide a variety of housing and employment opportunities. In addition, the proposed project is located within the City's RAC which is served by four Broward County Transit routes and two City shuttle routes. (Page 10-7 Revised September 2009 SIN1)

Goal 21

Enhance regional cooperation, multi-jurisdictional cooperation, and multi-issue regional planning to ensure the balancing of competing needs and long-term sustainability of our natural, developed, and human resources.

The applicant has and will continue to cooperate with regional and multi-jurisdictional entities as needed to ensure the balancing of competing needs and a long term sustainability of the natural development of human resources. The project ensures protection and enhancement of the natural environment. The project will have the highest architectural standards. Human resources will be adequately addressed through the employment opportunities within the project.

Goal 22

Create a regional environment that is aware of and sensitive to cultural diversity, and that provides opportunities for all to become successful regional citizens.

The proposed project is and will be sensitive to cultural diversity. There are a variety of job opportunities that will be offered within the project. The Applicant will also work with the City of Coconut Creek and the Broward County Mass Transit Division to ensure that adequate mass transit is coordinated for the site.

- C. Describe how the proposed development will meet goals and policies contained in the State Comprehensive Plan (Chapter 187, F.S.), including, but not limited to, the

goals addressing the following issues: housing, water resources, natural systems and recreational lands, land use, public facilities, transportation, and agriculture.

187.201 State Comprehensive Plan

(4) HOUSING.

- (a) *Goal.*--The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.

The applicant will comply with the City's Linkage Fee.

(8) WATER RESOURCES.—

(b) Policies.--

1. Ensure that new development is compatible with existing local and regional water supplies.

Per the South Florida Water Management District's Lower East Cost Water Supply Plan and the City's Comprehensive Plan, the development will be compatible with existing and local regional water supplies and will incorporate water reuse when available.

10. Protect surface and groundwater quality and quantity in the state.

The project will provide a surface water plan in accordance with the South Florida Water Management District, Broward County, the Cocomar Water Control District and the City of Coconut Creek to ensure the protection of the quantity and the quality of surface and ground waters.

11. Promote water conservation as an integral part of water management programs as well as the use and reuse of water of the lowest acceptable quality for the purposes intended.

The project will maintain a water conservation program.

(9) NATURAL SYSTEMS AND RECREATIONAL LANDS.--

(b) Policies.—

7. Protect and restore the ecological functions of wetlands systems to ensure their long-term environmental, economic, and recreational value.

The on-site wetland area will be restored, preserved and protected. (Page 10-8 Revised September 2009, SIN1)

(11) ENERGY.--

(b) Policies.--

2. Improve the efficiency of traffic flow on existing roads.

The project consists of mixed uses including residential, commercial and office which will enhance the utilization of mass transit.

(15) LAND USE.--

- (a) *Goal.*--In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

Infrastructure is in place to provide water, sewer and mass transit.

- (b) *Policies.*--

1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

The project is consistent with this policy.

3. Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

The proposed project provides for a mixed-use living, working and shopping environment in an attractive and functional design.

6. Consider, in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land, water, and other natural resources to meet demands; and the potential for flooding.

The proposed project provides for the consideration of impacts on water quantity and quality and the availability of land, water and natural resources, as well as the protection of the property as it relates to potential flooding.

(16) URBAN AND DOWNTOWN REVITALIZATION.--

- (b) *Policies.*--

8. Locate appropriate public facilities within urban centers to demonstrate public commitment to the centers and to encourage private sector development.

The proposed project is a private sector development located within the City's MainStreet Downtown area with existing public facilities.

12. Promote infill development and redevelopment as an important mechanism to revitalize and sustain urban centers.

The proposed project is an infill project that supports the efficient use of existing infrastructure as it is located within an area with existing public facilities and is surrounded by previously developed parcels.

(18) CULTURAL AND HISTORICAL RESOURCES.--

(b) *Policies.*--

7. Ensure that historic resources are taken into consideration in the planning of all capital programs and projects at all levels of government and that such programs and projects are carried out in a manner which recognizes the preservation of historic resources.

There are no historic resources. See Attachment 30-1: Historical/Archaeological Letter.

