



**SOUTH FLORIDA EAST COAST (FEC)
ALTERNATIVES ANALYSIS**

F.M. NO. 417031-1-22-01

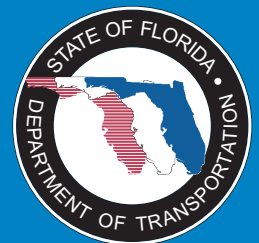
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***Economic Recovery Benefits
& Impact Study Memo***

Prepared by:



Gannett Fleming



July 2010

Memorandum

To: **Gannett Fleming, Inc.**

CC: **Florida Department of Transportation (FDOT) District 4**

Subject: **SFECC Economic Recovery Benefits & Impact Study Memo**

From: **AECOM Economics**

Date: **July 30, 2010**

Introduction

As part of the economic analysis of the South Florida East Coast Corridor (SFECC) rail project conducted for Gannett Fleming, Inc. and FDOT District 4, AECOM and Gannett Fleming have measured potential direct economic benefits, including:

- Employment and wage impacts generated by construction spending from construction of the FEC rail system in Miami-Dade, Broward and Palm Beach Counties as well as the State of Florida, and
- Employment and wage impacts generated from operating and maintenance expenditures in each of the impacted counties as well as the state as a whole

In addition, there are other critical economic benefits accruing as a result of the SFECC project. These include the potential impacts generated by transit-oriented development (TOD) that could occur at proposed rail stations along the FEC corridor as well as additional land and real property values that could be “captured” by real estate proximate to the rail line and stations. (We note that value capture has been addressed separately in previous deliverables prepared for FDOT).

Thus, AECOM and Gannett Fleming have also measured the economic benefits generated by TOD based on estimates of real estate development potentials provided by the municipalities where potential rail stations could be located in each of the three counties. These include economic and fiscal impacts associated with transit-oriented development and new job creation, including:

- Potential future property values in the study area and net new property tax revenues;
- Direct, indirect, and induced employment and earnings generated by construction activities;
- Potential future permanent jobs created by commercial “workplace” development surrounding the stations; and
- Direct, indirect, and induced employment and earnings generated by new permanent jobs;

Study Methodology

The analytical methodology utilized by AECOM and Gannett Fleming to estimate impacts generated by TOD as well as construction and operations are detailed below.

Estimates of TOD Impacts (2030)

Economic Workshops

Economic workshops were conducted in Palm Beach, Broward and Miami-Dade Counties in February 2010. Participants included FDOT staff, municipal and regional planning staff, and others from a number of the affected communities along the corridor. At each workshop, Gannett Fleming staff summarized findings of the Phase 2 alternatives analysis based on work completed to-date, defined the station typologies, and illustrated the potential locations of stations along the corridor. AECOM and Gannett Fleming highlighted findings of the economic studies conducted to-date, including the station rankings analysis, which was completed in 2009 and applied five key economic criteria to rank potential station locations for future TOD.

Workshop participants were asked to comment on the five economic criteria (market opportunities for redevelopment or new development; ease/difficulty of parcel assemblage [e.g., number of nearby property owners, age & mix of land uses]; municipal redevelopment capacity, such as public policies in-place to support TOD; current employment densities that could attract additional economic development and enhance ridership; and Metropolitan Planning Organization [MPO] growth forecasts in population & job growth). In addition, participants were asked to comment on the suggested ranking analysis that ranked TOD potentials around each station location.

TOD Estimates

Since detailed station area planning and market studies to identify TOD potentials have not been completed, at the conclusion of each workshop participants were asked to *estimate* TOD development potentials, by land use, for each proposed station location in their community. It was noted that this information reflects *order-of-magnitude* estimates based on key assumptions, such as anticipated zoning changes, or the presence of parcels that could be assembled for redevelopment into higher density/intensity uses by 2030 following the opening of a rail station as part of regular service on the FEC line.

Therefore, TOD estimates provided by each municipality serve as the basis for calculating TOD impacts for those communities that provided usable estimates. However, TOD estimates for station locations in communities that did *not* prepare estimates were extrapolated by applying the average differential between municipal TOD estimates and pre-rail transit MPO growth forecasts for those station areas to the station area MPO forecasts for the stations without municipal TOD estimates.

The MPO-projected growth in both population and employment was based on traffic analysis zones (TAZ) surrounding the station locations. (These forecasts were previously collected for each station area as part of the station ranking analysis completed in 2009). The TOD estimates for the stations without municipal TOD estimates was extrapolated using the following steps:

- First, the MPO employment growth forecasts were translated into “workplace” real estate such as commercial office and retail uses using industry-standard ratios of occupied space per employee. It was assumed that, without the transit stations, future commercial land uses would be split

evenly between retail centers (50%) and office buildings (50%). (Note this calculation is used to determine an overall average increase in anticipated development.)

- Second, the average increase in TOD estimates received from participating communities was compared to calculations of land uses that would be demanded by MPO-projected job growth to determine the relative increase due to TOD. (Locations where the municipal TOD estimate was 500% or more of the land uses derived from MPO growth forecasts were omitted from the calculation of the average increase since they appear to be outliers.)
- The average increase in TOD development for those stations for which it was received versus the MPO-based calculations for those stations, derived as noted above, was applied to the MPO-based pre-rail transit projections for the stations without municipal TOD estimates to calculate the extrapolated TOD potential. .

Several municipalities responded with TOD estimates broadly defined as either “commercial” or “mixed-use” designations. For station areas with land uses designated as mixed-use, it was assumed a use mix split evenly between residential (33%), office (33%), and retail (33%). For TOD estimates designated “commercial”, it was assumed that 65% of the land use mix would be office and 35% would be retail. The split in commercial uses under the TOD scenario is different than the commercial split using the MPO growth forecasts, since it is assumed that more traditional suburban land use patterns would occur absent a rail station (i.e., no TOD).

Some of the station locations had TOD estimates resulting from the workshops that were lower than the development estimates generated by the MPO growth forecasts. In most cases, the differences were minimal. In several locations, however, the differential was significant, including station locations at Palmetto Park Road; NE 79th Street; NW 8th-11th Street; and Miami-Dade Government Center. However, much of the development estimates generated by MPO growth forecasts potentially include development located further from the stations than would be considered truly transit-oriented development when the TOD workshop estimates were developed. As a result, we relied on the estimates of TOD growth provided by the individual municipalities.

Assessed Values

Assessed values calculated for potential TOD uses are based on current (or most recent) assessed values per square foot of commercial space and per multi-family residential unit for each of the station locations in Broward and Miami-Dade Counties. However, assessment data for Palm Beach County is not available in a format that allows per commercial square foot or per multi-family unit values to be calculated.

Therefore, overall averages for each land use generated by calculating assessed values in Broward and Miami-Dade Counties was applied for each land use at each station location in Palm Beach County. Notably, hotel room values of \$200,000 per room were applied based on a typical industry value for the one municipality that suggested future hotel development (Boca Raton, at Palmetto Park Road). County and municipal property tax rates were obtained from the Florida Department of Revenue and cover the 2009-10 fiscal year.

On-site Employment & Earnings

Total on-site employment for TOD uses was estimated by using standard industry ratios of occupied space per employee in different employment sectors. AECOM created a range for occupied ratios to provide a low-to-high range to calculate employment estimates.

Total on-site earnings for TOD uses were estimated by applying average annual wages for selected sectors to these employment estimates. Annual wage data was obtained from the Florida Agency for Workforce Innovation (AWI). The average wage of all occupations within the Finance/Insurance and Real Estate sector was used to calculate the average annual wage for a typical office employee. Similarly, the annual wage for industrial employees is based on the average annual wages of employees working in both the Manufacturing and Wholesale Trade sectors.

Indirect Employment & Earnings

Indirect employment and earnings were calculated by applying RIMS II multipliers (economic impact multipliers prepared by the U.S. Department of Commerce Bureau of Economic Analysis) to the on-site employment and earnings estimates. Economic multipliers of office employees were calculated by applying the average of multipliers of Information & Data Processing Services and Professional, Scientific & Technical Services sectors. (The Bureau of Economic Analysis and the Florida Agency for Workforce Innovation do not use identical employment sector classifications).

RIMS II multipliers for any on-site industrial employment and earnings were calculated by averaging the multipliers of Miscellaneous Manufacturing and Wholesale Trade sectors.

Construction & Operations Impacts

Construction impacts include one-time impacts associated with development of the FEC rail service based on an estimate of \$2.3 billion (current dollars) in construction costs as provided by Gannett Fleming, Inc. and FDOT. In addition, impacts from ongoing operations are based on an estimated \$110,000,000 per year in annual operating costs as provided by Gannett Fleming and FDOT. Operations impacts are on-going annual impacts.

The share of construction spending and operations spending in each of the three counties was allocated based on the proportionate share of the overall length of the rail line (in miles) located in each county. Appropriate RIMS II Final Demand multipliers were applied to these spending inputs for each of the three counties and the State of Florida overall.

Summary of Findings

Key findings of the TOD impact analysis are summarized below. Specific data are highlighted in the accompanying tables. In addition, detailed data and relevant information are contained in the Appendix at the end of this memorandum.

TOD Development Potentials

Based on the methodology described in this memorandum, including estimates prepared by participating municipalities, significant amounts of transit-oriented development could be built by 2030 surrounding (i.e., adjacent or proximate to) station areas on the FEC line in Palm Beach, Broward and Miami-Dade Counties. We note, however, that TOD estimates are not based on detailed market analysis and feasibility studies, which of course will be required as more specific station area planning moves forward. In addition, TOD estimates may be incremental, or net new, growth when viewed at a municipal level, but at the county or regional level, some portion of the growth at the station areas is likely to be redistributed from elsewhere in the county or region. However, to the extent that improvements to the transportation network enhances the region's economic competitiveness, and therefore

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attracts additional growth, then that growth would be considered net new to the region. **Table 1: TOD Estimates, 2030**

| Land Use | Amount | |
|-----------------|---------------|-------|
| Mixed Use | 38.9 Million | Sq Ft |
| Residential | 64,056 | Units |
| Office | 37.9 Million | Sq Ft |
| Retail | 23.3 Million | Sq Ft |
| Hotel | 403 | Rooms |
| Industrial | 3.3 Million | Sq Ft |

As illustrated in Table 1, upwards of **64,000 housing units** may create housing opportunities for 130,000 or more residents (and potential transit riders of the system). Moreover, “workplace” uses could potentially include **64.5 million sq. ft. of office (multi-tenant/speculative), retail and general industrial uses**. In addition, 38.9 million sq. ft. of mixed-use development could be located near stations located in the City of Miami, particularly surrounding the downtown stations. Since mixed-use may comprise any land use, specific estimates of new housing units and workplace real estate such as office space cannot be calculated.

TOD Estimates, by Municipality & Station Location, 2030

Table 2 illustrates TOD estimates for each potential station location in each municipality in Palm Beach, Broward and Miami-Dade Counties.

- In Palm Beach County, the 24 potential station locations could generate more than 28,000 new housing units; 12.5 million sq. ft. of multi-tenant/speculative office space; 9.2 million sq. ft. of general retail uses; 400+ hotel rooms; and, 1.6 million sq. ft. of general industrial uses

- Municipal and derived TOD estimates for the 18 potential station locations could generate upwards of 27,000 new housing units; 16.1 million sq. ft. of office space; 9.0 million sq. ft. of general retail space; and, almost 500,000 sq. ft. of general industrial uses

- In Miami-Dade County, a more limited number of potential station locations (10), municipal and derived TOD estimates suggest almost 8,800 new housing units as well as significant amounts of new workplace uses, including: 9.3 million sq. ft. of multi-tenant/speculative office space; 5.1 million sq. ft. of general retail; 1.3 million sq. ft. of general industrial uses; and, 38.9 million sq. ft. of mixed-use development (unspecified).

Table 2: TOD Estimates for Each Station Location

| City | Station | Final TOD Estimates | | | | | |
|------|-------------------------|---------------------|-------------------|------------|-----------|-------------|---------------|
| | | Mixed Use | Residential Units | Office SF | Retail SF | Hotel Rooms | Industrial SF |
| JUP | Indiantown Rd | - | 410 | 1,901,123 | 1,023,681 | - | 255,480 |
| JUP | Toney Pena Dr | - | 549 | 219,434 | 118,157 | - | 126,324 |
| JUP | F Small / D Ross | - | 272 | 198,029 | 184,319 | - | - |
| PBG | PGA Blvd | - | 1,716 | 2,701,995 | 1,454,921 | - | 1,194,611 |
| NPB | Northlake Blvd | - | 301 | 167,920 | 156,295 | - | - |
| RVB | 13 St | - | 1,476 | - | - | - | - |
| WPB | 45 St | - | 1,280 | 79,009 | 73,539 | - | - |
| WPB | Northwood / 23-25 St | - | 452 | 271,489 | 146,187 | - | - |
| WPB | Government Center | - | 3,715 | 1,684,861 | 1,568,212 | - | - |
| WPB | Okeechobee Blvd | - | 4,671 | 1,469,252 | 1,367,531 | - | - |
| WPB | Belvedere Rd | - | - | 120,000 | 35,000 | - | - |
| WPB | Southern Blvd | - | 439 | 118,413 | 110,215 | - | - |
| WPB | Forest Hill Blvd | - | 110 | - | 285,000 | - | - |
| LKW | 10 Ave | - | 1,604 | 33,342 | 31,033 | - | - |
| LKW | Lake / Lucerne Avs | - | 100 | 65,000 | 35,000 | - | - |
| LAN | Lantana Rd | - | 834 | 63,854 | 59,433 | - | - |
| LAN | Hypoloux Rd | - | 324 | 4,041 | 3,762 | - | - |
| BYN | Boynton Beach Blvd | - | 5,321 | 2,355,734 | 2,192,638 | - | - |
| BYN | SE 15 Av | - | 1,701 | 272,391 | 253,532 | - | - |
| DLR | Atlantic Av | - | 1,943 | 117,403 | 109,275 | - | - |
| DLR | Linton Blvd | - | - | - | - | - | - |
| BOC | NW 51 St | - | 9 | 20,825 | 5,206 | - | - |
| BOC | NW 20 St | - | 5 | 7,814 | 2,605 | - | - |
| BOC | Palmetto Park Rd | - | 949 | 641,409 | 30,961 | 403 | - |
| DRF | E Hillsboro Blvd | - | 500 | 40,000 | 100,000 | - | - |
| DRF | E Sample Rd | - | 43 | 40,000 | - | - | - |
| PMP | E Sample Rd | - | 250 | 48,750 | 26,250 | - | 10,000 |
| PMP | Pompano Transfer | - | 1,641 | 215,205 | 200,305 | - | - |
| PMP | E Atlantic Blvd | - | 1,500 | 650,000 | 350,000 | - | - |
| OAK | Commercial Blvd | - | 1,768 | 389,963 | 209,980 | - | 289,330 |
| OAK | NE 38 St | - | 900 | 203,125 | 109,375 | - | 96,000 |
| WLT | NE 26 St | - | 600 | 349,830 | 188,370 | - | 71,600 |
| FTL | Sunrise Blvd | - | 2,500 | 208,000 | 112,000 | - | - |
| FTL | Sistrunk Blvd | - | 3,600 | 520,000 | 280,000 | - | - |
| FTL | Government Center | - | 1,415 | 12,350,000 | 6,650,000 | - | - |
| FTL | SE 17 St | - | 1,400 | 520,000 | 280,000 | - | - |
| FTL | Terminal Dr | - | 0 | 31,119 | 28,964 | - | - |
| DAN | Dania Beach Blvd | - | 2,455 | 223,894 | 208,393 | - | - |
| HLY | Sheridan St | - | 1,516 | 58,196 | 54,167 | - | - |
| HLY | Hollywood Blvd | - | 3,848 | 55,771 | 51,910 | - | - |
| HLY | Pembroke Ave | - | 1,513 | 77,595 | 72,223 | - | - |
| HAL | E Hallandale Beach Blvr | - | 1,669 | 121,848 | 113,412 | - | - |
| AVE | NE 193-203 St | - | 655 | 8,343,516 | 4,492,662 | - | - |
| NMB | NE 163 St | - | 357 | - | - | - | - |
| NMB | NE 151 St | - | 2,873 | 27,886 | 25,955 | - | - |
| NMI | NE 125 St | - | 329 | 104,470 | 97,237 | - | - |
| MIS | NE 96 St | - | (228) | 9,497 | 8,840 | - | - |
| MIA | NE 79 St | 1,355,236 | 315 | 4,908 | 2,643 | - | - |
| MIA | NE 54 St | 751,333 | 374 | 32,389 | 17,440 | - | 365,904 |
| MIA | NE 36 St | 8,632,035 | 1,965 | 538,672 | 290,054 | - | 60,015 |
| MIA | NW 8th / 11th St | 15,579,613 | 1,785 | 171,137 | 92,151 | - | 717,411 |
| MIA | Government Center | 12,623,332 | 333 | 54,003 | 29,078 | - | 122,219 |

