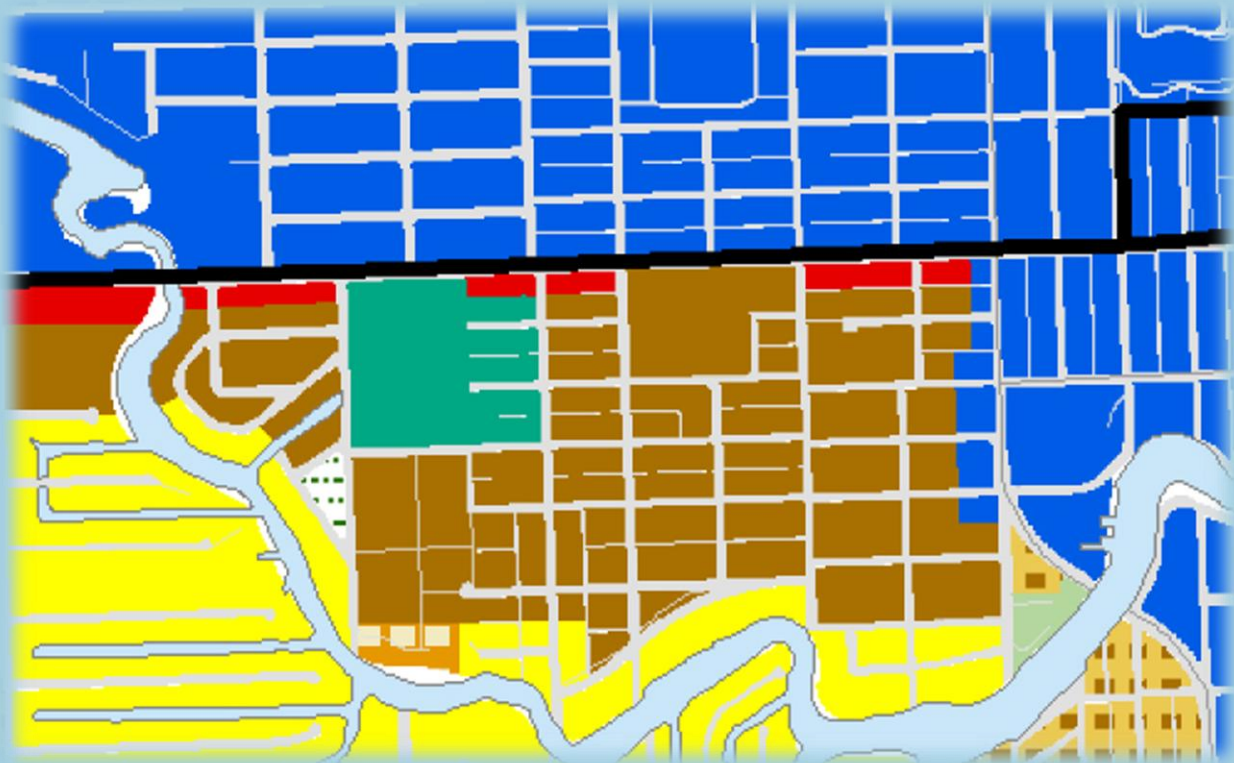


CENTRAL BROWARD EAST-WEST TRANSIT STUDY

Land Use, Activity Centers, and Major Employers

Technical Memorandum



February 2013



JACOBS

CENTRAL BROWARD



TRANSIT STUDY

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1.0 Overview

Introduction

Broward County has experienced tremendous population and employment growth in the last few decades. The County's existing infrastructure, in particular the east-west corridors, currently have limited capacity and transit service expansion options to support this growth. A review conducted by the Federal Highway Administration (FHWA) further confirmed that alternative modes of travel should be investigated to relieve traffic congestion on major corridors in the central Broward County.

As a result, the Florida Department of Transportation (FDOT), Broward County Transit (BCT), the Broward Metropolitan Planning Organization (MPO), and the South Florida Regional Transportation Authority (SFRTA), in cooperation with the Federal Transit Administration (FTA), are evaluating potential transit options in central Broward County through the Central Broward East-West Transit (CBT) Study. The main goal of the CBT Study is to improve east-west travel in the central portion of the County; by providing premium transit service that would offer mobility alternatives, promote economic development, and is compatible with land use policies and plans.

There are two main alignments¹ proposed for the CBT study's build alternatives: the SR 7/Broward Boulevard Alignment, and the Griffin Road Alignment. While the eastern and western sections of the two alignments are similar, the central portion of the SR 7/Broward Boulevard Alignment proposes premium bus service to operate on Broward Boulevard; connecting the South Florida Education Center (SFEC) to the Broward Tri-Rail station through SR 7. Alternatively, the Griffin Road Alignment proposes either premium bus or modern streetcar service to loop around the SFEC and connect to the Griffin Road Tri-Rail station through Griffin Road. These two alignments, when combined with the proposed transit vehicle, result in three alternatives:

1. SR 7/Broward Boulevard Alternative that offers premium bus from the western terminus to the Broward Tri-Rail Station and modern streetcar from the Broward Tri-Rail Station through downtown Fort Lauderdale, to the airport, and the Griffin Road Tri-Rail Station;
2. Griffin Road Premium Bus Alternative that offers premium bus from the western terminus to the Griffin Road Tri-Rail Station and modern streetcar from the Griffin Road Tri-Rail Station to the airport, downtown Fort Lauderdale, and Broward Boulevard Tri-Rail Station; and
3. Griffin Road Modern Streetcar Alternative that offers premium bus from the western terminus to the SFEC (near the intersection of University Drive with Nova Drive) and modern streetcar from the SFEC to the Griffin Road Tri-Rail Station, the airport, downtown Fort Lauderdale, and the Broward Boulevard Tri-Rail Station.

The purpose of this report is to document the existing conditions regarding land use and employment. A review of transit-supportive land use plans and policies within the study area is provided. Existing and future land use designations for the area surrounding the corridor are described for each alignment. The

¹ For purposes of this document the term "alignment" is used to refer to the proposed transit route, regardless of the type of transit vehicle. When the term "alternative" is used, it is in reference to both the

acreage, percentage of the total area, and maps of the different land use types are provided for each alignment. Major activity centers and major employers within the study area are also listed in this report.

1.1 Methodology

For the land use analysis, a half-mile radius was drawn around the two alignments. Existing land use information was collected from the Broward County Property Appraiser and field verified as necessary. The analysis of future land use designations is based on the Broward County Planning Council's adopted Broward County Land Use Plan. Both existing and future land use data is from 2011. The different existing land use categories were collapsed into representative types for the purposes of this analysis. Future land use categories were kept consistent with the Planning Council's subdivisions.

2.0 Local Land Use Plans and Policies

This section identifies the comprehensive plans and policies related to land use and growth in the CBT Study corridor. The CBT Study corridor passes through seven municipalities (Dania Beach, Davie, Fort Lauderdale, Hollywood, Lauderhill, Plantation, and Sunrise) and several unincorporated areas of Broward County. Broward County, through its Charter, has control over land use throughout the entire County.

2.1 Broward County

The County has established a number of transit-supportive land use designations in the past 10 years that occur within the corridor. The following is a brief description of these designations.

2.1.1 Regional Activity Center (RAC)

The purpose of this designation is to promote mixed-use development, encourage mass transit and non-motorized transportation, and to provide incentives for quality development in areas of the County that are regionally significant. In order to apply this designation, the area of land must be at least 160 acres and be the subject of an Area-wide Development of Regional Impact (DRI), the center of regional tourist activity, employment or education, or provide direct access to airports, ports and rail mass transit facilities (existing or proposed). Each local government with one or more RACs is required to adopt policies in their comprehensive plans to ensure that performance and design standards are adopted within local land development regulations. These performance and design standards will provide for an interconnected street network, a safe and attractive pedestrian environment and multi-modal transit connections. Each local government is also responsible for setting the density and intensity standards within their plans.

2.1.2 Local Activity Center (LAC)

The intent of this designation is to "support a balanced mix of land uses characterized by compactness, pedestrian-friendly design, neighborhood-scale, and framed by architecture and landscape design appropriate to local history and ecology. Development patterns within LACs shall generally reflect planning and design principles such as walkable neighborhoods oriented around the five-minute walk, primary orientation toward public transit systems, a centrally-located, community-serving land use or land uses, and greater integration of housing, employment, shopping, and recreation at the neighborhood level" (Broward County Planning Council). LACs should be comprised of less than 160 acres of land, and 75 percent of the land within the LAC should be within a quarter-mile of mass transit

or multimodal facilities (existing or planned). Local governments must identify the density and intensity standards within their comprehensive plans.

2.1.3 Transit Oriented Corridor (TOC)

The purpose of this designation is to facilitate mixed-use development within one quarter-mile of existing or planned high-performance transit (e.g. bus rapid transit or light rail) stations or stops. This designation requires residential and at least two non-residential uses. Local governments determine the appropriate densities and intensities in their comprehensive plans, and a minimum floor area ratio² (FAR) of 2.0 is encouraged for the non-residential uses. Local comprehensive plans must also include policies that require design guidelines be adopted as part of the land development regulations. Specific guidelines required for this designation include integrated transit stops with shelter or stations (within the TOC); minimum five-foot wide pedestrian and bicycle paths; buildings should front the street; parking strategies that encourage and support transit use; and an interconnected street grid.

2.1.4 Transit Oriented Development (TOD)

This designation permits mixed-use development in areas served by regional transit facilities and neighborhood transit centers. The required uses are residential and at least two non-residential uses. A minimum FAR of 2.0 is encouraged for the non-residential uses. Each local government must identify the density and intensity standards in their comprehensive plans and have to include policies for design guidelines. The specific guidelines required are the same as for TOC listed above.

2.1.5 Other Broward County Initiatives

Transportation Concurrency Management (TCM) System

In 2004, Broward County revised its concurrency management system to include both roadways and transit. Development still calculates peak hour trip volume, and then a factor is applied to determine the transit cost associated with the development. The County is divided into ten districts, two of which remain automobile-based for concurrency, while the remaining eight have specific transit improvements (capital only) identified towards which the fee is applied. The County developed a system of credits that could be used to reduce the fee. The credits are related to transit-supportive land use and design principles. After a few years of implementation, the County has decided to revisit this concurrency management system.

Transit/Housing Oriented Redevelopment (THOR)

In 2006, the County created the Transit/Housing Oriented Redevelopment Initiative as a multi-disciplinary strategy to establish vibrant transit corridors throughout Broward County. The primary goal of THOR is to protect existing residential neighborhoods by directing growth to adjacent transit corridors such as Broward Boulevard and US 441/SR 7. The County is seeking ways to leverage public investments along transit corridors to attract private reinvestment and enhance the tax base. Since the County is approaching build-out, developers are looking at underutilized land or blighted areas for future developments. Through THOR, the County is taking steps to accommodate projected growth in a manner that maintains and improves the quality of life for its residents. The first areas that have been

² A Floor Area Ratio (FAR) is “the ratio of the total floor area of a building to the area of the building lot.” (broward.org)

considered in the THOR program are along SR 7 (from I-595 north to Peters Road) and Broward Boulevard (from SR 7 east to I-95) within the CBT transit corridor.

County-Wide Community Design Guidebook

As a way to distinguish Broward County from its neighbors, the County began the County-Wide Community Design Collaboration in March 2003. The end result is the County-Wide Community Design Guidebook that establishes urban design guidelines/principles focused on the following:

- Sustainable transportation choices (create a pedestrian and transit friendly environment)
- Civic beauty (enhance visual appeal)
- Accommodation for a diverse population (provide for mixed-use and a mix of housing types)
- Economic vitality and sustainability (enhance economic redevelopment)
- Sense of place (implement context driven design principles)

The County adopted the Urban Design Element into the Comprehensive Plan in 2009. This element establishes the principles set forth in the Guidebook and is promoted as a model for the municipalities to adopt into their own comprehensive plans.