(21) THE ECONOMY.—

- (a) *Goal.*--Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.

The project will further this goal by providing significant job creation.

(b) *Policies.*—

2. Attract new job-producing industries, corporate headquarters, distribution and service centers, regional offices, and research and development facilities to provide quality employment for the residents of Florida.

The project furthers this policy.

10. Provide for nondiscriminatory employment opportunities.

The employment opportunities for the proposed project will provide for non-discriminatory policies.

(24) EMPLOYMENT.--

8. Encourage innovative arrangements such as onsite day care facilities and flexible hours of employment to increase the access of working parents to the job market.

The proposed project will encourage its retail and office tenants to provide on-site daycare facilities and flexible hours of employment to increase access for working parents.

Part 3 Demographic and Employment Information

A. Complete the following Demographic and Employment Information tables.

Demographic Information Related to the Project's Population

TABLE 10-42 PROJECT POPULATION											
Phase	Total d.u.s		Persons per Household		Total Population	Children per Household		Total School Age children	Elderly per Household		Total Elderly
	MF	SF	MF	SF		MF	SF		MF	SF	
Existing	-	-	2.16	-	-	-	-	-	-	-	-
2010-2013	938	-	2.16	-	2,025	0.39	-	47	0.57	-	537
2014-2016	938	-	2.16	-	2,025	0.39	-	47	0.57	-	537
2017-2018	938	-	2.16	-	2,025	0.39	-	32	0.57	-	537
2019-2020	938	-	2.16	-	2,025	0.39	-	31	0.57	-	537
TOTAL	3,750				8,100			157			2,148

TABLE 10-3 TABLE 10-5 ESTIMATED EMPLOYMENT GENERATED BY PROJECT BY INCOME RANGE⁽¹⁾										
	2010-2013		2014-2016		2017-2018		2019-2020		TOTAL	
	Construction	Non-Construction	Construction	Non-Construction	Construction	Non-Construction	Construction	Non-Construction	Construction	Non-Construction
Under \$10,000	-	-	-	-	-	-	-	-	-	-
\$10,000-\$14,999	77	-	77	-	51	-	51	-	255	-
\$15,000-\$19,999	166	-	166	-	110	-	110	-	552	-
\$20,000-\$24,999	230	164	230	164	153	109	153	109	765	545
\$25,000-\$29,999	242	349	242	349	161	232	161	232	807	1,162
\$30,000-\$34,999	191	-	191	-	127	-	127	-	637	-
\$35,000-\$39,999	153	-	153	-	102	-	102	-	510	-
Over \$40,000	217	509	217	509	144	339	144	339	722	1,697
Total	1,276	1,022	1,276	1,022	848	680	848	680	4,248	3,404

(1) Construction employment in terms of Full-time equivalents (FTE) and Direct Site Employment
Non-construction employment in terms of permanent employees