Assessed Values & Real Property Tax Revenues

Assessed values calculated for potential TOD uses are based on current (or most recent) assessed values per square foot of commercial space and per multi-family residential unit for each of the station locations in Broward and Miami-Dade Counties. As noted, assessment data for Palm Beach County is not available in a format that allows per commercial square foot or per multi-family unit values to be calculated. Therefore, overall averages for each land use generated by calculating assessed values in Broward and Miami-Dade Counties was applied for each land use at each station location in Palm Beach County.

Table 3 illustrates estimated assessed values and real property tax revenues for each of the three counties. In addition, municipal tax revenue potentials are rolled-up. If TOD development potentials are realized in full, the potential for \$16.2 to \$19.4 billion in new assessed values could generate from **\$88 to \$105 million in gross annual property tax revenues** for these jurisdictions.

Table 3: Estimated Assessed Values & Property Tax Revenues, 2030 (2010 Dollars)

| | Total TOD Assessed Value | | Total County TOD Tax Revenue | | Total Municipal TOD Tax Revenue | |
|-------------------|--------------------------|----------------|------------------------------|-----------------|---------------------------------|-----------------|
| | Low | High | Low | High | Low | High |
| Palm Beach County | \$5.0 Billion | \$6.0 Billion | \$21.7 Million | \$26.1 Million | \$31.4 Million | \$37.7 Million |
| Broward County | \$4.6 Billion | \$5.6 Billion | \$22.7 Million | \$27.2 Million | \$21.7 Million | \$26.0 Million |
| Miami-Dade County | \$6.6 Billion | \$7.9 Billion | \$44.9 Million | \$53.9 Million | \$36.2 Million | \$43.5 Million |
| Total | \$16.2 Billion | \$19.4 Billion | \$89.3 Million | \$107.1 Million | \$89.3 Million | \$107.2 Million |

Source: AECOM, June 2010.

Estimated Employment & Earnings, 2030

Total on-site employment for TOD uses was estimated by using standard industry ratios of occupied space per employee in different employment sectors. Total on-site earnings for TOD uses were estimated by applying average annual wages for selected sectors to these employment estimates. Annual wage data was obtained from the Florida Agency for Workforce Innovation (AWI). Key findings are illustrated in Table 4.

If TOD development potentials are realized in full, the potential for **64,000 to 164,000 on-site jobs** generating between **\$3.3 and \$7.4 billion in on-site earnings** exists in the three counties.

Moreover, indirect employment could create 56,000 to 205,000 jobs, with \$2.2 billion to \$7.3 billion in indirect earnings across the three counties.

Table 4: Estimated Employment & Earnings, 2030

| | Total TOD On-Site Employment | | Total TOD On-Site Earnings | | Total TOD Indirect Employment | | Total TOD Indirect Earnings | |
|-------------------------|------------------------------|---------|----------------------------|----------------|-------------------------------|---------|-----------------------------|----------------|
| | Low | High | Low | High | Low | High | Low | High |
| Palm Beach County | 63,954 | 91,039 | \$3.3 Billion | \$4.7 Billion | 56,417 | 82,373 | \$2.2 Billion | \$3.2 Billion |
| Broward County | 74,181 | 106,851 | \$3.3 Billion | \$4.8 Billion | 81,276 | 119,573 | \$2.7 Billion | \$4.0 Billion |
| Miami-Dade County | 115,448 | 164,264 | \$5.1 Billion | \$7.4 Billion | 139,988 | 205,061 | \$5.0 Billion | \$7.3 Billion |
| Total / State of FL (1) | 253,583 | 362,154 | \$11.7 Billion | \$16.9 Billion | 312,989 | 457,758 | \$11.2 Billion | \$16.3 Billion |

(1) Total Indirect Employment and Earnings are statewide.

Source: AECOM, June 2010.

Construction & Operations Impacts

Construction impacts include one-time impacts associated with development of the FEC rail service based on an estimate of \$2.3 billion (current dollars) in construction costs as provided by Gannett Fleming, Inc. and FDOT. In addition, impacts from ongoing operations are based on an estimated \$110,000,000 per year in annual operating costs as provided by Gannett Fleming and FDOT. Operations impacts are on-going annual impacts.

The share of construction spending and operations spending in each of the three counties was allocated based on the proportionate share of the overall length of the rail line (in miles) located in each county. Appropriate RIMS II Final Demand multipliers were applied to these spending inputs for each of the three counties and the State of Florida overall.

These findings are illustrated in Table 5 and Table below. (The calculations can be found in Appendix Tables H & I.)

Table 5: Economic Impacts from Construction

| | Total Output | Total Earnings | Total Employment |
|-------------------|-------------------|-------------------|------------------|
| Miami-Dade County | \$775.5 Million | \$438.1 Million | 6,486 |
| Broward County | \$1,358.2 Million | \$737.9 Million | 10,561 |
| Palm Beach County | \$2,047.5 Million | \$1,023.8 Million | 13,385 |
| State of Florida | \$5,040.4 Million | \$3,700.5 Million | 72,159 |

Source: AECOM; Bureau of Economic Analysis 2006 RIMS II Multipliers, 2010.

Table 6: Annual Economic Impacts from Operations

| | Total Output | Total Earnings | Total Employment |
|-------------------|-----------------|----------------|------------------|
| Miami-Dade County | \$29.9 Million | \$8.5 Million | 51 |
| Broward County | \$54.1 Million | \$16.6 Million | 106 |
| Palm Beach County | \$82.6 Million | \$24.8 Million | 146 |
| State of Florida | \$198.2 Million | \$90.3 Million | 883 |

Source: AECOM; Bureau of Economic Analysis 2006 RIMS II Multipliers, 2010.

It should be noted that this analysis does not account for the source(s) of revenue required for system construction and operations, and therefore does not take into consideration forgone opportunities from alternative uses of this revenue. As such, the proportion of financing obtained from outside the region or state will result in net economic benefit to the region.

General & Limiting Conditions

Every reasonable effort has been made to ensure that the data contained in this report are accurate as of the date of this study; however, factors exist that are outside the control of AECOM and that may affect the estimates and/or projections noted herein. This study is based on estimates, assumptions and other information developed by AECOM from its independent research effort, general knowledge of the industry, and information provided by and consultations with the client and the client's representatives. No responsibility is assumed for inaccuracies in reporting by the client, the client's agent and representatives, or any other data source used in preparing or presenting this study.

This report is based on information that was current as of June 2010 and AECOM has not undertaken any update of its research effort since such date.

Because future events and circumstances, many of which are not known as of the date of this study, may affect the estimates contained therein, no warranty or representation is made by AECOM that any of the projected values or results contained in this study will actually be achieved.

Possession of this study does not carry with it the right of publication thereof or to use the name of "AECOM" or "Economics Research Associates" in any manner without first obtaining the prior written consent of AECOM. No abstracting, excerpting or summarization of this study may be made without first obtaining the prior written consent of AECOM. Further, AECOM has served solely in the capacity of consultant and has not rendered any expert opinions. This report is not to be used in conjunction with any public or private offering of securities, debt, equity, or other similar purpose where it may be relied upon to any degree by any person other than the client, nor is any third party entitled to rely upon this report, without first obtaining the prior written consent of AECOM. This study may not be used for purposes other than that for which it is prepared or for which prior written consent has first been obtained from AECOM. Any changes made to the study, or any use of the study not specifically prescribed under agreement between the parties or otherwise expressly approved by AECOM, shall be at the sole risk of the party making such changes or adopting such use.

This study is qualified in its entirety by, and should be considered in light of, these limitations, conditions and considerations.

Appendix

**Appendix A
SFECC
TOD Impact Analysis
Municipal TOD Estimates**

| | | | Municipal Estimates | | | | | | 65% of SF | 35% of SF | Finalized Municipal Estimates | | | | | | | |
|------|-------------------------|----------------------------|------------------------------|--------------------------|--------------------------|---------------------|-----------|-----------|-------------|---------------|---------------------------------|---------------------------------|--------------|-------------------|------------|-----------|-------------|---------------|
| City | Station | Comment | No Usable Municipal Estimate | Square Feet of Mixed-Use | Multi-family Condo Units | Total Commercial SF | Office SF | Retail SF | Hotel Rooms | Industrial SF | Commercial Translated Office SF | Commercial Translated Retail SF | Mixed Use SF | Residential Units | Office SF | Retail SF | Hotel Rooms | Industrial SF |
| JUP | Indiantown Rd | | | | 410 | 2,924,804 | | | | 255,480 | 1,901,123 | 1,023,681 | - | 410 | 1,901,123 | 1,023,681 | - | 255,480 |
| JUP | Toney Pena Dr | | | | 549 | 337,590 | | | | 126,324 | 219,434 | 118,157 | - | 549 | 219,434 | 118,157 | - | 126,324 |
| JUP | F Small / D Ross | | Y | | | | | | | | | | - | | | | | |
| PBG | PGA Blvd | | | | 1,716 | 4,156,916 | | | | 1,194,611 | 2,701,995 | 1,454,921 | - | 1,716 | 2,701,995 | 1,454,921 | - | 1,194,611 |
| NPB | Northlake Blvd | | Y | | | | | | | | | | - | | | | | |
| RVB | 13 St | | Y | | | | | | | | | | - | | | | | |
| WPB | 45 St | | Y | | | | | | | | | | - | | | | | |
| WPB | Northwood / 23-25 St | | | | 452 | 417,676 | | | | | 271,489 | 146,187 | - | 452 | 271,489 | 146,187 | - | |
| WPB | Government Center | | Y | | | | | | | | | | - | | | | | |
| WPB | Okeechobee Blvd | | Y | | | | | | | | | | - | | | | | |
| WPB | Belvedere Rd | | | | | | 120,000 | 35,000 | | | | | - | | 120,000 | 35,000 | - | |
| WPB | Southern Blvd | | Y | | | | | | | | | | - | | | | | |
| WPB | Forest Hill Blvd | | | | 110 | | | 285,000 | | | | | - | 110 | | 285,000 | | |
| LKW | 10 Ave | | Y | | | | | | | | | | - | | | | | |
| LKW | Lake / Lucerne Aves | | | | 100 | 100,000 | | | | | 65,000 | 35,000 | - | 100 | 65,000 | 35,000 | - | |
| LAN | Lantana Rd | | Y | | | | | | | | | | - | | | | | |
| LAN | Hypoluxo Rd | | Y | | | | | | | | | | - | | | | | |
| BYN | Boynton Beach Blvd | | Y | | | | | | | | | | - | | | | | |
| BYN | SE 15 Av | | Y | | | | | | | | | | - | | | | | |
| DLR | Atlantic Av | | Y | | | | | | | | | | - | | | | | |
| DLR | Linton Blvd | | Y | | | | | | | | | | - | | | | | |
| BOC | NW 51 St | | | | 9 | | 20,825 | 5,206 | | | | | - | 9 | 20,825 | 5,206 | | |
| BOC | NW 20 St | | | | 5 | | 7,814 | 2,605 | | | | | - | 5 | 7,814 | 2,605 | | |
| BOC | Palmetto Park Rd | | | | 949 | | 641,409 | 30,961 | 403 | | | | - | 949 | 641,409 | 30,961 | 403 | |
| | | | | Municipal Estimates | | | | | | | | | | | | | | |
| DRF | E Hillsboro Blvd | | | | 500 | | 40,000 | 100,000 | | | | | - | 500 | 40,000 | 100,000 | | |
| DRF | E Sample Rd | Part of Sta area in DRF | | | 43 | | 40,000 | | | | | | - | 43 | 40,000 | | | |
| PMP | E Sample Rd | | | | 250 | 75,000 | | | | 10,000 | 48,750 | 26,250 | - | 250 | 48,750 | 26,250 | | 10,000 |
| PMP | Pompano Transfer | | Y | | | | | | | | | | - | | | | | |
| PMP | E Atlantic Blvd | | | | 1,500 | 1,000,000 | | | | | 650,000 | 350,000 | - | 1,500 | 650,000 | 350,000 | | |
| OAK | Commercial Blvd | Included existing - halved | | | 1,768 | 599,943 | | | | 289,330 | 389,963 | 209,980 | - | 1,768 | 389,963 | 209,980 | | 289,330 |
| OAK | NE 38 St | Included existing - halved | | | 900 | 312,500 | | | | 96,000 | 203,125 | 109,375 | - | 900 | 203,125 | 109,375 | | 96,000 |
| WLT | NE 26 St | | | | 600 | 538,200 | | | | 71,600 | 349,830 | 188,370 | - | 600 | 349,830 | 188,370 | | 71,600 |
| FTL | Sunrise Blvd | | | | 2,500 | 320,000 | | | | | 208,000 | 112,000 | - | 2,500 | 208,000 | 112,000 | | |
| FTL | Sistrunk Blvd | | | | 3,600 | 800,000 | | | | | 520,000 | 280,000 | - | 3,600 | 520,000 | 280,000 | | |
| FTL | Government Center | | | | 1,415 | 19,000,000 | | | | | 12,350,000 | 6,650,000 | - | 1,415 | 12,350,000 | 6,650,000 | | |
| FTL | SE 17 St | | | | 1,400 | 800,000 | | | | | 520,000 | 280,000 | - | 1,400 | 520,000 | 280,000 | | |
| FTL | Terminal Dr | | Y | | | | | | | | | | - | | | | | |
| DAN | Dania Beach Blvd | | Y | | | | | | | | | | - | | | | | |
| HLY | Sheridan St | | Y | | | | | | | | | | - | | | | | |
| HLY | Hollywood Blvd | | Y | | | | | | | | | | - | | | | | |
| HLY | Pembroke Ave | | Y | | | | | | | | | | - | | | | | |
| HAL | E Hallandale Beach Blvd | | Y | | | | | | | | | | - | | | | | |
| | | | | Municipal Estimates | | | | | | | | | | | | | | |
| AVE | NE 193-203 St | | | | 655 | 12,836,178 | | | | | 8,343,516 | 4,492,662 | - | 655 | 8,343,516 | 4,492,662 | | |
| NMB | NE 163 St | | Y | | | | | | | | | | - | | | | | |
| NMB | NE 151 St | | Y | | | | | | | | | | - | | | | | |
| NMI | NE 125 St | | Y | | | | | | | | | | - | | | | | |
| MIS | NE 96 St | | Y | | | | | | | | | | - | | | | | |
| MIA | NE 79 St | | | | 1,355,236 | 315 | 7,550 | | | | 4,908 | 2,643 | 1,355,236 | 315 | 4,908 | 2,643 | | |
| MIA | NE 54 St | | | | 751,333 | 374 | 49,829 | | | 365,904 | 32,389 | 17,440 | 751,333 | 374 | 32,389 | 17,440 | | 365,904 |
| MIA | NE 36 St | | | | 8,632,035 | 1,965 | 828,726 | | | 60,015 | 538,672 | 290,054 | 8,632,035 | 1,965 | 538,672 | 290,054 | | 60,015 |
| MIA | NW 8th / 11th St | | | | 15,579,613 | 1,785 | 263,288 | | | 717,411 | 171,137 | 92,151 | 15,579,613 | 1,785 | 171,137 | 92,151 | | 717,411 |
| MIA | Government Center | | | | 12,623,332 | 333 | 83,081 | | | 122,219 | 54,003 | 29,078 | 12,623,332 | 333 | 54,003 | 29,078 | | 122,219 |