2.2 City of Fort Lauderdale

The City of Fort Lauderdale has adopted three Regional Activity Centers within the corridor that are described below.

2.2.1 Northwest Fort Lauderdale RAC

This RAC consists of approximately 1,000 acres located between NW 27th Avenue and US 1, south of Sunrise Boulevard and north of Broward Boulevard. The permitted uses and densities/intensities are 10,900 dwelling units, 13.5 million square feet of commercial, 4.5 million square feet of industrial, 1.5 million square feet of community facilities, 500,000 square feet for utilities, and 11.5 acres (minimum) for recreation and open space. This designation has the potential to influence station area development at five potential station areas along Broward Boulevard, as well as development along this portion of the corridor in general.

2.2.2 Downtown Fort Lauderdale RAC

This designation covers approximately 700 acres between Sunrise Boulevard and Davie Boulevard, from US-1 west to NW 7th Avenue. The permitted uses and densities/intensities are 8,100 dwelling units and unlimited amounts of commercial, industrial and transportation uses. This designation covers four potential station areas along Andrews Avenue.

2.2.3 South Fort Lauderdale RAC

Covering an area of roughly 270 acres, this RAC is located between SW 4th Avenue and US 1 from SR 84 north to 10th Street. The permitted uses and densities/intensities are 253 dwelling units, six million square feet of commercial, four million square feet of office, one million square feet of community facilities, and 11.5 acres (minimum) of recreation and open space. This designation includes two potential station areas along Andrews Avenue.

2.3 City of Lauderdale

The City of Lauderdale recently annexed portions of the study area near SR 7 and Broward Boulevard. The areas annexed are residential and the City has not undertaken any land use studies for the area.

2.4 City of Plantation

The City of Plantation has established a LAC along SR 7 from Davie Boulevard north to Sunrise Boulevard that includes approximately 345 acres of land. This Local Activity Center allows 1,960 dwelling units, over three million square feet of commercial, 10.6 acres (maximum) of community facilities, and 3.6 acres (minimum) of recreation and open space.

2.4.1 Midtown Business District

The City of Plantation's Midtown District is located on the north side of I-595 between University Drive and Pine Island Road. The Conceptual Master Plan, adopted in 2002, proposes a multimodal center at the south end of the district adjacent to I-595, where transit-oriented development will be encouraged. One of the goals for the district is to be multimodal, encouraging pedestrians and transit riders.

2.5 Town of Davie

The Town has a Regional Activity Center that is generally located between Davie Road and University Drive, extending south of I-595 to Griffin Road, consisting of roughly 750 acres. The current development potential permitted in the RAC is 8,729 dwelling units, 3.4 million square feet of commercial, 8.5 million square feet of industrial, 12.4 million square feet of community facilities, and a minimum of 13 acres of recreation and open space. A master plan for the RAC was recently completed and is in the process of being approved by the Town Council. Changes to the development allowances within the RAC may be approved as part of this master plan.

2.5.1 Transit Oriented Corridor

Resulting from the South Florida Regional Planning Council's (SFRPC) SR 7 Charrette process, the Town amended the future land use designation of an approximately 900 acre area located between Florida's Turnpike and SR 7, and south of I-595 to approximately one half-mile north of Stirling Road, as TOD. This designation allows 3.6 million square feet of industrial/flex, 1.7 million square feet of office, 600,000 square feet of commercial, 6,428 dwelling units and 750 hotel rooms. The Charrette Master Plan for this area includes an intermodal station and the policies for this designation encourage greater use of transit, bicycles, and walking.

2.6 City of Sunrise

The City has recently processed two future land use map amendments within the Central Broward Transit corridor. One is a modification to designate the land west of the Sawgrass Mills Mall, known as Metropica, as TOD. The other amendment is for the northern portion of the former Racal-Milgo Property, which was changed to a LAC. Both of these amendments were approved by the City for transmittal to Broward County. These designations have helped to increase the amount of land designated for mixed-use and with transit-supportive design standards within the Western Terminus area.

2.7 South Florida Regional Planning Council/SR 7 Initiative

The SFRPC has been working with the communities along SR 7 developing master plans for TOD. Within the study area, the SFRPC has worked with both the City of Plantation and the Town of Davie. A charrette master plan was completed in July 2005. This plan did not propose specific development densities and intensities; rather it laid out a land use pattern and urban design principles for the corridor. The City of Plantation, with its LAC, did not need to modify its comprehensive plan to accommodate the recommendations of the charrette. Instead, staff from the SFRPC is working with the City to implement changes to their land development regulations to permit the design features identified by the master plan. The Town of Davie adopted the TOC future land use designation to implement it in their master plan.

2.8 Special Districts

There are four established Community Redevelopment Agency Areas (CRAs) within the Central Broward Transit Study area, which are described below.

2.8.1 Town of Davie

Established in 1986, the Town's CRA is located on the west side of SR 7 from I-595 to Griffin Road and then extends west along Griffin Road to just west of Davie Road, including the historic downtown area. The portion of the CRA within the Central Broward Transit corridor is the area between SR 7 and Florida's Turnpike on the south side of I-595.

2.8.2 City of Plantation

Originally created as a special taxing district in 1989, the City's CRA was renamed to the Plantation Gateway Redevelopment District in 2000 and is located on SR 7 from Peters Road to Sunrise Boulevard, covering roughly the same area as the LAC future land use designation. Only the portion between Peters Road and Broward Boulevard is within the Central Broward Transit corridor. The CRA's primary goals are to improve aesthetics and mobility, enhance land use, zoning and code enforcement, and provide marketing and business assistance.

2.8.3 County Central

Designated in 1986, this CRA covers the unincorporated areas between Broward Boulevard and north of Sunrise Boulevard, extending east from SR 7 to just past NW 27th Avenue. It includes the residential neighborhoods of Broward Estates, Boulevard Gardens, Washington Park, Roosevelt Gardens, and Franklin Park. A modified plan was adopted in 2005. The primary goals for the CRA are to protect the established neighborhoods and assess the viability of the existing commercial areas.

2.8.4 Fort Lauderdale

Designated in 1995, the City's Northwest-Progresso-Flagler Heights CRA extends from just west of I-95 to US 1 between Broward Boulevard and Sunrise Boulevard. The original redevelopment plan was adopted in 1995 and modified in 2001. The portion within one half-mile of Broward Boulevard on the north side is within the Central Broward Transit corridor. When the plan was modified in 2001, the strategy for redevelopment was shifted to encouraging private participation.

2.8.5 Downtown Development Authority

The Downtown Development Authority (DDA) was established as an independent taxing district in 1965. The DDA was formed to provide for the rehabilitation, redevelopment, and revitalization of slum and blighted areas in downtown. The DDA's mission is to provide a critical link between the economic development and physical development objectives of downtown Fort Lauderdale. Specifically, the DDA is an advocate for the City of Fort Lauderdale as the "Downtown of Broward County" that has:

- A mixed-use environment with primary emphasis on regional corporate headquarters
- Entertainment, cultural and historic amenities of regional and statewide significance
- The office and governmental center of Broward County

2.9 Community Planning Efforts

2.9.1 Davie Boulevard Corridor Master Plan

The City of Fort Lauderdale, in conjunction with the FDOT, conducted a master plan for Davie Boulevard from SR 7 to I-95. The goal of the Master Plan is to develop a livable and sustainable corridor that reflects the cultural diversity of the area. The primary components of the Master Plan are the creation of a Main Street between 27th and 31st Avenues that includes a civic/cultural center and mixed-use development, reconfiguring, and concentrating commercial development at the major intersections along the corridor, providing pedestrian linkages, and creating TOD at the gateways (SR 7 and I-95). The City Commission approved this plan in May 2006 and the City is working to modify the future land use designations in the corridor and develop specific design guidelines.

2.9.2 South Andrews Avenue Master Plan

The South Andrews Avenue Master Plan is a redevelopment vision for the portion of Andrews Avenue extending south from Tarpon River to SR 84. The Master Plan was adopted by the City Commission in 2004, and efforts are currently underway to change zoning and development regulations to implement the plan. The South Andrews Master Plan envisions a lively, mixed-use urban neighborhood characterized by low to mid-rise buildings of a variety of commercial and residential uses, constructed close to the right-of-way lines and defining a pedestrian-friendly environment at the street level. The buildings have active street frontages with parking located behind them or at the interior of the blocks, frequently in parking garages.

3.0 Existing and Future Land Use

3.1 Corridor Overview: Existing Land Use

The Central Broward Transit corridor is a diverse area with a variety of existing land uses. Exhibit 1 shows the different existing land uses surrounding the two proposed alignments, with the total acreage and percentage of total land use area shown for each land use type. Existing transportation facilities and utilities comprise about a third of the total land use surrounding each alignment; including the Fort Lauderdale-Hollywood International Airport, located at the eastern terminus of the corridor.

Residential land use represents about 27 percent of the total land surrounding the two alignments. The SR 7/Broward Boulevard Alignment includes more single-family residential designations, due to the higher number of neighborhoods along SR 7 and Broward Boulevard between I-595 and I-95. However, most of these single-family neighborhoods include relatively smaller lots and are more compact than the single-family residential lots located along Griffin Road or in the western part of the study area.

Residential land use near the Griffin Road Alignment is found primarily along I-595 (particularly on the north side), on both sides of Griffin Road, and on the west and south sides of downtown Fort Lauderdale. The residential areas along I-595 are part of large, planned developments and are typically larger-lot, gated subdivisions. The residential areas along Griffin Road and surrounding downtown Fort Lauderdale are older subdivisions that tend to be smaller lots with unrestricted access (i.e. non-gated). Multi-family residential uses are located primarily east of I-95 along Broward Boulevard, along Andrews Avenue south to SR 84, along Griffin Road between I-95 and University Drive; throughout the SFEC on University Drive, Nova Drive, and Davie Road; and also on the south side of I-595 between Pine Island Road and Flamingo Road.

Commercial/retail, office, and industrial land use totals are similar for the two alignments. The largest commercial land designation is the Sawgrass Mills area, located in the western portion of the corridor. The remaining commercial/retail areas are scattered along I-595, University Drive, Griffin Road, Broward Boulevard, and Andrews Avenue. The largest concentrations of industrial land use are located in the Sawgrass International Corporate Park area, along I-595 between University Drive and Davie Road, and the area south of SR 84 along both Andrews Avenue and US 1 (part of Port Everglades).

Public and institutional land uses comprise about nine percent of the land uses along the Griffin Road Alignment. The alignment passes through downtown Fort Lauderdale, which includes a variety of public uses, such as the Broward County Administrative building, the Broward County Courthouse, a federal courthouse, the Broward Performing Arts Center, and the Museum of Discovery and Science. Other public use buildings along the corridor include schools, the Fort Lauderdale Police Department, the South Florida Education Corridor (SFEC), and the BB&T Center (formerly the Bank Atlantic Center). The SR 7/Broward Boulevard Alignment comprises a slightly smaller percentage of public and institutional land uses; primarily due to the alignment traversing, but not entirely encompassing, the SFEC.

While water resources comprise only three percent of the total land use, this percentage is underestimated due to the fact that many water bodies, such as retention ponds, are enclosed in adjacent land use types. Broward County's Geographic Information System (GIS) water location data

shows that water acreage is somewhere between eight and nine percent for both alignments. This relatively high percentage of surface water compared to other land uses is primarily due to the alignment's location along two drainage canals for more than half of its length, with numerous stormwater facilities scattered throughout the corridor.