TABLE 10-6
Employment Profile Table

<u>NAICS Code Series</u>	<u>Code Description</u>	<u>Number of New Employees</u>	<u>Average Annual Compensation</u>	<u>2010-2014</u>	<u>2015-2019</u>	<u>2020-2024</u>	<u>2025-2029</u>	<u>Total</u>
<u>440-450</u>	<u>Retail Trade</u>	<u>769</u>	<u>27,709</u>	<u>77</u>	<u>77</u>	<u>154</u>	<u>461</u>	<u>769</u>
	<u>Total Wages</u>	-	-	<u>2,129,936</u>	<u>2,129,936</u>	<u>4,259,873</u>	<u>12,779,618</u>	<u>21,299,363</u>
<u>510</u>	<u>Information</u>	<u>125</u>	<u>64,301</u>	<u>13</u>	<u>13</u>	<u>25</u>	<u>75</u>	<u>125</u>
	<u>Total Wages</u>	-	-	<u>805,937</u>	<u>805,937</u>	<u>1,611,873</u>	<u>4,835,619</u>	<u>8,059,365</u>
<u>520</u>	<u>Finance and Insurance</u>	<u>292</u>	<u>77,363</u>	<u>29</u>	<u>29</u>	<u>58</u>	<u>175</u>	<u>292</u>
	<u>Total Wages</u>	-	-	<u>2,259,668</u>	<u>2,259,668</u>	<u>4,519,335</u>	<u>13,558,005</u>	<u>22,596,676</u>
<u>530</u>	<u>Real Estate, Rental/Leasing</u>	<u>143</u>	<u>44,971</u>	<u>14</u>	<u>14</u>	<u>29</u>	<u>86</u>	<u>143</u>
	<u>Total Wages</u>	-	-	<u>644,974</u>	<u>644,974</u>	<u>1,289,949</u>	<u>3,869,846</u>	<u>6,449,743</u>
<u>540</u>	<u>Professional, Scientific, Tech Services</u>	<u>382</u>	<u>68,502</u>	<u>38</u>	<u>38</u>	<u>76</u>	<u>229</u>	<u>382</u>
	<u>Total Wages</u>	-	-	<u>2,616,547</u>	<u>2,616,547</u>	<u>5,233,095</u>	<u>15,699,284</u>	<u>26,165,473</u>
<u>550</u>	<u>Management Companies and Enterprises</u>	<u>47</u>	<u>122,027</u>	<u>5</u>	<u>5</u>	<u>9</u>	<u>28</u>	<u>47</u>
	<u>Total Wages</u>	-	-	<u>577,503</u>	<u>577,503</u>	<u>1,155,007</u>	<u>3,465,021</u>	<u>5,775,035</u>
<u>560</u>	<u>Adm, Waste</u>	<u>393</u>	<u>29,184</u>					

TABLE 10-6
Employment Profile Table

<u>NAICS Code Series</u>	<u>Code Description</u>	<u>Number of New Employees</u>	<u>Average Annual Compensation</u>	<u>2010-2014</u>	<u>2015-2019</u>	<u>2020-2024</u>	<u>2025-2029</u>	<u>Total</u>
	<u>Mgt. Remediation Services</u>			<u>39</u>	<u>39</u>	<u>79</u>	<u>236</u>	<u>393</u>
	<u>Total Wages</u>	-	-	<u>1,148,141</u>	<u>1,148,141</u>	<u>2,296,282</u>	<u>6,888,847</u>	<u>11,481,412</u>
<u>620</u>	<u>Health Care And Social Services</u>	<u>707</u>	<u>42,894</u>	<u>71</u>	<u>71</u>	<u>141</u>	<u>424</u>	<u>707</u>
	<u>Total Wages</u>	-	-	<u>3,031,027</u>	<u>3,031,027</u>	<u>6,062,055</u>	<u>18,186,165</u>	<u>30,310,275</u>
<u>720</u>	<u>Accommodation & Food Services</u>	<u>545</u>	<u>22,113</u>	<u>55</u>	<u>55</u>	<u>109</u>	<u>327</u>	<u>545</u>
	<u>Total Wages</u>	-	-	<u>1,205,460</u>	<u>1,205,460</u>	<u>2,410,919</u>	<u>7,232,757</u>	<u>12,054,596</u>
<u>All Selected NAICS Codes</u>	<u>Total Jobs</u>	<u>3,404</u>	-	<u>340</u>	<u>340</u>	<u>681</u>	<u>2,042</u>	<u>3,404</u>
-	<u>Total Wages</u>	-	-	<u>\$14,419,194</u>	<u>\$14,419,194</u>	<u>\$28,838,387</u>	<u>\$86,515,161</u>	<u>\$144,191,936</u>

Source: State of Florida Agency For Workforce Innovation, QCEW (ES-202), Annual 2007 Report, July 2008.

(Page 10-11 revised September 2009 SIN1)

Part 4 Impact Summary

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

The property is presently an active farm. There will be no additional impacts to natural resources.

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

There will be no additional public facility capital costs for the City. Water and sewer services will be provided by the City of Coconut Creek through a large user agreement with Broward County and sufficient capacity exists. As it regards police/fire and recreation/open space, there are no additional public facility capital costs anticipated. There are operational costs that will be reviewed with the city during the zoning, platting and site plan processes (Page 10-16 revised September 2009 SIN1). Please refer to the infrastructure section of ADA.