Appendix B
SFECC
TOD Impact Analysis
Extrapolated TOD Estimates

General Assumptions

| | |
|------------------------------|-------|
| SF per Residential Unit | 1,000 |
| Persons per Residential Unit | 2.0 |
| SF per Office Employee | 250 |
| SF per Retail Employee | 400 |

| Finalized Municipal Estimates | | | Ranking Data | | | 50% of SF | | | 50% of SF | | | Non-Responsive | | | Final TOD | | | | | | | | | | |
|-------------------------------|-------------------------|--------------------------------|-------------------|------------|-----------|-------------|---------------|---------------------------------|---------------------------------|------------------------------------------------|----------------------------------------|----------------------------------------|----------------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|------------------------------|--------------------------------------|------------------------------|------------------------------|--------------------------------|----------------------------------|---------|
| City | Station | Square Feet of Mixed-Use Units | Residential Units | Office SF | Retail SF | Hotel Rooms | Industrial SF | MPO Projected Population Change | MPO Projected Employment Change | Translation of Population to Residential Units | Translation of Employment to Office SF | Translation of Employment to Retail SF | Residential Proportional Impact of TOD | Office Proportional Impact of TOD | Retail Proportional Impact of TOD | Non-Responsive Municipal Estimate | Non-Responsive Municipal Estimate | Non-Responsive Municipal Estimate | Final TOD Estimate Mixed Use | Final TOD Estimate Residential Units | Final TOD Estimate Office SF | Final TOD Estimate Retail SF | Final TOD Estimate Hotel Rooms | Final TOD Estimate Industrial SF | |
| | | | | | | | | | | | | | | | | | | | | | | | | | 2023 |
| JUP | Indiantown Rd | - | 410 | 1,901,123 | 1,023,681 | - | 255,480 | 332 | (82) | 166 | - | - | 247% | - | - | - | - | - | - | 410 | 1,901,123 | 1,023,681 | - | 255,480 | |
| JUP | Toney Pena Dr | - | 549 | 219,434 | 119,157 | - | 126,324 | 541 | (180) | 270.5 | - | - | 203% | - | - | - | - | - | - | 549 | 219,434 | 119,157 | - | 126,324 | |
| JUP | F Small / D Ross | - | - | - | - | - | - | 456 | 980 | 228 | 150,769 | 150,769 | - | - | - | - | - | - | - | 272 | 198,029 | 184,319 | - | - | |
| PBG | PGA Blvd | - | 1,716 | 2,701,995 | 1,454,921 | - | 1,194,611 | 785 | 6,455 | 392.5 | 993,077 | 993,077 | 437% | 272% | 147% | - | - | - | - | 1,716 | 2,701,995 | 1,454,921 | - | 1,194,611 | |
| NPB | Northlake Blvd | - | - | - | - | - | - | 504 | 831 | 252 | 127,846 | 127,846 | - | - | - | 301 | 167,920 | 156,295 | - | 301 | 167,920 | 156,295 | - | - | |
| RVB | 13 St | - | - | - | - | - | - | 2,475 | (2) | 123.5 | - | - | - | - | - | 1,476 | - | - | - | 1,476 | - | - | - | - | |
| WPB | 45 St | - | - | - | - | - | - | 2,146 | 391 | 197.5 | 60,154 | 60,154 | - | - | - | 1,280 | 79,009 | 73,539 | - | 1,280 | 79,009 | 73,539 | - | - | |
| WPB | Northwood / 23-25 St | - | 452 | 271,489 | 146,187 | - | - | 2,367 | 349 | 1183.5 | 53,692 | 53,692 | 38% | - | 272% | - | - | - | - | 452 | 271,489 | 146,187 | - | - | |
| WPB | Government Center | - | - | - | - | - | - | 6,231 | 8,338 | 3115.5 | 1,282,769 | 1,282,769 | - | - | - | 3,715 | 1,684,861 | 1,568,212 | - | 3,715 | 1,684,861 | 1,568,212 | - | - | |
| WPB | Okeechobee Blvd | - | - | - | - | - | - | 7,834 | 7,271 | 3917 | 1,118,615 | 1,118,615 | - | - | - | 4,671 | 1,469,252 | 1,367,531 | - | 4,671 | 1,469,252 | 1,367,531 | - | - | |
| WPB | Belvedere Rd | - | - | 120,000 | 35,000 | - | - | - | - | 0 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| WPB | Southern Blvd | - | - | - | - | - | - | 737 | 586 | 368.5 | 90,154 | 90,154 | - | - | - | 439 | 118,413 | 110,215 | - | 439 | 118,413 | 110,215 | - | - | |
| WPB | Forest Hill Blvd | - | 110 | - | 285,000 | - | - | 432 | 244 | 216 | 37,538 | 37,538 | 51% | - | - | - | - | - | - | 110 | - | 285,000 | - | - | |
| LKW | 10 Ave | - | - | - | - | - | - | 2,690 | 165 | 1345 | 25,385 | 25,385 | - | - | - | 1,604 | 33,342 | 31,033 | - | 1,604 | 33,342 | 31,033 | - | - | |
| LKW | Lake / Lucerne Aves | - | 100 | 65,000 | 35,000 | - | - | 3,359 | 381 | 1679.5 | 58,615 | 58,615 | 6% | 111% | 60% | - | - | - | - | 100 | 65,000 | 35,000 | - | - | |
| LAN | Lantana Rd | - | - | - | - | - | - | 1,399 | 316 | 699.5 | 48,615 | 48,615 | - | - | - | 834 | 63,854 | 59,433 | - | 834 | 63,854 | 59,433 | - | - | |
| LAN | Hypoluxo Rd | - | - | - | - | - | - | 544 | 20 | 272 | 3,077 | 3,077 | - | - | - | 324 | 4,041 | 3,762 | - | 324 | 4,041 | 3,762 | - | - | |
| BYN | Boynton Beach Blvd | - | - | - | - | - | - | 8,924 | 11,658 | 4462 | 1,793,538 | 1,793,538 | - | - | - | 5,321 | 2,355,734 | 2,192,638 | - | 5,321 | 2,355,734 | 2,192,638 | - | - | |
| BYN | SE 15 Av | - | - | - | - | - | - | 2,853 | 1,348 | 1426.5 | 207,385 | 207,385 | - | - | - | 1,701 | 272,391 | 253,532 | - | 1,701 | 272,391 | 253,532 | - | - | |
| DLR | Atlantic Av | - | - | - | - | - | - | 3,258 | 581 | 1629 | 89,385 | 89,385 | - | - | - | 1,943 | 117,403 | 109,275 | - | 1,943 | 117,403 | 109,275 | - | - | |
| DLR | Linton Blvd | - | - | - | - | - | - | - | - | 0 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| BOC | NW 51 St | - | 9 | 20,825 | 5,206 | - | - | 719 | 375 | 359.5 | 57,692 | 57,692 | 3% | 36% | 9% | - | - | - | - | 9 | 20,825 | 5,206 | - | - | |
| BOC | NW 20 St | - | 5 | 7,814 | 2,605 | - | - | 491 | 493 | 245.5 | 75,846 | 75,846 | 2% | 10% | 3% | - | - | - | - | 5 | 7,814 | 2,605 | - | - | |
| BOC | Palmetto Park Rd | - | 949 | 641,409 | 30,961 | 403 | - | 2,237 | 4,938 | 1118.5 | 759,692 | 759,692 | 85% | 84% | 4% | - | - | - | - | 949 | 641,409 | 30,961 | 403 | - | |
| Ranking Data | | | | | | | | | | | | | | | | | | | | | | | | | |
| DRF | E Hillsboro Blvd | - | 500 | 40,000 | 100,000 | - | - | 1,761 | 457 | 880.5 | 70,308 | 70,308 | 57% | 57% | 142% | - | - | - | - | 500 | 40,000 | 100,000 | - | - | |
| DRF | E Sample Rd | - | 43 | 40,000 | - | - | - | - | - | 0 | - | - | - | - | - | - | - | - | - | 43 | 40,000 | - | - | - | |
| PMP | E Sample Rd | - | 250 | 48,750 | 26,250 | - | 10,000 | 2,144 | 779 | 1072 | 119,846 | 119,846 | 23% | 41% | 22% | - | - | - | - | 250 | 48,750 | 26,250 | - | 10,000 | |
| PMP | Pompano Transfer | - | - | - | - | - | - | 2,753 | 1,005 | 1376.5 | 163,846 | 163,846 | - | - | - | 1,641 | 215,205 | 200,305 | - | 1,641 | 215,205 | 200,305 | - | - | |
| PMP | E Atlantic Blvd | - | 1,500 | 650,000 | 350,000 | - | - | 2,949 | 663 | 1474.5 | 102,000 | 102,000 | 102% | - | 343% | - | - | - | - | 1,500 | 650,000 | 350,000 | - | - | |
| OAK | Commercial Blvd | - | 1,768 | 389,963 | 209,980 | - | 289,330 | 1,616 | 723 | 808 | 111,231 | 111,231 | 219% | 351% | 189% | - | - | - | - | 1,768 | 389,963 | 209,980 | - | 289,330 | |
| OAK | NE 38 St | - | 900 | 203,125 | 109,375 | - | 96,000 | 2,019 | 599 | 1009.5 | 92,154 | 92,154 | 89% | 220% | 119% | - | - | - | - | 900 | 203,125 | 109,375 | - | 96,000 | |
| WLT | NE 26 St | - | 600 | 349,830 | 188,370 | - | 71,600 | 2,655 | 295 | 1327.5 | 45,385 | 45,385 | 45% | - | 415% | - | - | - | - | 600 | 349,830 | 188,370 | - | 71,600 | |
| FTL | Sunrise Blvd | - | 2,500 | 208,000 | 112,000 | - | - | 3,474 | 459 | 1737 | 70,615 | 70,615 | 144% | - | 295% | 159% | - | - | - | 2,500 | 208,000 | 112,000 | - | - | |
| FTL | Sistrunk Blvd | - | 3,600 | 520,000 | 280,000 | - | - | 2,633 | 1,036 | 1316.5 | 159,385 | 159,385 | 273% | - | 176% | - | - | - | - | 3,600 | 520,000 | 280,000 | - | - | |
| FTL | Government Center | - | 1,415 | 12,350,000 | 6,650,000 | - | - | 3,805 | 1,260 | 1902.5 | 193,846 | 193,846 | 74% | - | - | - | - | - | - | 1,415 | 12,350,000 | 6,650,000 | - | - | |
| FTL | SE 17 St | - | 1,400 | 520,000 | 280,000 | - | - | 1,258 | 356 | 629 | 54,769 | 54,769 | 223% | - | - | - | - | - | - | 1,400 | 520,000 | 280,000 | - | - | |
| FTL | Terminal Dr | - | - | - | - | - | - | 0 | 154 | 0.0 | 23,692 | 23,692 | - | - | - | 0 | 31,119 | 28,964 | - | 0 | 31,119 | 28,964 | - | - | |
| DAN | Denia Beach Blvd | - | - | - | - | - | - | 4,117 | 1,108 | 2058.5 | 170,462 | 170,462 | - | - | - | 2,455 | 223,894 | 208,393 | - | 2,455 | 223,894 | 208,393 | - | - | |
| HLV | Sheridan St | - | - | - | - | - | - | 2,542 | 288 | 1271 | 44,308 | 44,308 | - | - | - | 1,516 | 58,196 | 54,167 | - | 1,516 | 58,196 | 54,167 | - | - | |
| HLV | Hollywood Blvd | - | - | - | - | - | - | 6,454 | 276 | 3227 | 42,462 | 42,462 | - | - | - | 3,848 | 55,771 | 51,910 | - | 3,848 | 55,771 | 51,910 | - | - | |
| HLV | Pembroke Ave | - | - | - | - | - | - | 2,537 | 384 | 1268.5 | 59,077 | 59,077 | - | - | - | 1,513 | 77,595 | 72,223 | - | 1,513 | 77,595 | 72,223 | - | - | |
| HAL | E Hollandale Beach Blvd | - | - | - | - | - | - | 2,729 | 603 | 1399.5 | 92,769 | 92,769 | - | - | - | 1,669 | 121,848 | 113,412 | - | 1,669 | 121,848 | 113,412 | - | - | |
| Ranking Data | | | | | | | | | | | | | | | | | | | | | | | | | |
| AVE | NE 193-203 St | - | 655 | 8,343,516 | 4,492,662 | - | - | 517 | 4,835 | 258.5 | 743,846 | 743,846 | 253% | - | - | - | - | - | - | 655 | 8,343,516 | 4,492,662 | - | - | |
| NMB | NE 163 St | - | - | - | - | - | - | 598 | (657) | 299 | - | - | - | - | - | 357 | - | - | - | - | - | - | - | - | |
| NMB | NE 151 St | - | - | - | - | - | - | 4,819 | 138 | 2409.5 | 21,231 | 21,231 | - | - | - | 2,873 | 27,886 | 25,955 | - | 2,873 | 27,886 | 25,955 | - | - | |
| NMI | NE 125 St | - | - | - | - | - | - | 552 | 517 | 276 | 79,538 | 79,538 | - | - | - | 329 | 104,470 | 97,237 | - | 329 | 104,470 | 97,237 | - | - | |
| MIS | NE 96 St | - | - | - | - | - | - | (382) | 47 | -191 | 7,231 | 7,231 | - | - | - | (228) | 9,497 | 8,840 | - | (228) | 9,497 | 8,840 | - | - | |
| MIA | NE 79 St | - | 1,355,236 | 315 | 4,908 | 2,643 | - | 383 | 2,336 | 191.5 | 359,385 | 359,385 | 164% | - | 1% | - | - | - | - | 1,355,236 | 315 | 4,908 | 2,643 | - | |
| MIA | NE 54 St | - | 751,333 | 374 | 32,389 | 17,440 | - | 589 | 679 | 294.5 | 104,462 | 104,462 | 127% | 31% | 17% | - | - | - | - | 751,333 | 374 | 32,389 | 17,440 | - | 365,904 |
| MIA | NE 36 St | - | 8,632,035 | 1,965 | 538,672 | 290,054 | - | 8,137 | 1,416 | 4068.5 | 217,846 | 217,846 | 48% | - | - | - | - | - | - | 8,632,035 | 1,965 | 538,672 | 290,054 | - | 60,015 |
| MIA | NW 8th / 11th St | - | 15,579,613 | 1,785 | 171,137 | 92,151 | - | 5,981 | 5,183 | 2995.5 | 797,385 | 797,385 | 60% | - | - | - | - | - | - | 15,579,613 | 1,785 | 171,137 | 92,151 | - | 717,411 |
| MIA | Government Center | - | 12,623,332 | 333 | 54,003 | 29,078 | - | | | | | | | | | | | | | | | | | | |