Land use trends in the corridor indicate increasing residential densities at both ends of the corridor. Both the City of Sunrise and the City of Fort Lauderdale have approved the construction of high-rise residential in recent years. Although most have been completed or are under construction, there has been a noticeable delay in construction due to the current economic downturn. As Broward County is running out of greenfields, redevelopment is occurring within the older areas along SR 7 and Broward Boulevard. Additionally, both the County and several municipalities are promoting transit-oriented land use patterns that focus density increases along major transit routes such as SR 7 and Broward Boulevard.

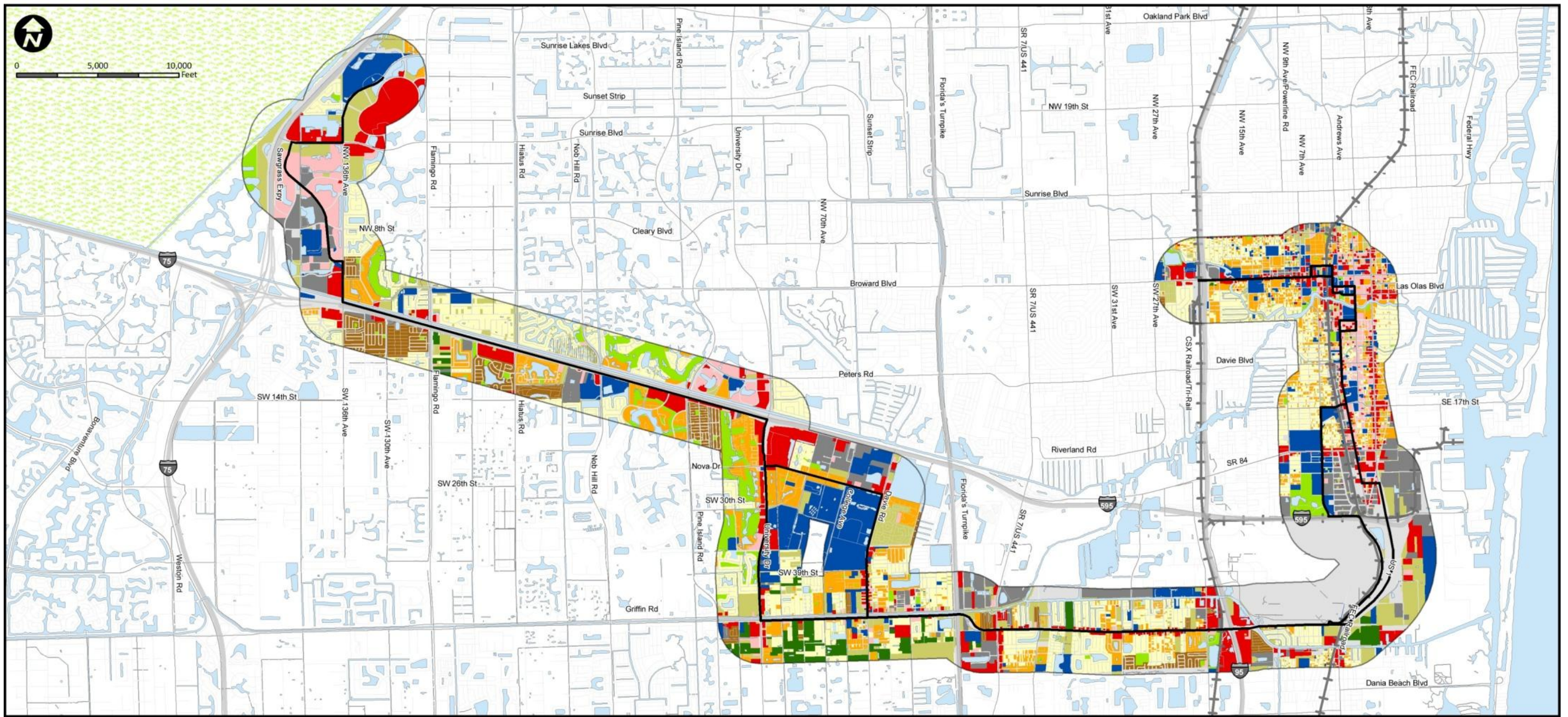
Exhibits 2 and 3 illustrate the existing land uses within the entire corridor for both alignments. A more detailed analysis of land uses by segment follows in the next section.

Exhibit 1: Existing Land Uses – Central Broward Transit Corridor Totals

Existing Land Use Category	Griffin Road Alignment		SR 7/Broward Boulevard Alignment	
	Acreage	% of Total	Acreage	% of Total
Single-Family Residential	2,559	15%	2,900	17%
Mobile Homes	555	3%	509	3%
Multi-Family Residential	1,549	9%	1,256	7%
Commercial/Retail	1,468	8%	1,398	8%
Office	695	4%	675	4%
Industrial	1,129	6%	1,009	6%
Public and Institutional	1,588	9%	1,275	8%
Parks/Recreation	770	4%	716	4%
Transportation & Utilities	4,718	28%	4,999	31%
Agricultural	331	2%	82	1%
Water	609	3%	579	3%
Vacant	1,614	9%	1,412	8%
Total	17,587	100%	16,810	100%

Source: Broward County Property Appraiser, 2011; Jacobs, 2011.

Exhibit 2: Existing Land Use Map - Central Broward Corridor Total - Griffin Road Alignment



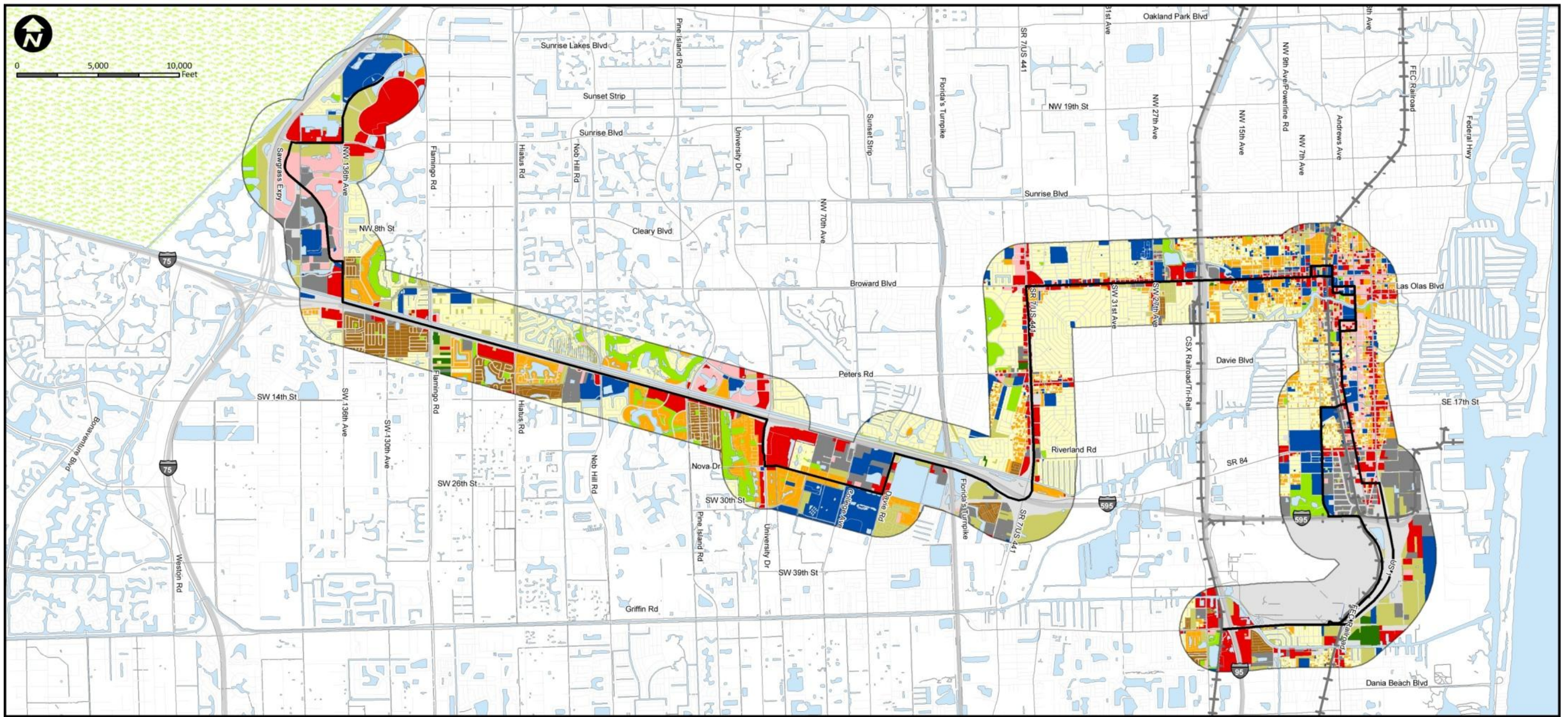
Legend

- | | | | | | |
|----------------------------|---------------------------|--------------------------|--------------------------|------------------------------|------------|
| Alignment | Water | Multi-Family Residential | Office | Industrial | Everglades |
| Broward County Major Roads | Agriculture | Mobile Home | Public and Institutional | Transportation and Utilities | |
| Interstate/Toll Road | Single-Family Residential | Commercial/Retail | Parks/Recreation | Vacant | |
| Railroad | | | | | |
| Half-Mile Buffer | | | | | |

* Data taken from the Broward County Property Appraiser's 2011 records.

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Exhibit 3: Existing Land Use Map - Central Broward Corridor Total - SR 7/Broward Boulevard Alignment



Legend

Alignment	Water	Multi-Family Residential	Office	Industrial	Everglades
Broward County Major Roads	Agriculture	Mobile Home	Public and Institutional	Transportation and Utilities	
Interstate/Toll Road	Single-Family Residential	Commercial/Retail	Parks/Recreation	Vacant	
Railroad					
Half-Mile Buffer					

* Data taken from the Broward County Property Appraiser's 2011 records

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3.2 Corridor Overview: Future Land Use

Municipalities, as required by the State's Local Government Comprehensive Planning Act of 1975 and the Growth Management Act of 1985, each have their own comprehensive plans; however, certain elements of those plans must be consistent with Broward County's adopted Comprehensive Plan. Specifically, the Future Land Use and Transportation Elements must be consistent with the County's plan, as well as individual objectives and policies in the other elements. For future land use plans, municipalities must adopt designations that are consistent with the County's Plan, meaning that the permitted densities and intensities cannot exceed what is adopted by the County. Conversely, municipalities may adopt less intense standards for certain designations, but these standards must still be in the acceptable range relative to the County's designations. As addressed in Section 2, each municipality adopts its own land development regulations and zoning districts to implement the land use plan.

Exhibit 4 shows the future land use designations surrounding each of the two alignments: the Griffin Road Alignment and the SR 7/Broward Boulevard Alignment. The acreage and percentage of the total is provided for each land use type. Approximately 30 percent of the total land use surrounding each alignment is designated as residential; with the SR 7/Broward Boulevard Alignment encompassing a higher percentage of low density residential. Both alignments have approximately the same percentage of the other land use types; including commercial, office and industrial land uses. Transit oriented development is also proposed for the area. The Griffin Road Alignment has a higher percentage of RACs.

It should be noted that the Industrial future land use category allows office and commercial uses. The best example within the corridor is the Sawgrass International Corporate Park, which includes some light industrial operations (warehousing and distribution), but is also home to several large office buildings and retail uses. There is no land designated as Agricultural for future use within the corridor, indicating that it is expected to continue to develop with urban uses. Exhibits 5 and 6 illustrate the County's generalized Future Land Use Map for the two alignments.

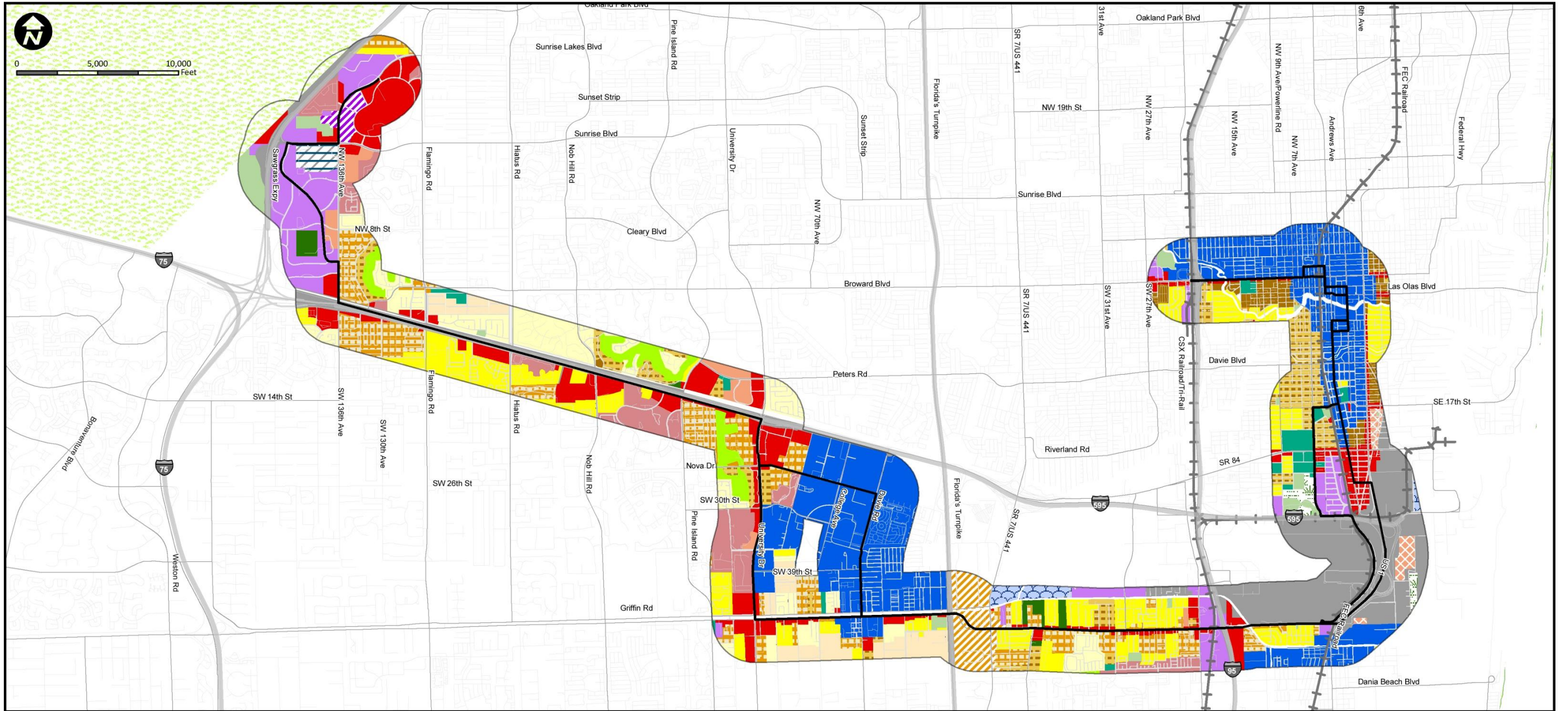
Exhibit 4: Future Land Uses – Central Broward Corridor Total

Future Land Use ³	Griffin Road Alignment		SR 7/Broward Boulevard Alignment	
	Acreage	% of Total	Acreage	% of Total
Low (2) Residential	<1	<1%	N/A	N/A
Low (3) Residential	947	5%	936	6%
Low (5) Residential	1,461	8%	1,963	12%
Low-Medium (10) Residential	1,097	6%	839	5%
Medium (16) Residential	614	3%	553	3%
Medium-High (25) Residential	203	1%	252	2%
Estate Residential	431	2%	100	1%
Residential in Irregular Areas	746	4%	446	3%
Commercial	1,447	8%	1,361	8%
Office Park	199	1%	186	1%
Industrial	1,081	6%	1,108	7%
Utilities	109	1%	81	< 1%
Electrical Generation Facilities	105	1%	10	< 1%
Transportation	2,250	13%	2,423	14%
Right-of-Way	2,228	13%	2,316	14%
Community Facilities	193	1%	250	1%
Commercial Recreation	314	2%	424	3%
Recreation and Open Space	257	1%	301	2%
Conservation - Natural Resources	75	<1%	77	< 1%
Local Activity Center (LAC)	90	1%	252	2%
Regional Activity Center (RAC)	2,978	17%	2,181	13%
Employment Center - High	89	1%	89	1%
Transit-Oriented Corridor	317	2%	348	2%
Transit-Oriented Development	82	<1%	82	< 1%
Total	17,312	~ 100%	16,579	~ 100%

Source: Broward County Planning Council, October 25, 2011.

³ The maximum allowable density for the residential future land use designations is shown by the number in parentheses after the description. It represents the number of housing units per acre.

Exhibit 5: Future Land Use Map - Central Broward Corridor Total - Griffin Road Alignment

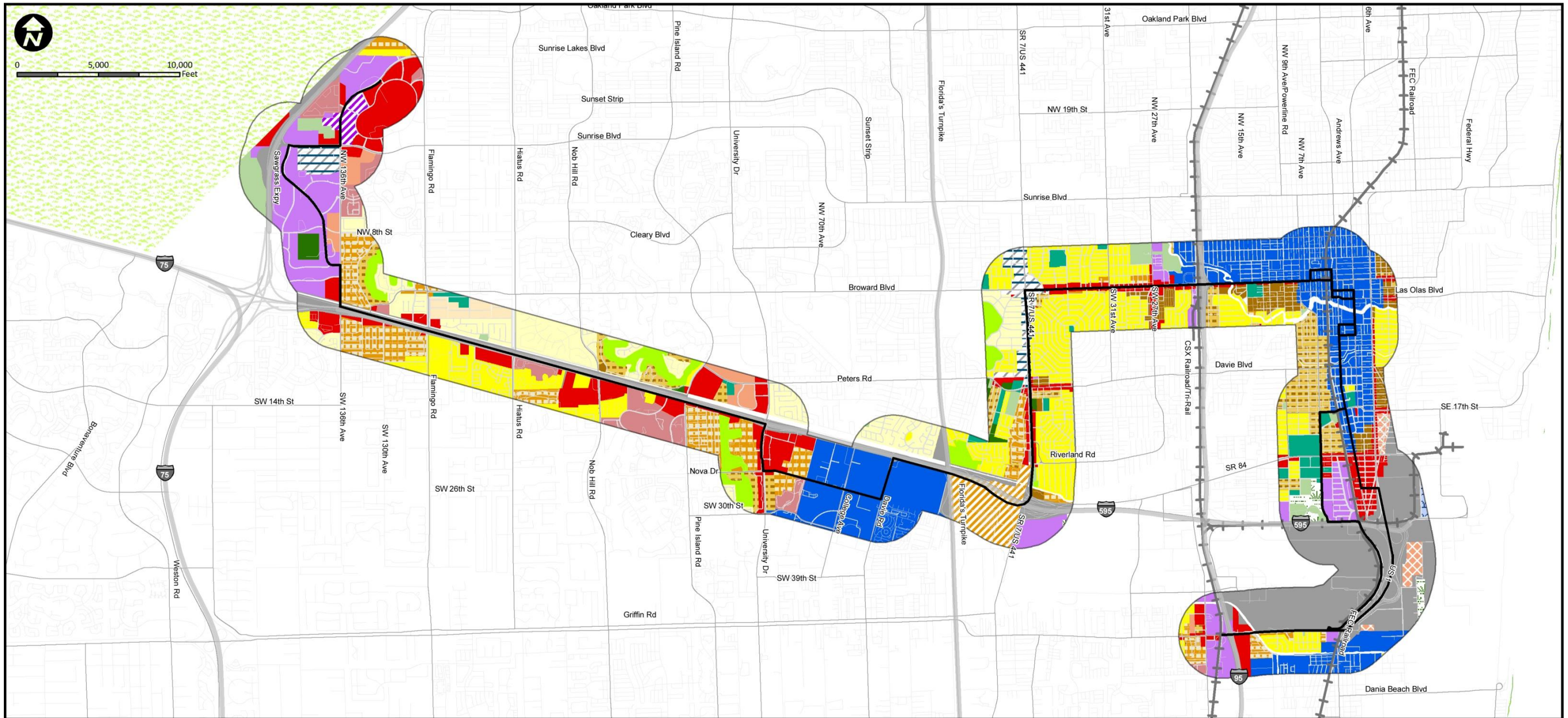


Legend	
Alignment	Conservation - Natural Resources
Broward County Major Roads	Recreation and Open Space
Interstate/Toll Road	Commercial Recreation
Railroad	Estate Residential
Half-Mile Buffer	Low (2) Residential
Low (3) Residential	Low (5) Residential
Low-Medium (10) Residential	Medium (16) Residential
Medium High (25) Residential	Residential in Irregular Areas
Community Facilities	Office Park
Commercial	Transportation
Industrial	Transit Oriented Corridor
Transit Oriented Development	Employment Center - High
Regional Activity Center	Utilities
Electrical Generation Facilities	Local Activity Center
Right-of-Way	Everglades

* Data taken from Broward County Planning Council's Future Land Use Plan dated June 28, 2011

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Exhibit 6: Future Land Use Map – Central Broward Corridor Total – Broward Boulevard Alignment



Legend					
	Alignment		Low (5) Residential		Community Facilities
	Broward County Major Roads		Low-Medium (10) Residential		Office Park
	Interstate/Toll Road		Medium (16) Residential		Commercial
	Railroad		Medium High (25) Residential		Industrial
	Half-Mile Buffer		Residential in Irregular Areas		Transportation
			Conservation - Natural Resources		Transit Oriented Corridor
			Recreation and Open Space		Transit Oriented Development
			Commercial Recreation		Employment Center - High
			Estate Residential		Regional Activity Center
			Low (3) Residential		Utilities
					Electrical Generation Facilities
					Local Activity Center
					Right-of-Way
					Everglades

* Data taken from Broward County Planning Council's Future Land Use Plan dated June 28, 2011

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3.3 Existing and Future Land Use by Segment

The following section describes the existing and future land uses along the study corridor, broken down by the three main segments: the western, central and eastern segments. The western and eastern segments are the same for both the Griffin Road and SR 7/Broward Boulevard alignments. The differences between the two alignments occur in the central segment of the study area.

3.3.1 Western Segment

This section of the corridor extends from the Sawgrass Mills area to University Drive near the SFEC. The predominant land uses in this section are transportation and utilities (the Sawgrass Expressway and I-595), single-family residential (mostly along the north side of I-595), and commercial/retail (mostly Sawgrass Mills area and University Drive near I-595). The parcels in this area are primarily large lots devoted to larger-scale, non-residential uses near the Sawgrass Corporate Business Park, as well as the BB&T Center and Sawgrass Mills Mall. The residential land uses in this area, mostly single-family, are smaller than the commercial and industrial lots by comparison, but still larger than most residential land uses found in the eastern part of the study area. The residential areas on the north side of I-595 are located in the City of Plantation, and are mostly large-scale, planned developments that were part of DRIs. The area on the south side of I-595 is in the Town of Davie, where there is a prevalence of mobile homes in addition to other residential land uses. The majority of parks and recreational land use acreage consists of residential golf courses located along the I-595 corridor. Exhibit 7 provides a summary of the existing land uses in this segment. Existing land uses are illustrated in Exhibit 8.