Appendix C
 SFCEC
 TOD Impact Analysis
 TOD Tax Revenue Estimates

| City | Station | Final TOD Estimate Mixed Use | Final TOD Estimate Residential Units | Final TOD Estimate Office SF | Final TOD Estimate Retail SF | Final TOD Estimate Hotel Rooms | Final TOD Estimate Industrial SF | Mixed Use Value | Residential Value | Office Value | Retail Value | Hotel Value | Industrial Value | Total Base TOD | 20% Over Base | | 2010 Tax Rates | | Total County General Fund TOD Tax Revenue - Low | Total County General Fund TOD Tax Revenue - High | Total Municipal Levy TOD Tax Revenue - Low | Total Municipal Levy TOD Tax Revenue - High | |
|---------------------------------|-------------------------|------------------------------|--------------------------------------|------------------------------|------------------------------|--------------------------------|----------------------------------|-----------------|-------------------|--------------|--------------|----------------|------------------|-----------------|--------------------------------------|--------------------------|----------------|--------------|-------------------------------------------------|--------------------------------------------------|--------------------------------------------|---------------------------------------------|--|
| | | | | | | | | | | | | | | | Total TOD Value With Transit Premium | County General Fund Levy | Municipal Levy | | | | | | |
| JUP | Indiantown Rd | - | 410 | 1,901,123 | 1,023,681 | - | 255,480 | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,000 / Rm | \$71 / SF | \$427,211,558 | \$512,653,869 | 4,340 | 2,514 | \$1,855,807 | \$1,074,095 | \$2,226,968 | \$1,288,914 | | |
| JUP | Toney Pena Dr | - | 549 | 2,154,434 | 1,181,157 | - | 126,324 | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,001 / Rm | \$71 / SF | \$92,206,378 | \$110,647,654 | 4,340 | 2,514 | \$400,545 | \$231,825 | \$480,653 | \$278,190 | | |
| JUP | F Small / D Ross | - | 272 | 198,029 | 184,319 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,002 / Rm | \$71 / SF | \$67,904,501 | \$81,485,401 | 4,340 | 2,514 | \$294,977 | \$170,725 | \$353,973 | \$204,871 | | |
| PBG | PGA Blvd | - | 1,716 | 2,701,995 | 1,454,921 | - | 1,194,611 | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,003 / Rm | \$71 / SF | \$747,696,723 | \$897,236,067 | 4,340 | 5,390 | \$3,247,995 | \$4,030,065 | \$3,897,593 | \$4,736,102 | | |
| NPB | Northlake Blvd | - | 301 | 167,920 | 156,295 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,004 / Rm | \$71 / SF | \$62,600,856 | \$75,121,147 | 4,340 | 6,900 | \$271,939 | \$143,947 | \$326,326 | \$518,336 | | |
| RVB | 13 St | - | 1,476 | - | - | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,005 / Rm | \$71 / SF | \$105,908,075 | \$127,089,690 | 4,340 | 8,426 | \$460,065 | \$892,381 | \$552,078 | \$1,070,858 | | |
| WPB | 45 St | - | 1,280 | 79,009 | 73,539 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,006 / Rm | \$71 / SF | \$111,137,106 | \$133,364,527 | 4,340 | 8,073 | \$482,780 | \$897,310 | \$579,336 | \$1,076,772 | | |
| WPB | Northwood / 23-25 St | - | 452 | 271,489 | 146,187 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,007 / Rm | \$71 / SF | \$86,647,718 | \$103,977,261 | 4,340 | 8,073 | \$376,398 | \$699,586 | \$451,677 | \$839,502 | | |
| WPB | Government Center | - | 3,715 | 1,684,961 | 1,585,212 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,008 / Rm | \$71 / SF | \$678,356,432 | \$814,027,718 | 4,340 | 8,073 | \$2,946,790 | \$5,476,962 | \$3,536,136 | \$6,572,378 | | |
| WPB | Okeechobee Blvd | - | 4,671 | 1,499,252 | 1,367,531 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,009 / Rm | \$71 / SF | \$694,292,889 | \$833,115,467 | 4,340 | 8,073 | \$3,015,878 | \$5,605,409 | \$3,619,054 | \$6,726,491 | | |
| WPB | Belvedere Rd | - | - | 120,000 | 35,000 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,010 / Rm | \$71 / SF | \$20,586,742 | \$24,704,091 | 4,340 | 8,073 | \$89,429 | \$166,215 | \$107,315 | \$199,458 | | |
| WPB | Southern Blvd | - | 439 | 118,413 | 110,215 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,011 / Rm | \$71 / SF | \$60,473,357 | \$72,568,028 | 4,340 | 8,073 | \$262,696 | \$488,256 | \$315,236 | \$585,907 | | |
| WPB | Forest Hill Blvd | - | 110 | - | 285,000 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,012 / Rm | \$71 / SF | \$40,363,711 | \$48,436,453 | 4,340 | 8,073 | \$175,340 | \$325,893 | \$210,430 | \$391,071 | | |
| LKW | 10 Ave | - | 1,604 | 33,342 | 31,033 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,013 / Rm | \$71 / SF | \$123,255,759 | \$147,906,911 | 4,340 | 4,999 | \$535,423 | \$616,266 | \$642,508 | \$739,520 | | |
| LKW | Lake / Lucerne Aves | - | 100 | 65,000 | 35,000 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,014 / Rm | \$71 / SF | \$20,155,429 | \$24,186,515 | 4,340 | 4,999 | \$87,555 | \$100,775 | \$105,066 | \$120,930 | | |
| LAN | Lantana Rd | - | 834 | 63,854 | 59,433 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,015 / Rm | \$71 / SF | \$75,468,674 | \$90,562,409 | 4,340 | 3,295 | \$327,836 | \$244,481 | \$393,403 | \$293,377 | | |
| LAN | Hypoluxo Rd | - | 324 | 4,041 | 3,762 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,016 / Rm | \$71 / SF | \$24,265,967 | \$29,119,161 | 4,340 | 3,295 | \$105,411 | \$78,610 | \$126,494 | \$94,332 | | |
| BYN | Boynton Beach Blvd | - | 5,321 | 2,355,734 | 2,192,638 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,017 / Rm | \$71 / SF | \$957,532,342 | \$1,149,038,811 | 4,340 | 6,726 | \$4,159,520 | \$6,475,408 | \$4,991,425 | \$7,770,490 | | |
| BYN | SE 15 Av | - | 1,701 | 272,391 | 253,532 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,018 / Rm | \$71 / SF | \$188,646,459 | \$226,375,751 | 4,340 | 6,726 | \$819,480 | \$1,275,741 | \$983,376 | \$1,530,889 | | |
| DLR | Atlantic Av | - | 1,943 | 117,403 | 109,275 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,019 / Rm | \$71 / SF | \$168,102,928 | \$201,723,513 | 4,340 | 6,190 | \$730,239 | \$1,376,763 | \$876,287 | \$1,652,116 | | |
| DLR | Linton Blvd | - | - | - | - | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,020 / Rm | \$71 / SF | \$0 | \$0 | 4,340 | 7,190 | \$0 | \$0 | \$0 | \$0 | | |
| BOC | NW 51 St | - | 9 | 20,825 | 5,206 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,021 / Rm | \$71 / SF | \$4,119,675 | \$4,943,610 | 4,340 | 3,020 | \$17,896 | \$12,441 | \$21,475 | \$14,930 | | |
| BOC | NW 20 St | - | 5 | 7,814 | 2,605 | - | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,022 / Rm | \$71 / SF | \$1,736,505 | \$2,083,806 | 4,340 | 3,020 | \$7,543 | \$5,244 | \$9,052 | \$6,293 | | |
| BOC | Palmetto Park Rd | - | 949 | 641,409 | 30,961 | 403 | - | \$89 / SF | \$71,767 / Un. | \$138 / SF | \$114 / SF | \$200,023 / Rm | \$71 / SF | \$240,967,748 | \$289,161,296 | 4,340 | 3,020 | \$1,046,764 | \$727,723 | \$1,256,117 | \$873,267 | | |
| Palm Beach County Total: | | | | | | | | | | | | | | | \$4,999,607,634 | \$5,999,529,161 | 4,889 | 5,349 | \$21,718,226 | \$31,404,161 | \$26,061,955 | \$37,634,933 | |
| DRF | E Hillsboro Blvd | - | 500 | 40,000 | 100,000 | - | - | \$78 / SF | \$68,200 / Un. | \$153 / SF | \$84 / SF | \$200,000 / Rm | \$53 / SF | \$48,572,103 | \$58,288,524 | 4,889 | 5,349 | \$237,464 | \$259,856 | \$284,957 | \$311,927 | | |
| DRF | E Sample Rd | - | 43 | 40,000 | - | - | - | \$102 / SF | \$69,715 / Un. | \$94 / SF | \$74 / SF | \$200,000 / Rm | \$78 / SF | \$6,759,850 | \$8,111,820 | 4,889 | 5,349 | \$33,048 | \$36,165 | \$39,957 | \$43,387 | | |
| PMP | E Sample Rd | - | 250 | 48,750 | 26,250 | - | 10,000 | \$102 / SF | \$69,715 / Un. | \$94 / SF | \$74 / SF | \$200,000 / Rm | \$78 / SF | \$2,745,862 | \$29,695,035 | 4,889 | 4,052 | \$120,980 | \$100,597 | \$145,176 | \$120,716 | | |
| PMP | Pompano Transfer | - | 1,641 | 215,205 | 200,305 | - | - | \$63 / SF | \$83,313 / Un. | \$57 / SF | \$87 / SF | \$200,000 / Rm | \$55 / SF | \$166,361,830 | \$199,634,196 | 4,889 | 4,052 | \$813,326 | \$676,294 | \$975,992 | \$811,553 | | |
| PMP | E Atlantic Blvd | - | 1,500 | 650,000 | 350,000 | - | - | \$71 / SF | \$52,706 / Un. | \$99 / SF | \$87 / SF | \$200,000 / Rm | \$63 / SF | \$173,784,790 | \$208,541,748 | 4,889 | 4,052 | \$849,616 | \$706,470 | \$1,019,540 | \$847,764 | | |
| OAK | Commercial Blvd | - | 1,768 | 389,963 | 209,980 | - | 289,330 | \$91 / SF | \$84,539 / Un. | \$73 / SF | \$89 / SF | \$200,000 / Rm | \$57 / SF | \$215,203,900 | \$258,243,960 | 4,889 | 5,722 | \$1,052,107 | \$1,232,082 | \$1,262,529 | \$1,478,498 | | |
| OAK | NE 38 St | - | 900 | 203,125 | 109,375 | - | 96,000 | \$73 / SF | \$100,915 / Un. | \$82 / SF | \$87 / SF | \$200,000 / Rm | \$63 / SF | \$123,066,760 | \$147,680,112 | 4,889 | 5,722 | \$601,661 | \$704,582 | \$721,993 | \$845,498 | | |
| WLT | NE 26 St | - | 600 | 349,830 | 188,370 | - | 71,600 | \$124 / SF | \$94,652 / Un. | \$110 / SF | \$99 / SF | \$200,000 / Rm | \$65 / SF | \$118,657,849 | \$142,389,419 | 4,889 | 5,800 | \$580,106 | \$688,216 | \$696,128 | \$825,859 | | |
| FTL | Sunrise Blvd | - | 2,500 | 208,000 | 112,000 | - | - | \$73 / SF | \$77,106 / Un. | \$129 / SF | \$88 / SF | \$200,000 / Rm | \$68 / SF | \$229,555,810 | \$275,466,972 | 4,889 | 4,193 | \$1,122,275 | \$1,068,609 | \$1,346,730 | \$1,134,731 | | |
| FTL | Sistrunk Blvd | - | 3,600 | 520,000 | 280,000 | - | - | \$94 / SF | \$46,996 / Un. | \$108 / SF | \$122 / SF | \$200,000 / Rm | \$62 / SF | \$259,278,387 | \$311,134,065 | 4,889 | 4,193 | \$1,267,586 | \$1,068,045 | \$1,521,103 | \$1,281,655 | | |
| FTL | Government Center | - | 1,415 | 1,232,000 | 6,650,000 | - | - | \$123 / SF | \$83,716 / Un. | \$103 / SF | \$92 / SF | \$200,000 / Rm | \$64 / SF | \$2,000,849,178 | \$2,401,019,014 | 4,889 | 4,193 | \$9,781,952 | \$8,242,098 | \$11,738,342 | \$9,890,518 | | |
| FTL | SE 17 St | - | 1,400 | 520,000 | 280,000 | - | - | \$106 / SF | \$107,089 / Un. | \$171 / SF | \$128 / SF | \$200,000 / Rm | \$64 / SF | \$274,627,351 | \$329,552,821 | 4,889 | 4,193 | \$1,342,626 | \$1,131,272 | \$1,611,151 | \$1,357,527 | | |
| FTL | Terminal Dr | - | 0 | 31,119 | 28,964 | - | - | \$00 / SF | \$00 / Un. | \$651 / SF | \$337 / SF | \$200,000 / Rm | \$72 / SF | \$30,025,576 | \$36,030,691 | 4,889 | 4,193 | \$148,792 | \$123,684 | \$178,150 | \$148,421 | | |
| DAN | Dania Beach Blvd | - | 2,455 | 223,894 | 208,393 | - | - | \$79 / SF | \$70,213 / Un. | \$100 / SF | \$89 / SF | \$200,000 / Rm | \$63 / SF | \$213,375,872 | \$256,051,046 | 4,889 | 5,879 | \$1,043,173 | \$1,249,935 | \$1,251,808 | \$1,499,921 | | |
| HLY | Sheridan St | - | 1,516 | 58,196 | 54,167 | - | - | \$62 / SF | \$82,246 / Un. | \$83 / SF | \$84 / SF | \$200,000 / Rm | \$64 / SF | \$133,994,678 | \$160,793,613 | 4,889 | 6,046 | \$655,087 | \$810,078 | \$786,104 | \$972,094 | | |
| HLY | Hollywood Blvd | - | 3,848 | 55,771 | 51,910 | - | - | \$97 / SF | \$81,093 / Un. | \$100 / SF | \$122 / SF | \$200,000 / Rm | \$78 / SF | \$323,977,813 | \$388,773,376 | 4,889 | 6,046 | \$1,583,895 | \$1,958,640 | \$1,900,674 | \$2,350,368 | | |
| HLY | Pembroke Ave | - | 1,513 | 77,595 | 72,223 | - | - | \$71 / SF | \$79,609 / Un. | \$101 / SF | \$77 / SF | \$200,001 / Rm | \$57 / SF | \$133,807,929 | \$160,569,515 | 4,889 | 6,046 | \$654,174 | \$808,949 | \$785,008 | \$970,739 | | |
| HAL | E Hallandale Beach Blvd | - | 1,669 | 121,848 | 113,412 | - | - | \$62 / SF | \$82,246 / Un. | \$83 / SF | \$84 / SF | \$200,002 / Rm | \$64 / SF | \$158,809,530 | \$198,171,436 | 4,889 | 5,900 | \$766,626 | \$925,176 | \$919,951 | \$1,110,211 | | |
| Broward County Total: | | | | | | | | | | | | | | | \$4,633,454,469 | \$5,560,145,363 | 4,889 | 5,900 | \$22,652,496 | \$21,667,749 | \$27,182,995 | \$28,001,298 | |
| AVE | NE 193-203 St | - | 655 | 8,343,516 | 4,492,662 | - | - | \$301 / SF | \$136,613 / Un. | \$171 / SF | \$183 / SF | \$200,000 / Rm | \$39 / SF | \$2,334,447,133 | \$2,801,336,559 | 6,842 | 1,7261 | \$15,982,092 | \$4,029,489 | \$19,178,510 | \$4,835,387 | | |
| NMB | NE 163 St | - | | | | | | | | | | | | | | | | | | | | | |

Appendix D
SFECC
TOD Impact Analysis
On-Site Employment Impacts

| General Assumptions | Midpoint | Low-Producing | High-Producing |
|----------------------------|----------|---------------|----------------|
| SF per Office Employee | 250 | 300 | 200 |
| SF per Retail Employee | 400 | 450 | 350 |
| Employees per Hotel Rm | 0.7 | 0.65 | 0.75 |
| SF per Industrial Employee | 1,000 | 1,100 | 900 |

| City | Station | 33% of SF | | | Final TOD | Final TOD | Final TOD | | TOD On-Site | | TOD On-Site | | TOD On-Site | | TOD On-Site | | TOD On-Site | | Total TOD On-Site | | Total TOD On-Site | | | | | | | |
|---------------------------------|-------------------------|---------------------|----------------------------------------|--------------------------------|--------------------------------|---------------------------------------|------------------------------------------|----------------------|------------------------|----------------------------------|-----------------------------------|----------------------------------|-----------------------------------|---------------------------------|----------------------------------|--------------------------------------|---------------------------------------|----------------|-------------------|---------------|-------------------|------------|--------------|--------------|----------------|----------------|--|--|
| | | Estimated Mixed Use | Mixed Use Translated Residential Units | Mixed Use Translated Office SF | Mixed Use Translated Retail SF | Estimate Office Plus Mixed Use Office | Estimate Retail Plus Mixed Use Retail SF | Estimate Hotel Rooms | Estimate Industrial SF | Office Employment Estimate - Low | Office Employment Estimate - High | Retail Employment Estimate - Low | Retail Employment Estimate - High | Hotel Employment Estimate - Low | Hotel Employment Estimate - High | Industrial Employment Estimate - Low | Industrial Employment Estimate - High | Low | High | Low | High | | | | | | | |
| JUP | Indiantown Rd | - | - | - | 1,901,123 | 1,023,681 | - | 255,480 | 6,337 | 9,506 | 2,275 | 2,925 | - | - | 232 | 284 | - | - | 8,844 | 12,714 | - | - | | | | | | |
| JUP | Toney Pena Dr | - | - | - | 219,434 | 118,157 | - | 126,324 | 731 | 1,097 | 263 | 338 | - | - | 115 | 140 | - | - | 1,109 | 1,575 | - | - | | | | | | |
| | | - | - | - | 198,029 | 184,319 | - | - | 660 | 990 | 410 | 527 | - | - | - | - | - | - | 1,070 | 1,517 | - | - | | | | | | |
| PBG | PGA Blvd | - | - | - | 2,701,995 | 1,454,921 | - | 1,194,611 | 9,007 | 13,510 | 3,233 | 4,157 | - | - | 1,086 | 1,327 | - | - | 13,326 | 18,994 | - | - | | | | | | |
| NPB | Northlake Blvd | - | - | - | 167,920 | 156,295 | - | - | 560 | 840 | 347 | 447 | - | - | - | - | - | - | 907 | 1,286 | - | - | | | | | | |
| RVB | 13 St | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | | | |
| WPB | 45 St | - | - | - | 79,009 | 73,539 | - | - | 263 | 395 | 163 | 210 | - | - | - | - | - | - | 427 | 605 | - | - | | | | | | |
| WPB | Northwood / 23-25 St | - | - | - | 271,489 | 146,187 | - | - | 905 | 1,357 | 325 | 418 | - | - | - | - | - | - | 1,230 | 1,775 | - | - | | | | | | |
| WPB | Government Center | - | - | - | 1,684,861 | 1,568,212 | - | - | 5,616 | 8,424 | 3,485 | 4,481 | - | - | - | - | - | - | 9,101 | 12,905 | - | - | | | | | | |
| WPB | Okeechobee Blvd | - | - | - | 1,469,252 | 1,367,531 | - | - | 4,898 | 7,346 | 3,039 | 3,907 | - | - | - | - | - | - | 7,936 | 11,253 | - | - | | | | | | |
| WPB | Belvedere Rd | - | - | - | 120,000 | 35,000 | - | - | 400 | 600 | 78 | 100 | - | - | - | - | - | - | 478 | 700 | - | - | | | | | | |
| WPB | Southern Blvd | - | - | - | 118,413 | 110,215 | - | - | 395 | 592 | 245 | 315 | - | - | - | - | - | - | 640 | 907 | - | - | | | | | | |
| WPB | Forest Hill Blvd | - | - | - | - | 285,000 | - | - | - | 633 | 814 | - | - | - | - | - | - | - | 633 | 814 | - | - | | | | | | |
| | | - | - | - | 33,342 | 31,033 | - | - | 111 | 167 | 69 | 89 | - | - | - | - | - | - | 180 | 255 | - | - | | | | | | |
| LKW | Lake / Lucerne Avs | - | - | - | 65,000 | 35,000 | - | - | 217 | 325 | 78 | 100 | - | - | - | - | - | - | 294 | 425 | - | - | | | | | | |
| LAN | Lantana Rd | - | - | - | 63,854 | 59,433 | - | - | 213 | 319 | 132 | 170 | - | - | - | - | - | - | 345 | 489 | - | - | | | | | | |
| | | - | - | - | 4,041 | 3,762 | - | - | 13 | 20 | 8 | 11 | - | - | - | - | - | - | 22 | 31 | - | - | | | | | | |
| BYN | Boynton Beach Blvd | - | - | - | 2,355,734 | 2,192,638 | - | - | 7,852 | 11,779 | 4,873 | 6,265 | - | - | - | - | - | - | 12,725 | 18,043 | - | - | | | | | | |
| BYN | SE 15 Av | - | - | - | 272,391 | 253,532 | - | - | 908 | 1,362 | 563 | 724 | - | - | - | - | - | - | 1,471 | 2,086 | - | - | | | | | | |
| DLR | Atlantic Av | - | - | - | 117,403 | 109,275 | - | - | 391 | 587 | 243 | 312 | - | - | - | - | - | - | 634 | 899 | - | - | | | | | | |
| DLR | Linton Blvd | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | | | |
| BOC | NW 51 St | - | - | - | 20,825 | 5,206 | - | - | 69 | 104 | 12 | 15 | - | - | - | - | - | - | 81 | 119 | - | - | | | | | | |
| BOC | NW 20 St | - | - | - | 7,814 | 2,605 | - | - | 26 | 39 | 6 | 7 | - | - | - | - | - | - | 32 | 47 | - | - | | | | | | |
| BOC | Palmetto Park Rd | - | - | - | 641,409 | 30,961 | 403 | - | 2,138 | 3,207 | 69 | 88 | - | - | 262 | 302 | - | - | 2,469 | 3,598 | - | - | | | | | | |
| Palm Beach County Total: | | | | | | | | | | | | | | | | | 41,711 | 62,567 | 20,548 | 26,419 | 262 | 302 | 1,433 | 1,752 | 63,954 | 91,039 | | |
| DRF | E Hillsboro Blvd | - | - | - | 40,000 | 100,000 | - | - | 133 | 200 | 222 | 286 | - | - | - | - | - | - | 356 | 486 | - | - | | | | | | |
| DRF | E Sample Rd | - | - | - | 40,000 | - | - | - | 133 | 200 | - | - | - | - | - | - | - | - | 133 | 200 | - | - | | | | | | |
| PMP | E Sample Rd | - | - | - | 48,750 | 26,250 | - | 10,000 | 163 | 244 | 58 | 75 | - | - | 9 | 11 | - | - | 230 | 330 | - | - | | | | | | |
| PMP | Pompano Transfer | - | - | - | 215,205 | 200,305 | - | - | 717 | 1,076 | 445 | 572 | - | - | - | - | - | - | 1,162 | 1,648 | - | - | | | | | | |
| PMP | E Atlantic Blvd | - | - | - | 650,000 | 350,000 | - | - | 2,167 | 3,250 | 778 | 1,000 | - | - | - | - | - | - | 2,944 | 4,250 | - | - | | | | | | |
| OAK | Commercial Blvd | - | - | - | 389,963 | 209,980 | - | 289,330 | 1,300 | 1,950 | 467 | 600 | - | - | 263 | 321 | - | - | 2,030 | 2,871 | - | - | | | | | | |
| OAK | NE 38 St | - | - | - | 203,125 | 109,375 | - | 96,000 | 677 | 1,016 | 243 | 313 | - | - | 87 | 107 | - | - | 1,007 | 1,435 | - | - | | | | | | |
| WLT | NE 26 St | - | - | - | 349,830 | 188,370 | - | 71,600 | 1,166 | 1,749 | 419 | 538 | - | - | 65 | 80 | - | - | 1,650 | 2,367 | - | - | | | | | | |
| FTL | Sunrise Blvd | - | - | - | 208,000 | 112,000 | - | - | 693 | 1,040 | 249 | 320 | - | - | - | - | - | - | 942 | 1,360 | - | - | | | | | | |
| FTL | Sistrunk Blvd | - | - | - | 520,000 | 280,000 | - | - | 1,733 | 2,600 | 622 | 800 | - | - | - | - | - | - | 2,356 | 3,400 | - | - | | | | | | |
| FTL | Government Center | - | - | - | 12,350,000 | 6,650,000 | - | - | 41,167 | 61,750 | 14,778 | 19,000 | - | - | - | - | - | - | 55,944 | 80,750 | - | - | | | | | | |
| FTL | SE 17 St | - | - | - | 520,000 | 280,000 | - | - | 1,733 | 2,600 | 622 | 800 | - | - | - | - | - | - | 2,356 | 3,400 | - | - | | | | | | |
| FTL | Terminal Dr | - | - | - | 31,119 | 28,964 | - | - | 104 | 156 | 64 | 83 | - | - | - | - | - | - | 168 | 238 | - | - | | | | | | |
| DAN | Dania Beach Blvd | - | - | - | 223,894 | 208,393 | - | - | 746 | 1,119 | 463 | 595 | - | - | - | - | - | - | 1,209 | 1,715 | - | - | | | | | | |
| HLY | Sheridan St | - | - | - | 58,196 | 54,167 | - | - | 194 | 291 | 120 | 155 | - | - | - | - | - | - | 314 | 446 | - | - | | | | | | |
| HLY | Hollywood Blvd | - | - | - | 55,771 | 51,910 | - | - | 186 | 279 | 115 | 148 | - | - | - | - | - | - | 301 | 427 | - | - | | | | | | |
| HLY | Pembroke Ave | - | - | - | 77,595 | 72,223 | - | - | 259 | 388 | 160 | 206 | - | - | - | - | - | - | 419 | 594 | - | - | | | | | | |
| HAL | E Hallandale Beach Blvd | - | - | - | 121,848 | 113,412 | - | - | 406 | 609 | 252 | 324 | - | - | - | - | - | - | 658 | 933 | - | - | | | | | | |
| Broward County Total: | | | | | | | | | | | | | | | | | 53,678 | 80,516 | 20,079 | 25,815 | - | - | 424 | 519 | 74,181 | 106,851 | | |
| AVE | NE 193-203 St | - | - | - | 8,343,516 | 4,492,662 | - | - | 27,812 | 41,718 | 9,984 | 12,836 | - | - | - | - | - | - | 37,795 | 54,554 | - | - | | | | | | |
| NMB | NE 163 St | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | | | |
| NMB | NE 151 St | - | - | - | 27,886 | 25,955 | - | - | 93 | 139 | 58 | 74 | - | - | - | - | - | - | 151 | 214 | - | - | | | | | | |
| NMI | NE 125 St | - | - | - | 104,470 | 97,237 | - | - | 348 | 522 | 216 | 278 | - | - | - | - | - | - | 564 | 800 | - | - | | | | | | |
| MIS | NE 96 St | - | - | - | 9,497 | 8,840 | - | - | 32 | 47 | 20 | 25 | - | - | - | - | - | - | 51 | 73 | - | - | | | | | | |
| MIA | NE 79 St | 1,355,236 | 452 | 451,700 | 456,608 | 454,343 | - | - | 1,522 | 2,283 | 1,010 | 1,298 | - | - | - | - | - | - | 2,532 | 3,581 | - | - | | | | | | |
| MIA | NE 54 St | 751,333 | 250 | 250,419 | 282,808 | 267,859 | - | 365,904 | 943 | 1,414 | 595 | 765 | - | - | 333 | 407 | - | - | 1,871 | 2,586 | - | - | | | | | | |
| MIA | NE 36 St | 8,632,035 | 2,877 | 2,877,057 | 3,415,729 | 3,167,111 | - | 60,015 | 11,386 | 17,079 | 7,038 | 9,049 | - | - | 55 | 67 | - | - | 18,478 | 26,194 | - | - | | | | | | |
| MIA | NW 8th / 11th St | 15,579,613 | 5,193 | 5,192,685 | 5,363,822 | 5,284,836 | - | 717,411 | 17,879 | 26,819 | 11,744 | 15,100 | - | - | 652 | 797 | - | - | 30,276 | 42,716 | - | - | | | | | | |
| MIA | Government Center | 12,623,332 | 4,207 | 4,207,357 | 4,261,359 | 4,236,435 | - | 122,219 | 14,205 | 21,307 | 9,414 | 12,104 | - | - | 111 | 136 | - | - | 23,730 | 33,547 | - | - | | | | | | |
| Miami-Dade County Total: | | | | | | | | | | | | | | | | | 74,219 | 111,328 | 40,078 | 51,529 | - | - | 1,150 | 1,406 | 115,448 | 164,264 | | |
| | | | | | | | | | | | | | | | | | Low | | High | | | | | | | | | |
| | | | | | | | | | | | | | | | | | 253,583 | | 362,154 | | Total: | | | | | | | |