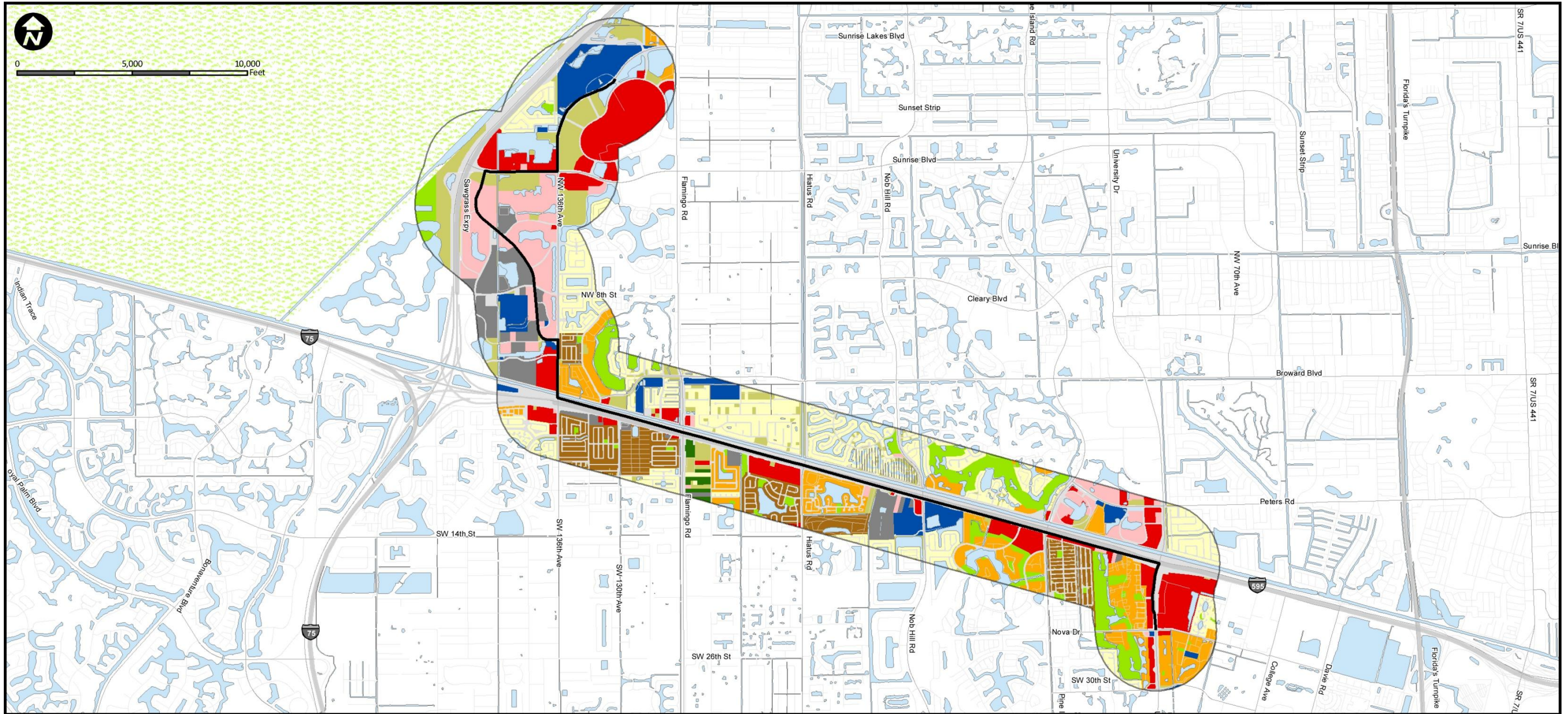
Exhibit 7: Existing Land Uses – Western Segment

Existing Land Use Category	Acreage	% of Total
Single-Family Residential	831	13%
Mobile Homes	397	6%
Multi-Family Residential	558	9%
Commercial/Retail	632	10%
Office	410	7%
Industrial	269	4%
Public and Institutional	321	5%
Parks/Recreation	441	7%
Transportation & Utilities	1,467	24%
Agricultural	24	< 1%
Water	397	6%
Vacant	503	8%
Total	6,249	100%

Source: Broward County Property Appraiser, 2011; Jacobs, 2011.

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Exhibit 8: Existing Land Use Map - Western Segment



Legend

- | | | | | | |
|----------------------------|---------------------------|--------------------------|--------------------------|------------------------------|------------|
| Alignment | Water | Multi-Family Residential | Office | Industrial | Everglades |
| Broward County Major Roads | Agriculture | Mobile Home | Public and Institutional | Transportation and Utilities | |
| Interstate/Toll Road | Single-Family Residential | Commercial/Retail | Parks/Recreation | Vacant | |
| Railroad | | | | | |
| Half-Mile Buffer | | | | | |

* Data taken from the Broward County Property Appraiser's 2011 records

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The adopted County future land use designations for the western segment are summarized in Exhibit 9 and shown in Exhibit 10. The most predominant future land use category within this section is commercial, consisting primarily of the Sawgrass Corporate Business Park. The next highest categories are low-density residential and industrial, followed closely by low/medium-density residential and right-of-way.

Exhibit 9: Future Land Uses – Western Segment

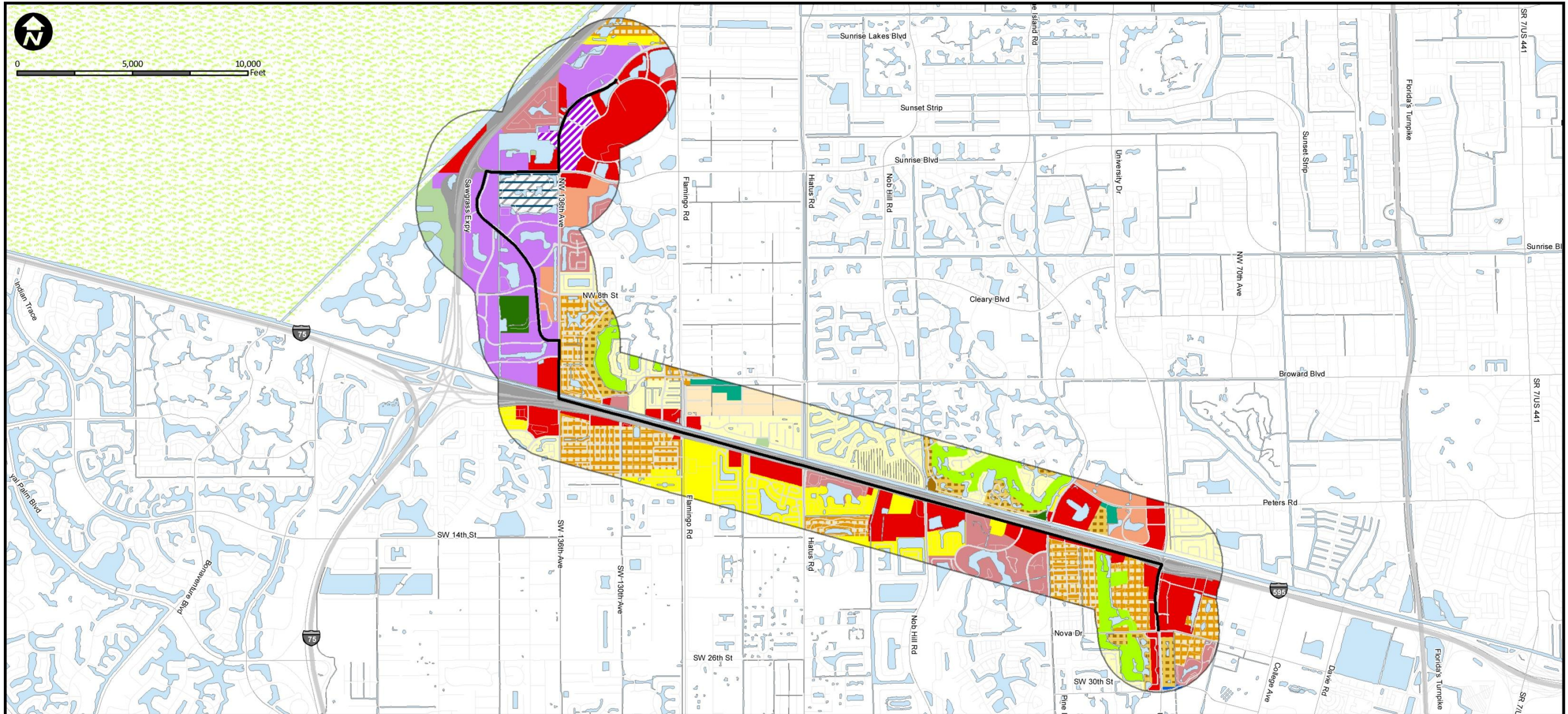
Future Land Use Category ⁴	Acreage	% of Total
Low (2) Residential	N/A	N/A
Low (3) Residential	670	11%
Low (5) Residential	485	8%
Low-Medium (10) Residential	646	10%
Medium (16) Residential	189	3%
Medium-High (25) Residential	5	< 1%
Estate Residential	100	2%
Residential in Irregular Areas	426	7%
Commercial	902	14%
Office Park	177	3%
Industrial	696	11%
Utilities	52	<1%
Electrical Generation Facilities	N/A	N/A
Transportation	546	9%
Right-of-Way	614	10%
Community Facilities	32	1%
Commercial Recreation	310	5%
Recreation and Open Space	141	2%
Conservation - Natural Resources	N/A	N/A
Local Activity Center (LAC)	90	1%
Regional Activity Center (RAC)	2	< 1%
Employment Center – High	N/A	N/A
Transit-Oriented Corridor	N/A	N/A
Transit-Oriented Development	82	1%
Total	6,083	~ 100%

Source: Broward County Planning Council, October 25, 2011.

⁴ The maximum allowable density for the residential future land use designations is shown by the number in parentheses after the description. It represents the number of housing units per acre.

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Exhibit 10: Future Land Use Map - Western Segment



Legend					

* Data taken from Broward County Planning Council's Future Land Use Plan dated June 28, 2011

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3.3.2 Central Segments

This segment of the corridor includes the portion where the two alignments, the Griffin Road Alignment and the SR 7/Broward Boulevard Alignment, differ. The different categories of existing land uses for both alignments are summarized in Exhibit 11.

The Griffin Road Alignment runs from the corner of University Drive and Nova Drive to the Griffin Road Tri-Rail station. As shown in Exhibit 12, the predominant land use in this segment (other than transportation and utilities) is single-family residential. It is found most dominantly on both sides of Griffin Road between University Drive and Florida's Turnpike, and again on both sides of Griffin Road from SR 7 to Anglers Avenue. These single-family neighborhoods are mostly non-gated communities or individual lots that are relatively large compared to other parts of the study area. The next largest land use in this segment is public and institutional use. Although found throughout, most of the public and institutional land is concentrated in the SFEC area around University Drive, Nova Drive, and Davie Road. Here, parts of Nova Southeastern University, Florida Atlantic University and Broward College combine to make up considerable segments of land adjacent to the alignment. Multi-family residential, the next highest percentage of land use, is also found predominately in this area, providing close-proximity housing for students. It is also worth noting that agricultural land use, although not among the highest percentages, is considerably higher here than anywhere else along the proposed corridor. This agricultural land is found mainly on the south side of Griffin Road west of Florida's Turnpike.

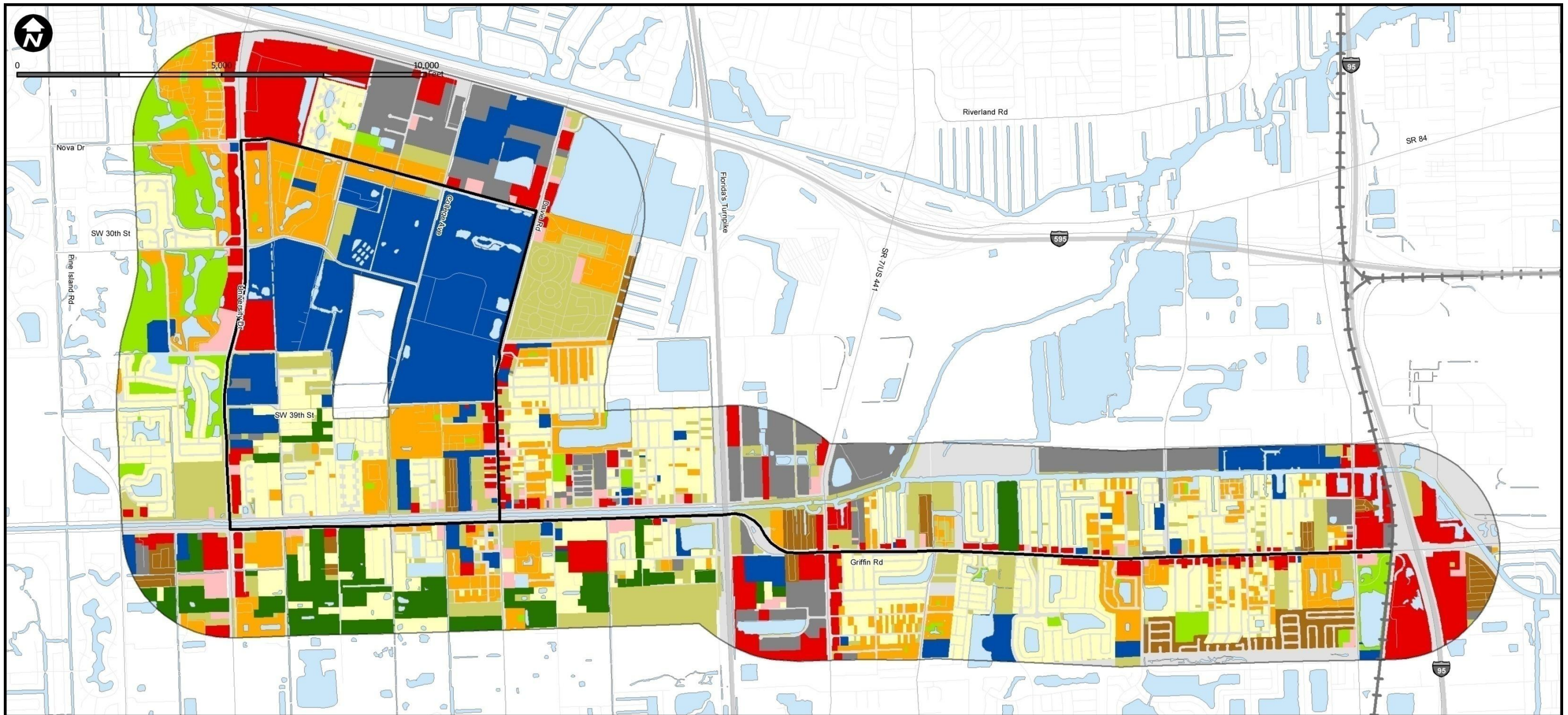
Exhibit 13 illustrates the existing land uses for the central section of the SR 7/Broward Boulevard Alignment, which also begins at the corner of University Drive and Nova Drive, but takes a northern path to the Broward Boulevard Tri-Rail Station. As with the previous segment, the most dominant land use type in this segment (other than transportation and utilities) is single-family residential. It is located almost exclusively on the north side of I-595 and along both sides of SR 7 and Broward Boulevard. This segment contains, by far, the highest percentage of single-family residential land use acreage, which predominantly consists of neighborhoods with unrestricted access and medium to small lot sizes. The next most common land use is public and institutional. This, with the exception of several large schools and a cemetery along SR 7 and Broward Boulevard, is mostly due to the inclusion of the northern portion of the SFEC. Multi-family residential and commercial use, also among the most common use types, follow a spatial pattern similar to the public and institutional uses, but are located much closer to the proposed alignment along SR 7 and Broward Boulevard. Vacant land makes up a sizeable portion of the total acreage in this segment, but is not distributed evenly throughout. It is mostly found south of I-595, on both sides of Florida's Turnpike and SR 7.

Exhibit 11: Existing Land Uses – Central Portion

Existing Land Use Category	Griffin Road Alignment		SR 7/Broward Boulevard Alignment	
	Acreage	% of Total	Acreage	% of Total
Single-Family Residential	1,060	17%	1,504	27%
Mobile Homes	148	2%	66	1%
Multi-Family Residential	725	12%	440	8%
Commercial/Retail	576	9%	390	7%
Office	87	1%	60	1%
Industrial	394	6%	284	5%
Public and Institutional	799	13%	519	9%
Parks/Recreation	285	5%	218	4%
Transportation & Utilities	1,102	18%	1,392	25%
Agricultural	257	4%	9	< 1%
Water	200	3%	171	3%
Vacant	647	10%	465	8%
Total	6,280	100%	5,520	100%

Source: Broward County Property Appraiser, 2011; Jacobs, 2011.

Exhibit 12: Existing Land Use Map - Central Griffin Road Segment



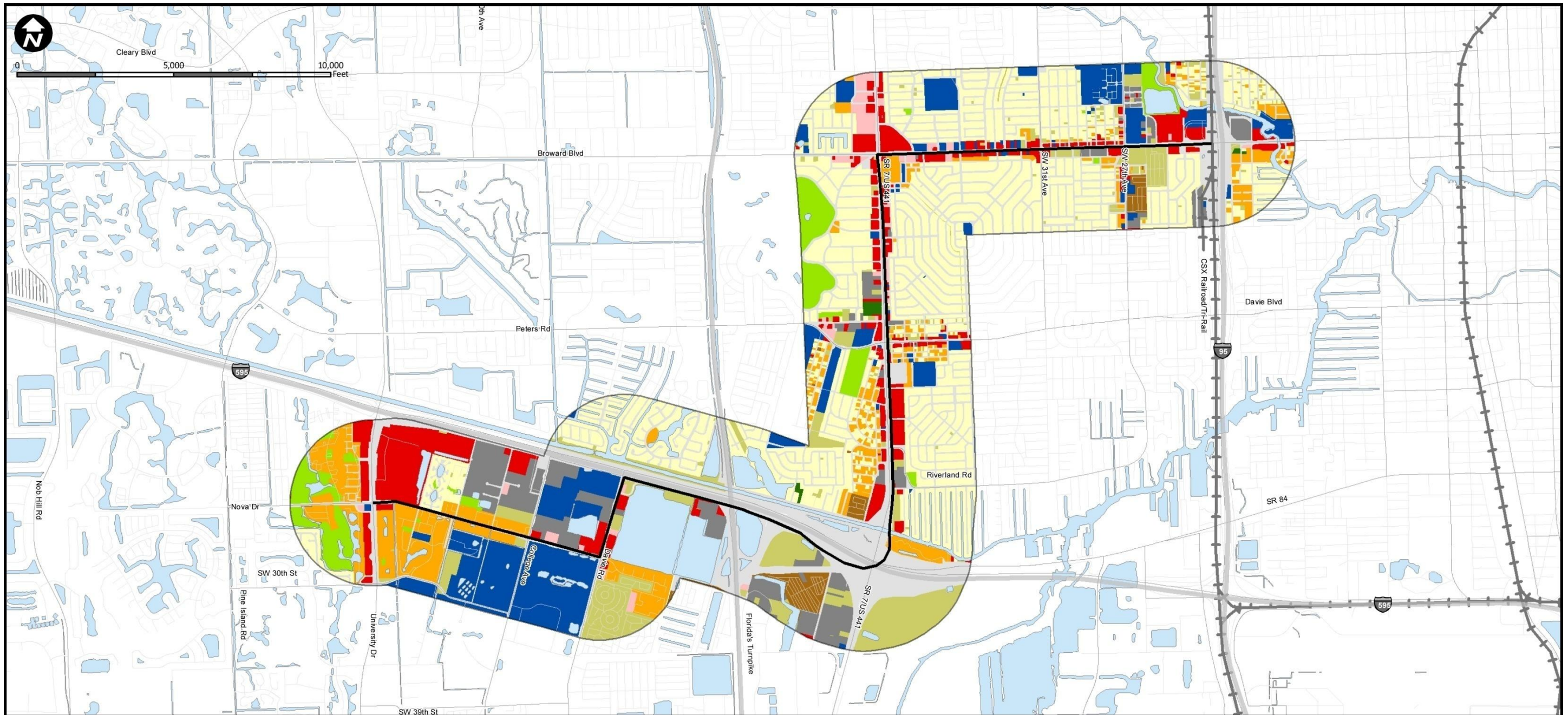
Legend

- | | | | | |
|----------------------------|---------------------------|--------------------------|--------------------------|------------------------------|
| Alignment | Water | Multi-Family Residential | Office | Industrial |
| Broward County Major Roads | Agriculture | Mobile Home | Public and Institutional | Transportation and Utilities |
| Interstate/Toll Road | Single-Family Residential | Commercial/Retail | Parks/Recreation | Vacant |
| Railroad | | | | |
| Half-Mile Buffer | | | | |

* Data taken from the Broward County Property Appraiser's 2011 records

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Exhibit 13: Existing Land Use Map - Central SR 7/Broward Boulevard Segment



Legend

Alignment	Water	Multi-Family Residential	Office	Industrial
Broward County Major Roads	Agriculture	Mobile Home	Public and Institutional	Transportation and Utilities
Interstate/Toll Road	Single-Family Residential	Commercial/Retail	Parks/Recreation	Vacant
Railroad				
Half-Mile Buffer				

* Data taken from the Broward County Property Appraiser's 2011 records

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The adopted County future land use designations for the central segment of the Griffin Road Alignment are summarized in Exhibit 14 and shown in Exhibit 15. The most prevalent future land use category in this section is Regional Activity Center (RAC), which is located in the SFEC, and also extends roughly to I-595 north of Nova Drive, on the east side of Davie Road, and on the north side of Griffin Road to Florida's Turnpike. There are also significant amounts of low and low-medium residential areas along University Drive and Griffin Road. Commercial land use is the next largest percentage, and is fairly consistent with existing commercial land use nodes at University Drive and Nova Drive, University Drive and Griffin Road, Griffin Road on the east side of I-95, and also running immediately adjacent to Griffin Road throughout much of this segment. There is also a large portion of land on both sides of Griffin Road between Florida's Turnpike and SR 7 that is designated for future transit-oriented development.

For the SR 7/Broward Boulevard Alignment, the adopted County future land use designations for this segment are summarized in Exhibit 14 and shown in Exhibit 16. Low-density residential is the largest future land use category. It is located almost exclusively on both sides of SR 7 and Broward Boulevard, with a small section on the north side of I-595 west of Florida's Turnpike. The next largest future land use category is Regional Activity Center, which is located in the Town of Davie on the south side of I-595 just to the west of Florida's Turnpike. A discussion of the Town's plans for this category was provided in Section 2.5.1. With the exception of land dedicated to right-of-way (mostly I-595, Florida's Turnpike, and I-95), the other future land use categories are relatively small, with none being higher than six percent of the entire segment. Of these less-dominant land use types, it is worth noting that a large area of land south of I-595 between SR 7 and Florida's Turnpike is designated for use as a transit oriented corridor. This land is currently made up of vacant, industrial, and mobile home uses.