Appendix E
SFECC
TOD Impact Analysis
On-Site Earnings Impacts

| City | Station | TOD On-Site Office Employment | | TOD On-Site Retail Employment | | TOD On-Site Hotel Employment | | TOD On-Site Industrial Employment | | Office Annual Average Wages (1) | Retail Annual Average Wages (2) | Hotel Annual Average Wages (3) | Industrial Annual Average Wages (4) | TOD On-Site Office Earnings | | TOD On-Site Retail Earnings | | TOD On-Site Hotel Earnings | | TOD On-Site Industrial Earnings | | Total On-Site Earnings Estimate - Low | Total On-Site Earnings Estimate - High | | |
|---------------------------------|-------------------------|-------------------------------|-----------------|-------------------------------|-----------------|------------------------------|-----------------|-----------------------------------|-----------------|---------------------------------|---------------------------------|--------------------------------|-------------------------------------|-----------------------------|-----------------|-----------------------------|-----------------|----------------------------|-----------------|---------------------------------|-----------------|---------------------------------------|----------------------------------------|-----------------|-----------------|
| | | Estimate - Low | Estimate - High | Estimate - Low | Estimate - High | Estimate - Low | Estimate - High | Estimate - Low | Estimate - High | | | | | Estimate - Low | Estimate - High | Estimate - Low | Estimate - High | Estimate - Low | Estimate - High | Estimate - Low | Estimate - High | | | | |
| JUP | Indiantown Rd | 6,337 | 9,506 | 2,275 | 2,925 | - | - | 232 | 284 | 60,940 | 31,840 | 23,910 | 48,900 | 386,181,371 | 579,272,056 | 72,431,146 | 93,125,759 | - | - | - | - | 11,357,247 | 13,881,080 | \$469,969,764 | \$686,278,896 |
| JUP | Toney Pena Dr | 731 | 1,097 | 263 | 338 | - | - | 115 | 140 | 60,940 | 31,840 | 23,910 | 48,900 | 44,574,258 | 66,851,387 | 8,360,229 | 10,748,866 | - | - | - | - | 5,615,676 | 6,863,604 | \$58,550,163 | \$84,473,857 |
| JUP | F Small / D Ross | 660 | 990 | 410 | 527 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 40,226,235 | 60,339,353 | 13,041,560 | 16,767,719 | - | - | - | - | - | - | \$53,267,795 | \$77,107,072 |
| PBG | PGA Blvd | 9,007 | 13,510 | 3,233 | 4,157 | - | - | 1,086 | 1,327 | 60,940 | 31,840 | 23,910 | 48,900 | 548,865,332 | 823,297,998 | 102,943,715 | 132,356,205 | - | - | - | - | 53,105,889 | 64,907,198 | \$704,914,937 | \$1,020,561,401 |
| NPB | Northlake Blvd | 560 | 840 | 347 | 447 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 34,110,206 | 51,165,308 | 11,058,710 | 14,218,342 | - | - | - | - | - | - | \$45,168,916 | \$65,383,650 |
| RVB | 13 St | - | - | - | - | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | - | - | - | - | - | - | - | - | - | - | \$0 | \$0 |
| WPB | 45 St | 263 | 395 | 163 | 210 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 16,049,447 | 24,074,170 | 5,203,316 | 6,689,978 | - | - | - | - | - | - | \$21,252,763 | \$30,764,148 |
| WPB | Northwood / 23-25 St | 905 | 1,357 | 325 | 418 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 55,148,547 | 82,722,820 | 10,343,514 | 13,298,804 | - | - | - | - | - | - | \$65,462,061 | \$96,021,624 |
| WPB | Government Center | 5,616 | 8,424 | 3,485 | 4,481 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 342,251,377 | 513,377,065 | 110,959,718 | 142,662,494 | - | - | - | - | - | - | \$453,211,095 | \$656,039,559 |
| WPB | Okeechobee Blvd | 4,898 | 7,346 | 3,039 | 3,907 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 298,454,037 | 447,681,055 | 96,760,387 | 124,406,212 | - | - | - | - | - | - | \$395,214,424 | \$562,087,268 |
| WPB | Belvedere Rd | 400 | 600 | 78 | 100 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 24,376,000 | 36,564,000 | 2,476,444 | 3,184,000 | - | - | - | - | - | - | \$26,852,444 | \$39,748,000 |
| WPB | Southern Blvd | 395 | 592 | 245 | 315 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 24,053,647 | 36,080,470 | 7,798,320 | 10,026,412 | - | - | - | - | - | - | \$31,851,967 | \$46,106,882 |
| WPB | Forest Hill Blvd | - | - | 633 | 814 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | - | - | 20,165,333 | 25,926,857 | - | - | - | - | - | - | \$20,165,333 | \$25,926,857 |
| LKW | 10 Ave | 111 | 167 | 69 | 89 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 6,772,784 | 10,159,177 | 2,195,773 | 2,823,136 | - | - | - | - | - | - | \$8,968,557 | \$12,982,313 |
| LKW | Lake / Lucerne Aves | 217 | 325 | 78 | 100 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 13,203,667 | 19,805,500 | 2,476,444 | 3,184,000 | - | - | - | - | - | - | \$15,680,511 | \$22,989,500 |
| LAN | Lantana Rd | 213 | 319 | 132 | 170 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 12,970,908 | 19,456,363 | 4,205,238 | 5,406,734 | - | - | - | - | - | - | \$17,176,146 | \$24,863,097 |
| LAN | Hypoluxo Rd | 13 | 20 | 8 | 11 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 820,844 | 1,231,415 | 266,154 | 342,198 | - | - | - | - | - | - | \$1,087,098 | \$1,573,614 |
| BYN | Boynton Beach Blvd | 7,852 | 11,779 | 4,873 | 6,265 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 478,528,010 | 717,792,015 | 155,141,328 | 199,467,422 | - | - | - | - | - | - | \$633,669,338 | \$917,259,437 |
| BYN | SE 15 Av | 908 | 1,362 | 563 | 724 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 65,331,597 | 82,997,395 | 17,838,798 | 23,064,169 | - | - | - | - | - | - | \$73,270,395 | \$106,061,565 |
| DLR | Atlantic Av | 391 | 587 | 243 | 312 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 23,848,411 | 35,772,616 | 7,731,782 | 9,940,862 | - | - | - | - | - | - | \$31,580,193 | \$45,713,479 |
| DLR | Linton Blvd | - | - | - | - | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | - | - | - | - | - | - | - | - | - | - | \$0 | \$0 |
| BOC | NW 51 St | 69 | 104 | 12 | 15 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 4,230,252 | 6,345,378 | 368,353 | 473,597 | - | - | - | - | - | - | \$4,598,605 | \$6,818,975 |
| BOC | NW 20 St | 26 | 39 | 6 | 7 | - | - | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 1,587,284 | 2,380,926 | 184,318 | 236,981 | - | - | - | - | - | - | \$1,771,602 | \$2,617,906 |
| BOC | Palmetto Park Rd | 2,138 | 3,207 | 69 | 88 | 262 | 302 | - | - | 60,940 | 31,840 | 23,910 | 48,900 | 130,291,548 | 195,437,322 | 2,190,663 | 2,816,566 | 6,263,225 | 7,226,798 | - | - | - | - | \$138,745,435 | \$205,480,686 |
| Palm Beach County Total: | | | | | | | | | | | | | | | | | | | | | | \$3,272,459,143 | \$4,746,859,788 | | |
| DRF | E Hillsboro Blvd | 133 | 200 | 222 | 286 | - | - | - | - | 49,680 | 30,570 | 22,080 | 45,650 | 6,624,000 | 9,936,000 | 6,793,333 | 8,734,286 | - | - | - | - | - | - | \$13,417,333 | \$18,670,286 |
| DRF | E Sample Rd | 133 | 200 | - | - | - | - | - | - | 49,680 | 30,570 | 22,080 | 45,650 | 6,624,000 | 9,936,000 | - | - | - | - | - | - | - | - | \$6,624,000 | \$9,936,000 |
| PMP | E Sample Rd | 163 | 244 | 58 | 75 | - | - | 9 | 11 | 49,680 | 30,570 | 22,080 | 45,650 | 8,073,000 | 12,109,500 | 1,783,250 | 2,292,750 | - | - | - | - | 415,000 | 507,222 | \$10,271,250 | \$14,909,472 |
| PMP | Pompano Transfer | 717 | 1,076 | 445 | 572 | - | - | - | - | 49,680 | 30,570 | 22,080 | 45,650 | 35,637,896 | 53,456,844 | 13,607,409 | 17,495,240 | - | - | - | - | - | - | \$49,245,305 | \$70,952,084 |
| PMP | E Atlantic Blvd | 2,167 | 3,250 | 778 | 1,000 | - | - | - | - | 49,680 | 30,570 | 22,080 | 45,650 | 107,640,000 | 161,460,000 | 23,776,667 | 30,570,000 | - | - | - | - | - | - | \$131,416,667 | \$192,030,000 |
| OAK | Commercial Blvd | 1,300 | 1,950 | 467 | 600 | - | - | 263 | 321 | 49,680 | 30,570 | 22,080 | 45,650 | 67,577,811 | 96,866,716 | 14,264,633 | 18,340,242 | - | - | - | - | 12,007,174 | 14,675,435 | \$80,849,618 | \$129,862,393 |
| OAK | NE 38 St | 677 | 1,016 | 243 | 313 | - | - | 87 | 107 | 49,680 | 30,570 | 22,080 | 45,650 | 33,637,500 | 50,456,250 | 7,430,208 | 9,553,125 | - | - | - | - | 3,984,000 | 4,869,333 | \$45,051,708 | \$64,878,708 |
| WLT | NE 26 St | 1,166 | 1,749 | 419 | 538 | - | - | 65 | 80 | 49,680 | 30,570 | 22,080 | 45,650 | 57,931,848 | 86,897,772 | 12,796,602 | 16,452,774 | - | - | - | - | 2,971,400 | 3,631,711 | \$73,699,850 | \$106,982,257 |
| FTL | Sunrise Blvd | 693 | 1,040 | 249 | 320 | - | - | - | - | 49,680 | 30,570 | 22,080 | 45,650 | 34,444,800 | 51,667,200 | 7,608,533 | 9,782,400 | - | - | - | - | - | - | \$42,053,333 | \$61,449,600 |
| FTL | Sistrunk Blvd | 1,733 | 2,600 | 622 | 800 | - | - | - | - | 49,680 | 30,570 | 22,080 | 45,650 | 86,112,000 | 129,168,000 | 19,021,333 | 24,456,000 | - | - | - | - | - | - | \$105,133,333 | \$153,624,000 |
| FTL | Government Center | 41,167 | 61,750 | 14,778 | 19,000 | - | - | - | - | 49,680 | 30,570 | 22,080 | 45,650 | 2,045,160,000 | 3,067,740,000 | 451,756,667 | 580,830,000 | - | - | - | - | - | - | \$2,496,916,667 | \$3,648,570,000 |
| FTL | SE 17 St | 1,733 | 2,600 | 622 | 800 | - | - | - | - | 49,680 | 30,570 | 22,080 | 45,650 | 86,112,000 | 129,168,000 | 19,021,333 | 24,456,000 | - | - | - | - | - | - | \$105,133,333 | \$153,624,000 |
| FTL | Terminal Dr | 104 | 156 | 64 | 83 | - | - | - | - | 49,680 | 30,570 | 22,080 | 45,650 | 5,153,273 | 7,729,910 | 1,967,644 | 2,529,828 | - | - | - | - | - | - | \$7,120,917 | \$10,259,738 |
| DAN | Dania Beach Blvd | 746 | 1,119 | 463 | 595 | - | - | - | - | 49,680 | 30,570 | 22,080 | 45,650 | 37,076,797 | 55,615,196 | 14,156,816 | 18,201,621 | - | - | - | - | - | - | \$51,233,613 | \$73,816,816 |
| HLV | Sheridan St | 194 | 291 | 120 | 155 | - | - | - | - | 49,680 | 30,570 | 22,080 | 45,650 | 9,637,290 | 14,455,935 | 3,679,750 | 4,731,107 | - | - | - | - | - | - | \$13,317,040 | \$19,187,040 |
| HLV | Hollywood Blvd | 186 | 279 | 115 | 148 | - | - | - | - | 49,680 | 30,570 | 22,080 | 45,650 | 9,235,736 | 13,853,605 | 3,526,427 | 4,533,978 | - | - | - | - | - | - | \$12,762,164 | \$18,387,582 |
| HLV | Pembroke Ave | 259 | 388 | 160 | 206 | - | - | - | - | 49,680 | 30,570 | 22,080 | 45,650 | 12,849,720 | 19,274,580 | 4,906,333 | 6,308,143 | - | - | - | - | - | - | \$17,756,054 | \$25,582,723 |
| HAL | E Hallandale Beach Blvd | 406 | 609 | 252 | 324 | - | - | - | - | 49,680 | 30,570 | 22,080 | 45,650 | 20,178,076 | 30,267,115 | 7,704,477 | 9,905,756 | - | - | - | - | - | - | \$27,882,553 | \$40,172,870 |
| Broward County Total: | | | | | | | | | | | | | | | | | | | | | | \$3,299,884,739 | \$4,812,915,575 | | |
| AVE | NE 193-203 St | 27,812 | 41,718 | 9,984 | 12,836 | - | - | - | - | 52,420 | 28,890 | 23,300 | 43,010 | 1,457,890,310 | 2,186,835,465 | 288,428,920 | 370,837,182 | - | - | - | - | - | - | \$1,746,319,230 | \$2,557,672,647 |
| NMB | NE 163 St | - | - | - | - | - | - | - | - | 52,420 | 28,890 | 23,300 | 43,010 | - | - | - | - | - | - | - | - | - | - | \$0 | \$0 |
| NMB | NE 151 St | 93 | 139 | | | | | | | | | | | | | | | | | | | | | | |