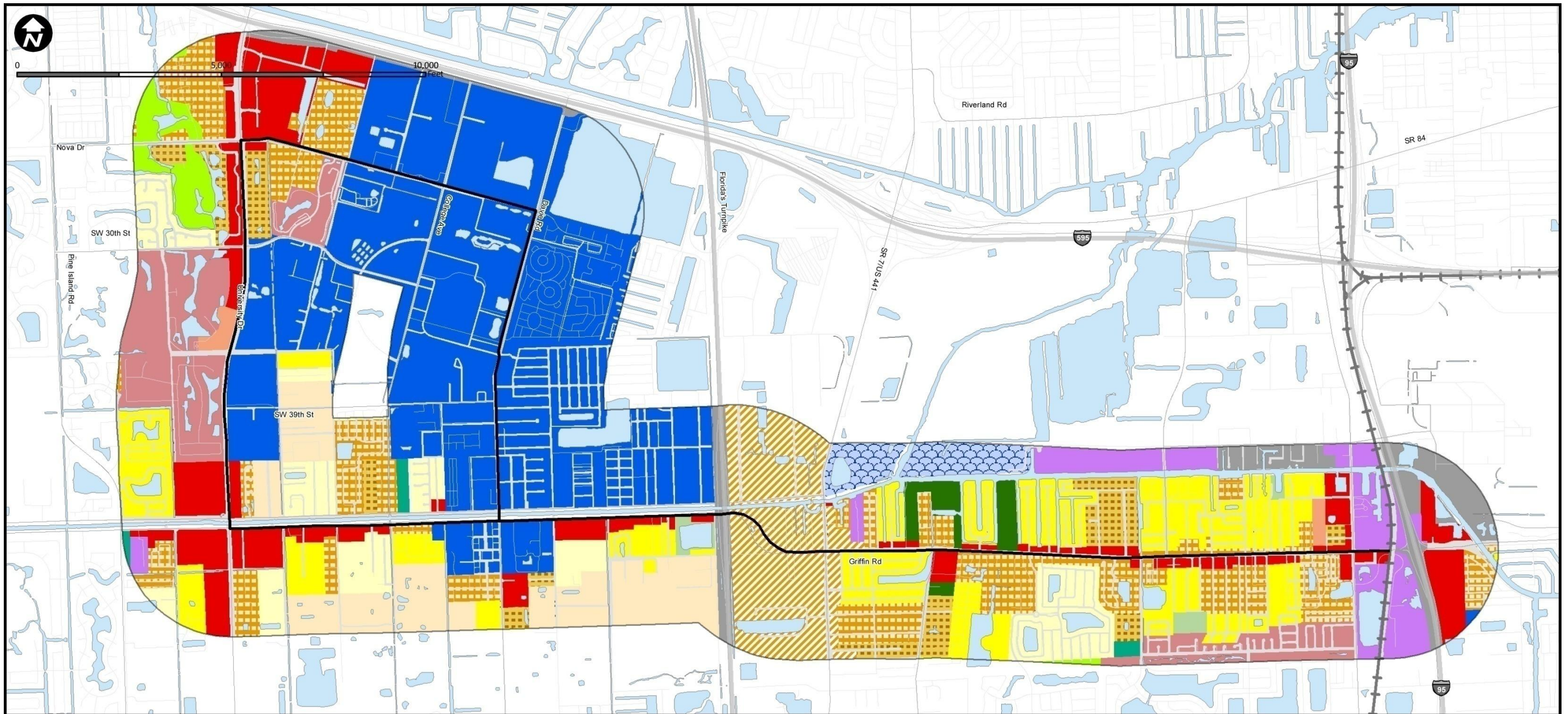
Exhibit 14: Future Land Uses - Central Segment

Future Land Use Category ⁵	Griffin Road Alignment		SR 7/Broward Boulevard Alignment	
	Acreege	% of Total	Acreege	% of Total
Low (2) Residential	<1	< 1%	N/A	N/A
Low (3) Residential	291	5%	281	5%
Low (5) Residential	596	9%	1,151	21%
Low-Medium (10) Residential	563	9%	250	5%
Medium (16) Residential	172	3%	135	2%
Medium-High (25) Residential	N/A	N/A	82	1%
Estate Residential	330	5%	N/A	N/A
Residential in Irregular Areas	351	6%	43	1%
Commercial	473	8%	328	6%
Office Park	22	< 1%	N/A	N/A
Industrial	221	4%	147	3%
Utilities	57	1%	29	1%
Electrical Generation Facilities	95	2%	N/A	N/A
Transportation	202	3%	336	6%
Right-of-Way	666	11%	777	14%
Community Facilities	17	< 1%	74	1%
Commercial Recreation	87	1%	197	4%
Recreation and Open Space	31	< 1%	99	2%
Conservation - Natural Resources	N/A	N/A	2	< 1%
Local Activity Center (LAC)	N/A	N/A	162	3%
Regional Activity Center (RAC)	1,676	27%	1,008	18%
Employment Center – High	N/A	N/A	N/A	N/A
Transit-Oriented Corridor	317	5%	347	6%
Transit-Oriented Development	N/A	N/A	N/A	N/A
Total	6,165	~ 100%	5,450	~ 100%

Source: Broward County Planning Council, October 25, 2011.

⁵ The maximum allowable density for the residential future land use designations is shown by the number in parentheses after the description. It represents the number of housing units per acre.

Exhibit 15: Future Land Use Map - Central Griffin Road Segment



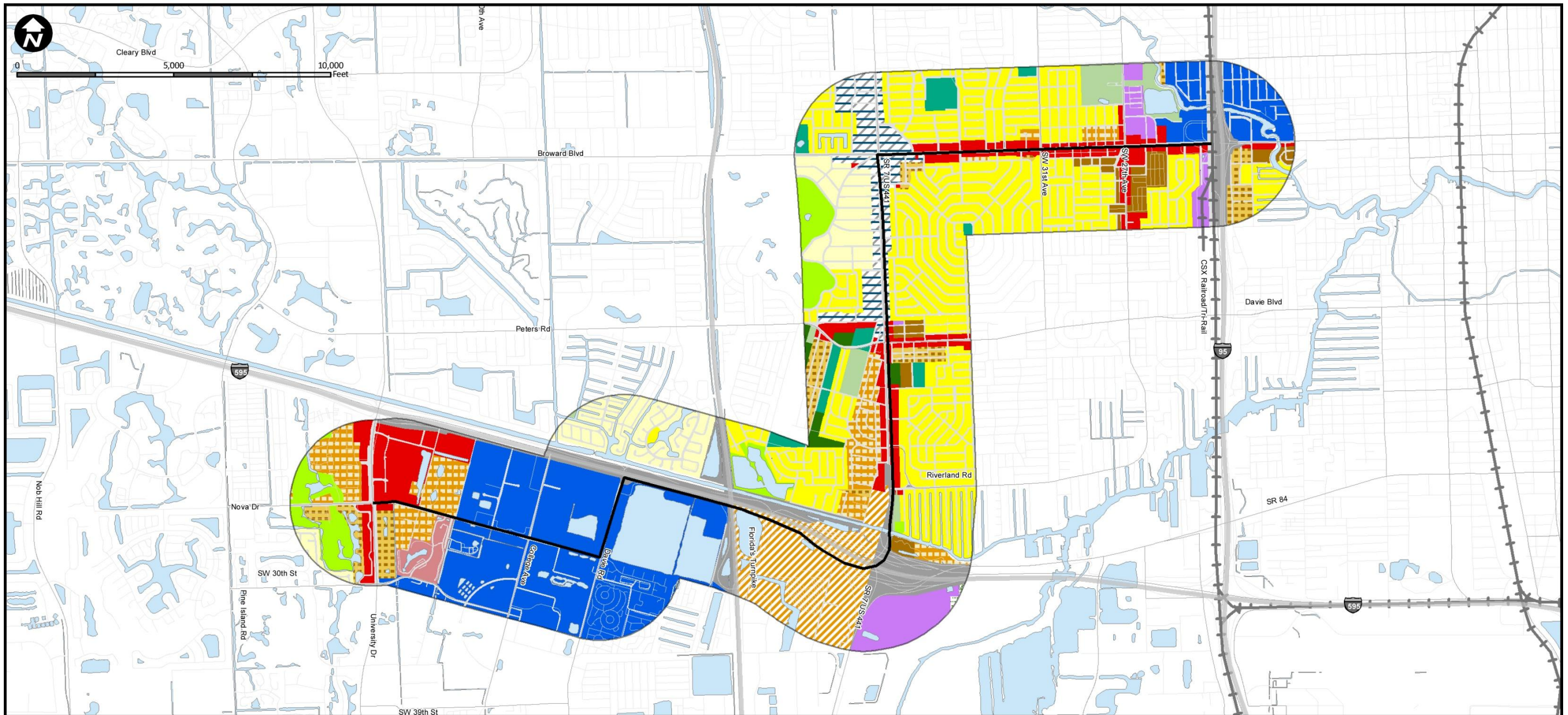
Legend

- Alignment
- Broward County Major Roads
- Interstate/Toll Road
- Railroad
- Half-Mile Buffer
- Conservation - Natural Resources
- Recreation and Open Space
- Commercial Recreation
- Estate Residential
- Low (2) Residential
- Low (3) Residential
- Low (5) Residential
- Low-Medium (10) Residential
- Medium (16) Residential
- Medium High (25) Residential
- Residential in Irregular Areas
- Community Facilities
- Office Park
- Commercial
- Transportation
- Industrial
- Transit Oriented Corridor
- Transit Oriented Development
- Employment Center - High
- Regional Activity Center
- Utilities
- Electrical Generation Facilities
- Local Activity Center
- Right-of-Way

* Data taken from Broward County Planning Council's Future Land Use Plan dated June 28, 2011

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Exhibit 16: Future Land Use Map - Central SR 7/Broward Boulevard Segment



Legend	
<ul style="list-style-type: none"> Alignment Broward County Major Roads Interstate/Toll Road Railroad Half-Mile Buffer 	<ul style="list-style-type: none"> Conservation - Natural Resources Recreation and Open Space Commercial Recreation Estate Residential Low (2) Residential Low (3) Residential Low (5) Residential Low-Medium (10) Residential Medium (16) Residential Medium High (25) Residential Residential in Irregular Areas Community Facilities Office Park Commercial Transportation Industrial Transit Oriented Corridor Transit Oriented Development Employment Center - High Regional Activity Center Utilities Electrical Generation Facilities Local Activity Center Right-of-Way

* Data taken from Broward County Planning Council's Future Land Use Plan dated June 28, 2011

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3.3.3 Eastern Segment

This section of the corridor contains the same path and limits for both alignments, and extends from the Griffin Road Tri-Rail Station to the Broward Boulevard Tri-Rail Station. Exhibit 17 summarizes the existing land uses within this segment and Exhibit 18 shows where they are located. Due to the presence of I-95, the Fort Lauderdale-Hollywood International Airport, the Florida East Coast Railway, and the downtown Fort Lauderdale street network, transportation and utilities land uses in this segment make up a significantly higher percentage of total land area than in the other segments. The next most common land use is single-family residential. It is found mostly on both sides of Broward Boulevard between downtown Fort Lauderdale and I-95, on the west side of the FEC rail line between the New River and SR 84, on the east side of Federal Highway between the New River and Davie Boulevard, and on both sides of Griffin Road south of the Airport. Commercial use is the next most common with a large portion being located around the intersection of I-95 and Griffin Road. There are also significant amounts of commercial land use running along Broward Boulevard, Andrews Avenue, and Dixie Highway. Multi-family residential use roughly follows the same pattern, but is found primarily north of SR 84. There is also a large amount of land devoted to industrial uses between SR 84 and I-595, as well as large parcels of vacant land around the Airport on the east side of US 1. Additionally, considerable amounts of public and institutional land use are found directly west and south of downtown Fort Lauderdale along Andrews Avenue and Broward Boulevard, and also along both sides of 4th Avenue between 17th Street and I-595.