Appendix F
SFECC
TOD Impact Analysis
Indirect Employment Impacts

| City | Station | Direct Office Employment Estimate | | Direct Office Employment Estimate | | Direct Retail Employment Estimate | | Direct Retail Employment Estimate | | Direct Hotel Employment Estimate | | Direct Hotel Employment Estimate | | Direct Industrial Employment Estimate | | Direct Industrial Employment Estimate | | Office Effect Multiplier (1) | Retail Effect Multiplier (2) | Hotel Effect Multiplier (3) | Industrial Direct Effect Multiplier (4) | Total Indirect Employment - Low | Total Indirect Employment - High |
|-------------------------|-------------------------|-----------------------------------|----------------|-----------------------------------|----------------|-----------------------------------|------------|-----------------------------------|--------------|----------------------------------|---------------|----------------------------------|---------------|---------------------------------------|--------|---------------------------------------|--------|------------------------------|------------------------------|-----------------------------|-----------------------------------------|---------------------------------|----------------------------------|
| | | Low | High | Low | High | Low | High | Low | High | Low | High | Low | High | Low | High | | | | | | | | |
| JUP | Indiantown Rd | 6,337 | 9,506 | 2,275 | 2,925 | - | - | - | - | - | - | 232 | 284 | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 8,207 | 12,048 |
| JUP | Toney Pena Dr | 731 | 1,097 | 263 | 338 | - | - | - | - | - | - | 115 | 140 | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 1,025 | 1,486 |
| JUP | F Small / D Ross | 660 | 990 | 410 | 527 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 906 | 1,322 |
| PBG | PGA Blvd | 9,007 | 13,510 | 3,233 | 4,157 | - | - | - | - | - | - | 1,086 | 1,327 | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 12,336 | 17,945 |
| NPB | Northlake Blvd | 560 | 840 | 347 | 447 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 768 | 1,121 |
| WPB | 13 St | 263 | 395 | 163 | 210 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 361 | 527 |
| WPB | 45 St | 905 | 1,357 | 325 | 418 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 1,143 | 1,685 |
| WPB | Northwood / 23-25 St | 905 | 1,357 | 325 | 418 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 1,143 | 1,685 |
| WPB | Government Center | 5,616 | 8,424 | 3,485 | 4,481 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 7,708 | 11,248 |
| WPB | Okeechobee Blvd | 4,898 | 7,346 | 3,039 | 3,907 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 6,721 | 9,808 |
| WPB | Belvedere Rd | 400 | 600 | 78 | 100 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 477 | 709 |
| WPB | Southern Blvd | 395 | 592 | 245 | 315 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 542 | 790 |
| WPB | Forest Hill Blvd | - | - | 633 | 814 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 266 | 342 |
| LKW | 10 Ave | 111 | 167 | 69 | 89 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 153 | 223 |
| LKW | Lake / Lucerne Aves | 217 | 325 | 78 | 100 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 274 | 403 |
| LAN | Lantana Rd | 213 | 319 | 132 | 170 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 292 | 426 |
| LAN | Hypoluxo Rd | 13 | 20 | 8 | 11 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 18 | 27 |
| BYN | Boynon Beach Blvd | 7,852 | 11,779 | 4,873 | 6,265 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 10,777 | 15,726 |
| BYN | SE 15 Av | 908 | 1,362 | 563 | 724 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 1,246 | 1,818 |
| DLR | Atlantic Av | 391 | 587 | 243 | 312 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 537 | 784 |
| DLR | Linton Blvd | - | - | - | - | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | - | - |
| BOC | NW 51 St | 69 | 104 | 12 | 15 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 82 | 122 |
| BOC | NW 20 St | 26 | 39 | 6 | 7 | - | - | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 31 | 47 |
| BOC | Palmetto Park Rd | 2,138 | 3,207 | 69 | 88 | 262 | 302 | - | - | - | - | - | - | 2.1117 | 1.4201 | 1.5396 | 1.8886 | | | | | 2,547 | 3,766 |
| | | 41,711 | 62,567 | 20,548 | 26,414 | 262 | 302 | 433 | 1,752 | | | | | | | | | | | | | 56,417 | 82,373 |
| DRF | E Hillsboro Blvd | 133 | 200 | 222 | 286 | - | - | - | - | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 298 | 408 |
| DRF | E Sample Rd | 133 | 200 | - | - | - | - | - | - | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 175 | 263 |
| PMP | Sample Rd | 163 | 244 | 58 | 75 | - | - | - | - | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 255 | 373 |
| PMP | Pompano Transfer | 717 | 1,076 | 445 | 572 | - | - | - | - | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 1,169 | 1,705 |
| PMP | E Atlantic Blvd | 2,167 | 3,250 | 778 | 1,000 | - | - | - | - | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 3,242 | 4,778 |
| OAK | Commercial Blvd | 1,300 | 1,950 | 467 | 600 | - | - | 263 | 321 | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 2,280 | 3,276 |
| OAK | NE 38 St | 677 | 1,016 | 243 | 313 | - | - | 87 | 107 | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 1,124 | 1,629 |
| WLT | NE 26 St | 1,166 | 1,749 | 419 | 538 | - | - | 65 | 80 | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 1,828 | 2,673 |
| FTL | Sunrise Blvd | 693 | 1,040 | 249 | 320 | - | - | - | - | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 1,038 | 1,529 |
| FTL | Sistrunk Blvd | 1,733 | 2,600 | 622 | 800 | - | - | - | - | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 2,594 | 3,823 |
| FTL | Government Center | 41,167 | 61,750 | 14,778 | 19,000 | - | - | - | - | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 61,602 | 90,790 |
| FTL | SE 17 St | 1,733 | 2,600 | 622 | 800 | - | - | - | - | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 2,594 | 3,823 |
| FTL | Terminal Dr | 104 | 156 | 64 | 83 | - | - | - | - | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 169 | 247 |
| DAN | Dania Beach Blvd | 746 | 1,119 | 463 | 595 | - | - | - | - | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 1,216 | 1,774 |
| HLY | Sheridan St | 194 | 291 | 120 | 155 | - | - | - | - | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 316 | 461 |
| HLY | Hollywood Blvd | 186 | 279 | 115 | 148 | - | - | - | - | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 303 | 442 |
| HLY | Pembroke Ave | 259 | 388 | 160 | 206 | - | - | - | - | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 422 | 615 |
| HAL | E Hallandale Beach Blvd | 406 | 609 | 252 | 324 | - | - | - | - | - | - | - | - | 2.3136 | 1.5094 | 1.6101 | 2.2720 | | | | | 662 | 965 |
| | | 53,013 | 79,519 | 19,666 | 25,253 | - | - | 424 | 519 | | | | | | | | | | | | | 81,276 | 119,573 |
| AVE | NE 193-203 St | 27,812 | 41,718 | 9,984 | 12,836 | - | - | - | - | - | - | - | - | 2.5829 | 1.5236 | 1.6292 | 2.3257 | | | | | 49,249 | 72,754 |
| NMB | NE 163 St | - | - | - | - | - | - | - | - | - | - | - | - | 2.5829 | 1.5236 | 1.6292 | 2.3257 | | | | | 177 | 260 |
| NMB | NE 151 St | 93 | 139 | 58 | 74 | - | - | - | - | - | - | - | - | 2.5829 | 1.5236 | 1.6292 | 2.3257 | | | | | 664 | 972 |
| NMI | NE 125 St | 348 | 522 | 216 | 278 | - | - | - | - | - | - | - | - | 2.5829 | 1.5236 | 1.6292 | 2.3257 | | | | | 60 | 88 |
| MIS | NE 96 St | 32 | 47 | 20 | 25 | - | - | - | - | - | - | - | - | 2.5829 | 1.5236 | 1.6292 | 2.3257 | | | | | 2,938 | 4,293 |
| MIA | NE 79 St | 1,522 | 2,283 | 1,010 | 1,298 | - | - | - | - | - | - | - | - | 2.5829 | 1.5236 | 1.6292 | 2.3257 | | | | | 2,245 | 3,178 |
| MIA | NE 54 St | 943 | 1,414 | 595 | 765 | - | - | 333 | 407 | - | - | - | - | 2.5829 | 1.5236 | 1.6292 | 2.3257 | | | | | 21,779 | 31,859 |
| MIA | NE 36 St | 11,386 | 17,079 | 7,038 | 9,049 | - | - | 55 | 67 | - | - | - | - | 2.5829 | 1.5236 | 1.6292 | 2.3257 | | | | | 35,314 | 51,413 |
| MIA | NW 8th / 11th St | 17,879 | 26,819 | 11,744 | 15,100 | - | - | 652 | 797 | - | - | - | - | 2.5829 | 1.5236 | 1.6292 | 2.3257 | | | | | 27,560 | 40,243 |
| MIA | Government Center | 14,205 | 21,307 | 9,414 | 12,104 | - | - | 111 | 136 | - | - | - | - | 2.5829 | 1.5236 | 1.6292 | 2.3257 | | | | | 139,988 | 205,061 |
| | | 74,219 | 111,328 | 40,078 | 51,529 | - | - | 1,150 | 1,406 | | | | | | | | | | | | | 312,989 | 457,758 |
| State of Florida | | 168,943 | 253,414 | 80,292 | 103,233 | 262 | 302 | 3,008 | 3,677 | 2,5372 | 1,6062 | 1,7711 | 2,4678 | | | | | | | | | | |

Note: Multipliers used are RIMS II Direct Effect Multipliers, from the Bureau of Economic Analysis, US Department of Commerce.
(1) Office multiplier used is the average of "Information and Data Processing Services" and "Professional, Scientific, and Technical Services".
(2) Retail multiplier used is "Retail Trade".
(3) Hotel multiplier used is "Accommodation".
(4) Industrial multiplier used is the average of "Miscellaneous Manufacturing" and "Wholesale Trade".

Appendix G
SFECC
TOD Impact Analysis
Indirect Earnings Impacts

| City | Station | Direct Office Earnings Estimate - Low | Direct Office Earnings Estimate - High | Direct Retail Earnings Estimate - Low | Direct Retail Earnings Estimate - High | Direct Hotel Earnings Estimate - Low | Direct Hotel Earnings Estimate - High | Direct Industrial Earnings Estimate - Low | Direct Industrial Earnings Estimate - High | Office Effect Multiplier (1) | Retail Effect Multiplier (2) | Hotel Effect Multiplier (3) | Industrial Effect Multiplier (4) | Total Indirect Earnings - Low | Total Indirect Earnings - High |
|------------------|-------------------------|---------------------------------------|----------------------------------------|---------------------------------------|----------------------------------------|--------------------------------------|---------------------------------------|-------------------------------------------|--------------------------------------------|------------------------------|------------------------------|-----------------------------|----------------------------------|-------------------------------|--------------------------------|
| JUP | Indiantown Rd | 386,181,371 | 579,272,056 | 72,431,146 | 93,125,759 | - | - | 11,357,247 | 13,881,080 | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$321,000,323 | \$470,883,069 |
| JUP | Toney Pena Dr | 44,574,258 | 66,861,387 | 8,360,229 | 10,748,866 | - | - | 5,615,676 | 6,863,604 | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$39,242,210 | \$57,029,111 |
| JUP | F Small / D Ross | 40,226,235 | 60,339,353 | 13,041,560 | 16,787,719 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$36,025,957 | \$52,416,379 |
| PBG | PCA Blvd | 548,865,332 | 823,297,998 | 102,943,715 | 132,356,205 | - | - | 53,105,889 | 64,907,198 | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$475,042,557 | \$692,246,861 |
| NPB | Northlake Blvd | 34,110,206 | 51,165,308 | 11,058,710 | 14,218,342 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$30,548,541 | \$44,446,950 |
| RVB | 13 St | - | - | - | - | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$0 | \$0 |
| WPB | 45 St | 16,049,447 | 24,074,170 | 5,203,316 | 6,689,978 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$14,373,622 | \$20,913,066 |
| WPB | Northwood / 23-25 St | 55,148,547 | 82,722,820 | 10,343,514 | 13,298,804 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$45,014,769 | \$66,235,272 |
| WPB | Government Center | 342,251,377 | 513,377,065 | 110,959,718 | 142,662,494 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$306,514,723 | \$445,967,111 |
| WPB | Okeechobee Blvd | 298,454,037 | 447,681,055 | 96,760,387 | 124,406,212 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$267,290,544 | \$388,897,441 |
| WPB | Belvedere Rd | 24,376,000 | 36,564,000 | 2,476,444 | 3,184,000 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$18,680,187 | \$27,712,176 |
| WPB | Southern Blvd | 24,053,647 | 36,080,470 | 7,798,320 | 10,026,412 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$21,542,952 | \$31,342,855 |
| WPB | Forest Hill Blvd | - | - | 20,165,333 | 25,926,857 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$11,707,993 | \$15,053,133 |
| LKW | 10 Ave | 6,772,784 | 10,159,177 | 2,195,773 | 2,823,136 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$6,065,595 | \$8,825,207 |
| LKW | Lake / Lucerne Aves | 13,203,667 | 19,805,500 | 2,476,444 | 3,184,000 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$10,777,437 | \$15,858,051 |
| LAN | Lantana Rd | 12,970,908 | 19,456,363 | 4,205,238 | 5,406,734 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$11,616,533 | \$16,901,608 |
| LAN | Hypoluxo Rd | 630,944 | 1,231,415 | 266,154 | 342,198 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$735,224 | \$1,069,722 |
| BYN | Boynton Beach Blvd | 478,528,010 | 717,792,015 | 155,141,328 | 199,467,422 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$428,561,843 | \$623,540,967 |
| BYN | SE 15 Av | 55,331,597 | 82,997,395 | 17,938,798 | 23,064,169 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$49,554,071 | \$72,099,264 |
| DLR | Atlantic Blvd | 23,848,411 | 35,772,616 | 7,731,782 | 9,940,862 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$21,358,246 | \$31,075,425 |
| DLR | Linton Blvd | - | - | - | - | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$0 | \$0 |
| BOC | NW 51 St | 4,230,252 | 6,345,378 | 368,353 | 473,597 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$3,206,135 | \$4,763,373 |
| BOC | NW 20 St | 1,587,284 | 2,380,926 | 184,318 | 236,981 | - | - | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$1,229,780 | \$1,821,739 |
| BOC | Palmetto Park Rd | 130,291,548 | 195,257,325 | 2,190,663 | 2,816,515 | 6,263,225 | 7,226,798 | - | - | 1.7074 | 1.5806 | 1.6357 | 1.5091 | \$87,415,157 | \$144,441,964 |
| | | 2,541,575,861 | 3,812,613,702 | 654,241,245 | 841,167,815 | 6,263,225 | 7,226,798 | 70,078,812 | 85,651,882 | | | | | 2,217,503,508 | 3,233,570,734 |
| DRF | E Hillsboro Blvd | 6,624,000 | 9,936,000 | 6,793,333 | 8,734,286 | - | - | - | - | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$10,437,732 | \$14,637,598 |
| PMP | E Sample Rd | 6,624,000 | 9,936,000 | - | - | - | - | - | - | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$5,682,398 | \$8,523,598 |
| PMP | E Sample Rd | 8,073,000 | 12,109,500 | 1,783,250 | 2,292,750 | - | - | 415,000 | 507,222 | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$8,479,574 | \$12,366,908 |
| PMP | Pompano Transfer | 35,637,896 | 53,456,844 | 13,607,409 | 17,495,240 | - | - | - | - | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$40,097,156 | \$58,104,622 |
| PMP | E Atlantic Blvd | 107,640,000 | 161,460,000 | 23,776,667 | 30,570,000 | - | - | - | - | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$108,982,641 | \$159,907,461 |
| CAK | Commercial Blvd | 64,577,811 | 96,866,716 | 14,264,633 | 18,340,242 | - | - | 12,007,174 | 14,675,435 | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$74,233,206 | \$106,751,811 |
| OAK | NE 38 St | 33,637,500 | 50,456,250 | 7,430,208 | 9,553,125 | - | - | 3,984,000 | 4,869,333 | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$36,993,482 | \$53,560,024 |
| WLT | NE 26 St | 57,931,848 | 86,897,772 | 12,796,602 | 16,452,774 | - | - | 2,971,400 | 3,631,711 | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$60,844,528 | \$88,738,948 |
| FTL | Sunrise Blvd | 34,444,800 | 51,667,200 | 7,608,533 | 9,782,400 | - | - | - | - | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$34,874,445 | \$51,170,388 |
| FTL | Sistrunk Blvd | 86,112,000 | 129,168,000 | 19,021,333 | 24,456,000 | - | - | - | - | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$87,186,113 | \$127,925,969 |
| FTL | Government Center | 2,045,160,000 | 3,067,740,000 | 451,756,667 | 580,830,000 | - | - | - | - | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$2,070,670,173 | \$3,038,241,759 |
| FTL | SE 17 St | 86,112,000 | 129,168,000 | 19,021,333 | 24,456,000 | - | - | - | - | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$87,186,113 | \$127,925,969 |
| FTL | Terminal Dr | 5,153,273 | 7,729,910 | 1,967,644 | 2,529,828 | - | - | - | - | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$5,798,086 | \$8,401,983 |
| DAN | Dania Beach Blvd | 37,076,797 | 55,615,196 | 14,156,816 | 18,201,621 | - | - | - | - | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$41,716,102 | \$60,450,630 |
| HLY | Sheridan St | 9,637,290 | 14,455,935 | 3,679,750 | 4,731,107 | - | - | - | - | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$10,843,174 | \$15,712,799 |
| HLY | Hollywood Blvd | 9,235,736 | 13,853,605 | 3,526,427 | 4,533,978 | - | - | - | - | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$10,391,376 | \$15,058,099 |
| HLY | NW 20 St | 12,949,720 | 19,274,580 | 4,906,333 | 6,308,143 | - | - | - | - | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$14,457,566 | \$20,950,399 |
| HAL | E Hallandale Beach Blvd | 20,178,076 | 30,257,115 | 7,704,477 | 9,935,756 | - | - | - | - | 1.8579 | 1.7000 | 1.7275 | 1.7371 | \$22,702,897 | \$32,898,673 |
| | | 2,633,677,952 | 3,950,516,928 | 601,190,606 | 772,959,351 | | | 19,377,574 | 23,683,702 | | | | | 2,731,576,768 | 4,001,527,637 |
| AVE | NE 193-203 St | 1,457,890,310 | 2,186,835,465 | 288,428,920 | 370,837,182 | - | - | - | - | 2.0638 | 1.7331 | 1.7628 | 1.7822 | \$1,762,278,058 | \$2,598,106,964 |
| NMB | NE 163 St | - | - | - | - | - | - | - | - | 2.0638 | 1.7331 | 1.7628 | 1.7822 | \$0 | \$0 |
| NMB | NE 151 St | 4,872,557 | 7,308,836 | 1,666,315 | 2,142,405 | - | - | - | - | 2.0638 | 1.7331 | 1.7628 | 1.7822 | \$6,404,758 | \$9,345,371 |
| NMI | NE 125 St | 18,254,436 | 27,381,654 | 6,242,643 | 8,026,255 | - | - | - | - | 2.0638 | 1.7331 | 1.7628 | 1.7822 | \$23,994,638 | \$35,011,282 |
| MIS | NE 96 St | 1,659,494 | 2,489,241 | 567,513 | 729,660 | - | - | - | - | 2.0638 | 1.7331 | 1.7628 | 1.7822 | \$2,181,331 | \$3,182,844 |
| MIA | NE 79 St | 79,784,578 | 119,676,867 | 29,169,799 | 37,502,741 | - | - | - | - | 2.0638 | 1.7331 | 1.7628 | 1.7822 | \$106,254,491 | \$154,799,527 |
| MIA | NE 54 St | 49,416,009 | 74,124,013 | 17,196,576 | 22,109,883 | - | - | 14,306,846 | 17,486,146 | 2.0638 | 1.7331 | 1.7628 | 1.7822 | \$76,363,904 | \$108,735,838 |
| MIA | NE 36 St | 596,841,743 | 895,822,612 | 203,328,550 | 261,422,421 | - | - | 2,346,587 | 2,868,050 | 2.0638 | 1.7331 | 1.7628 | 1.7822 | \$785,786,064 | \$1,146,227,772 |
| MIA | NW 8th / 11th St | 937,238,535 | 1,405,857,802 | 339,286,459 | 436,225,448 | - | - | 28,050,770 | 34,284,275 | 2.0638 | 1.7331 | 1.7628 | 1.7822 | \$1,267,659,707 | \$1,842,095,272 |
| MIA | Government Center | 744,631,499 | 1,110,902,248 | 271,579,121 | 349,687,441 | - | - | 4,778,763 | 5,840,710 | 2.0638 | 1.7331 | 1.7628 | 1.7822 | \$995,195,686 | \$1,449,029,233 |
| | | 3,890,559,161 | 5,835,638,741 | 1,157,864,894 | 1,488,683,436 | | | 49,482,966 | 60,479,181 | | | | | 5,026,118,637 | 7,346,534,103 |
| State of Florida | | 9,066,112,974 | 13,599,169,461 | 2,413,296,746 | 3,102,810,102 | 6,263,225 | 7,226,798 | 138,939,352 | 169,814,764 | 2.0003 | 1.8334 | 1.9225 | 1.8444 | 11,202,719,224 | 16,338,509,499 |

Note: Multipliers used are RIMS II Direct Effect Multipliers, from the Bureau of Economic Analysis, US Department of Commerce.
(1) Office multiplier used is the average of "Information and Data Processing Services" and "Professional, Scientific, and Technical Services".
(2) Retail multiplier used is "Retail Trade".
(3) Hotel multiplier used is "Accommodation".
(4) Industrial multiplier used is the average of "Miscellaneous Manufacturing" and "Wholesale Trade".

Appendix H
Florida East Coast Rail / SFECC Transit Analysis
Economic Impacts Over the Rail Construction Period

Total Construction Cost Estimate \$ 2,300,000,000

County Share of Mileage

| | |
|--------------|-----------------|
| Miami-Dade | 14 Miles |
| Broward | 25 Miles |
| Palm Beach | 43 Miles |
| Total | 82 Miles |

County Share of Construction Cost

| | | Hard Costs at 90% | Soft Costs at 10% |
|--------------|-------------------------|-------------------------|-----------------------|
| Miami-Dade | \$ 392,682,927 | \$ 353,414,634 | \$ 39,268,293 |
| Broward | \$ 701,219,512 | \$ 631,097,561 | \$ 70,121,951 |
| Palm Beach | \$ 1,206,097,561 | \$ 1,085,487,805 | \$ 120,609,756 |
| Total | \$ 2,300,000,000 | \$ 2,070,000,000 | \$ 230,000,000 |

Hard Construction Economic Impacts

| | | Construction Multipliers | | | RIMS Model Output | | |
|---------------------|------------------|--------------------------|--------------|--------------|-------------------|------------------|--------------|
| Direct Total Output | | Final Demand | Final Demand | Final Demand | Final Demand | Final Demand | Final Demand |
| | | Output | Earnings | Employment | Output | Earnings | Employment |
| Miami-Dade | \$ 353,414,634 | 1.9628 | 0.5518 | 14.6522 | \$ 693,682,244 | \$ 382,773,862 | 5,608 |
| Broward | \$ 631,097,561 | 1.9263 | 0.5341 | 14.2566 | \$ 1,215,683,232 | \$ 649,296,414 | 9,257 |
| Palm Beach | \$ 1,085,487,805 | 1.6853 | 0.4876 | 12.9220 | \$ 1,829,372,598 | \$ 892,002,079 | 11,526 |
| State of Florida | \$ 2,070,000,000 | 2.1891 | 0.7270 | 19.5262 | \$ 4,531,437,000 | \$ 3,294,354,699 | 64,326 |

Soft Construction Economic Impacts

| | | Professional, Scientific, and Technical Svcs Multipliers | | | RIMS Model Output | | |
|---------------------|----------------|----------------------------------------------------------|--------------|--------------|-------------------|----------------|--------------|
| Direct Total Output | | Final Demand | Final Demand | Final Demand | Final Demand | Final Demand | Final Demand |
| | | Output | Earnings | Employment | Output | Earnings | Employment |
| Miami-Dade | \$ 39,268,293 | 2.0828 | 0.6759 | 15.8685 | \$ 81,788,000 | \$ 55,280,509 | 877 |
| Broward | \$ 70,121,951 | 2.0327 | 0.6216 | 14.7198 | \$ 142,536,890 | \$ 88,600,931 | 1,304 |
| Palm Beach | \$ 120,609,756 | 1.8085 | 0.6043 | 14.0990 | \$ 218,122,744 | \$ 131,811,574 | 1,858 |
| State of Florida | \$ 230,000,000 | 2.2130 | 0.7980 | 19.2833 | \$ 508,990,000 | \$ 406,174,020 | 7,832 |

Summary of Economic Impacts from Construction

| | Total Output | Total Earnings | Total Employment |
|-------------------|-------------------|-------------------|------------------|
| Miami-Dade County | \$775.5 Million | \$438.1 Million | 6,486 |
| Broward County | \$1,358.2 Million | \$737.9 Million | 10,561 |
| Palm Beach County | \$2,047.5 Million | \$1,023.8 Million | 13,385 |
| State of Florida | \$5,040.4 Million | \$3,700.5 Million | 72,159 |

Source: AECOM Economics; Bureau of Economic Analysis 2006 RIMS II Multipliers, 2010.

Appendix I
Florida East Coast Rail / SFECC Transit Analysis
Annual Economic Impacts From Operations

Annual Operating Cost Estimate \$ 110,000,000

County Share of Mileage

| | |
|--------------|-----------------|
| Miami-Dade | 14 Miles |
| Broward | 25 Miles |
| Palm Beach | 43 Miles |
| Total | 82 Miles |

County Share of Operating Cost

| | |
|--------------|--------------------------|
| Miami-Dade | \$ 18,780,488 |
| Broward | \$ 33,536,585 |
| Palm Beach | \$ 57,682,927 |
| Total | \$ 110,000,000 |

Annual Operations Economic Impacts

| | | Rail Transportation Multipliers | | | RIMS Model Output | | |
|------------------|-----------------------------------------|---------------------------------|--------------|--------------|-------------------|------------------|--------------|
| | | Final Demand | Final Demand | Final Demand | Final Demand | Final Demand | Final Demand |
| | | Output | Earnings | Employment | Output | Earnings | Employment |
| Miami-Dade | Direct Total Output \$ 18,780,488 | 1.5947 | 0.2850 | 6.0282 | \$ 29,949,244 | \$ 8,535,535 | 51 |
| Broward | \$ 33,536,585 | 1.6123 | 0.3068 | 6.3973 | \$ 54,071,037 | \$ 16,588,994 | 106 |
| Palm Beach | \$ 57,682,927 | 1.4324 | 0.2999 | 5.8727 | \$ 82,625,024 | \$ 24,779,245 | 146 |
| State of Florida | \$ 110,000,000 | 1.8014 | 0.4558 | 9.7804 | \$ 198,154,000 | \$ 90,318,593 | 883 |

Summary of Annual Economic Impacts from Operations

| | Total Output | Total Earnings | Total Employment |
|-------------------|---------------------|-----------------------|-------------------------|
| Miami-Dade County | \$29.9 Million | \$8.5 Million | 51 |
| Broward County | \$54.1 Million | \$16.6 Million | 106 |
| Palm Beach County | \$82.6 Million | \$24.8 Million | 146 |
| State of Florida | \$198.2 Million | \$90.3 Million | 883 |

Source: AECOM Economics; Bureau of Economic Analysis 2006 RIMS II Multipliers, 2010.