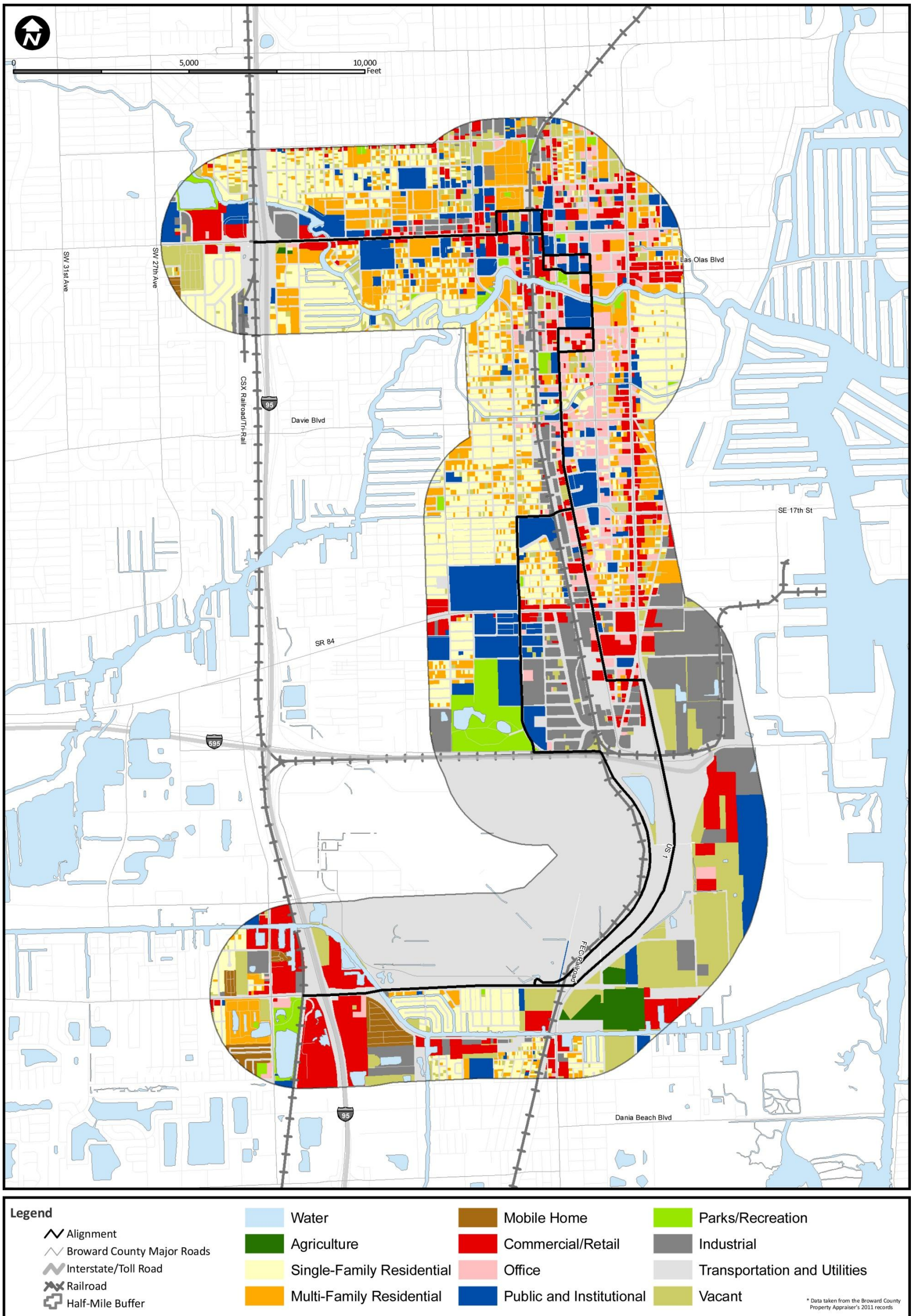
Exhibit 17: Existing Land Uses – Eastern Segment

Existing Land Use Category	Acreage	% of Total
Single-Family Residential	726	12%
Mobile Homes	52	1%
Multi-Family Residential	480	8%
Commercial/Retail	549	9%
Office	208	3%
Industrial	481	8%
Public and Institutional	474	8%
Parks/Recreation	168	3%
Transportation & Utilities	2,380	39%
Agricultural	51	1%
Water	19	< 1%
Vacant	494	8%
Total	6,081	100%

Source: Broward County Property Appraiser, 2011; Jacobs, 2011.

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Exhibit 18: Existing Land Use Map - Eastern Segment



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The adopted County future land use designations for this segment of both alignments are shown in Exhibits 19 and 20. Regarding the existing land uses in this section, the predominant future land uses are devoted to transportation and right-of-way. In addition to the consolidation of residential, commercial, and industrial future land uses north of I-595, it is worth noting that the majority of non-transportation-related land is designated as belonging to two regional activity centers. The first consists mainly of downtown Fort Lauderdale, extending west along the north side of Broward Boulevard and south along both sides of Andrews Avenue. The second is located on the south side of Griffin Road near the Airport.

Exhibit 19: Future Land Uses – Eastern Segment

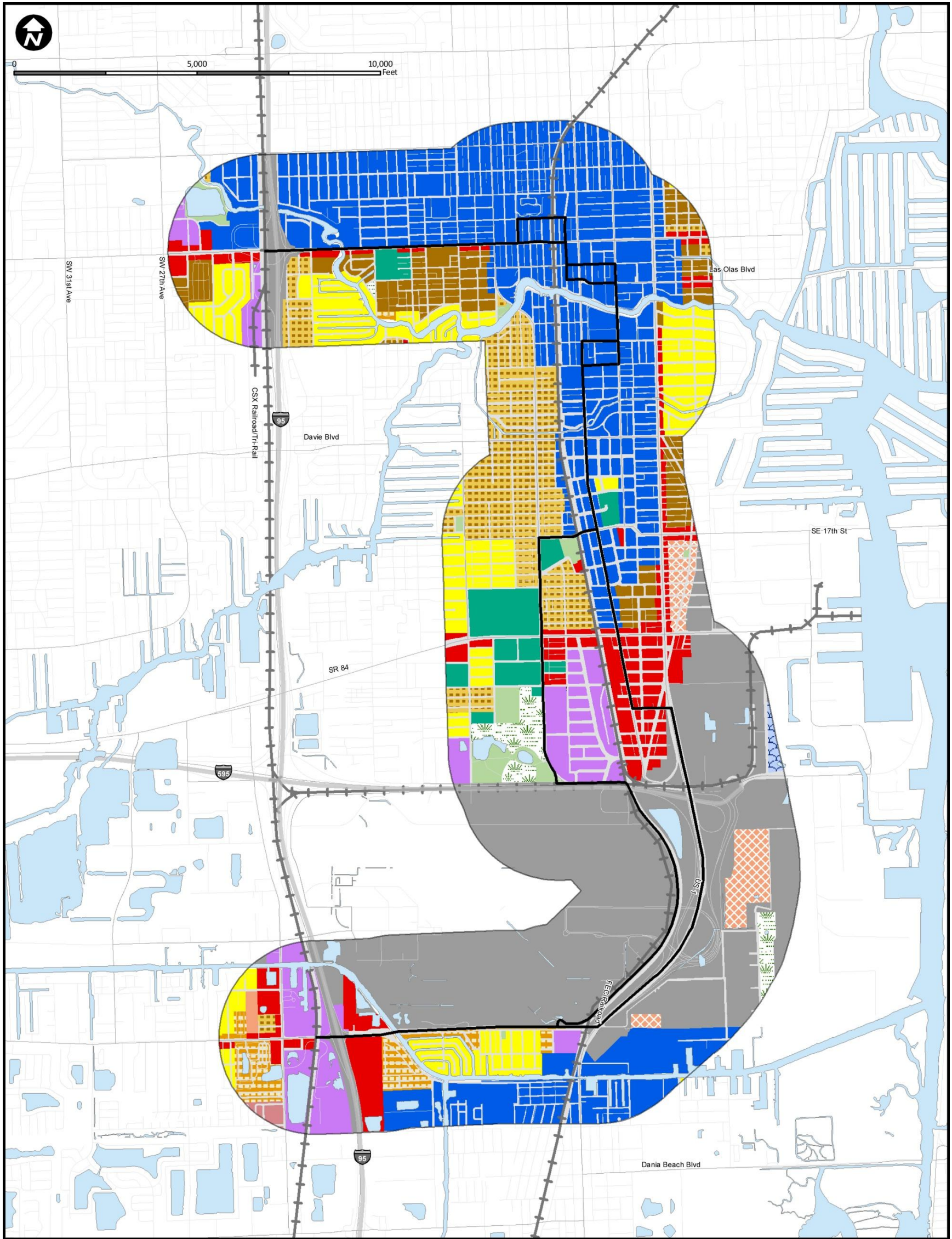
Future Land Use Category ⁶	Acreage	% of Total
Low (2) Residential	N/A	N/A
Low (3) Residential	N/A	N/A
Low (5) Residential	400	7%
Low-Medium (10) Residential	78	1%
Medium (16) Residential	315	5%
Medium-High (25) Residential	197	3%
Estate Residential	N/A	N/A
Residential in Irregular Areas	9	0%
Commercial	294	5%
Office Park	8	< 1%
Industrial	298	5%
Utilities	N/A	N/A
Electrical Generation Facilities	10	< 1%
Transportation	1,614	27%
Right-of-Way	1,060	17%
Community Facilities	144	2%
Commercial Recreation	N/A	N/A
Recreation and Open Space	85	1%
Conservation - Natural Resources	75	1%
Local Activity Center (LAC)	N/A	N/A
Regional Activity Center (RAC)	1,302	21%
Employment Center-High	89	1%
Transit-Oriented Corridor	N/A	N/A
Transit-Oriented Development	N/A	N/A
Total	5,978	~ 100%

Source: Broward County Planning Council, October 25, 2011.

⁶ The maximum allowable density for the residential future land use designations is shown by the number in parentheses after the description. It represents the number of housing units per acre.

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Exhibit 20: Future Land Use Map - Eastern Segment



Legend			
Alignment	Conservation - Natural Resources	Low (5) Residential	Office Park
Broward County Major Roads	Recreation and Open Space	Low-Medium (10) Residential	Commercial
Interstate/Toll Road	Commercial Recreation	Medium (16) Residential	Transportation
Railroad	Estate Residential	Medium High (25) Residential	Industrial
Half-Mile Buffer	Low (2) Residential	Residential in Irregular Areas	Transit Oriented Corridor
	Low (3) Residential	Community Facilities	Transit Oriented Development
			Employment Center - High
			Regional Activity Center
			Utilities
			Electrical Generation Facilities
			Local Activity Center
			Right-of-Way

* Data taken from Broward County Planning Council's Future Land Use Plan dated June 28, 2011.

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4.0 Major Activity Centers

The major activity centers identified in the Central Broward Transit corridor were selected based on two factors: trip attractions and land use plans. Using information from the Southeast Regional Planning Model, the Traffic Analysis Zones (TAZs) that attracted the highest numbers of existing and future trips were identified. These TAZs were then compared to the existing and future land uses to refine the boundaries of the activity centers. For example, the downtown Fort Lauderdale activity center was defined to include all of the areas designated as Regional Activity Center on the adopted future land use map since these are the areas where the city will focus its growth. Major activity centers within the Central Broward Transit corridor, as shown in Exhibit 21, include the following.

Sawgrass Mills Mall/BB&T Center/Sawgrass International Corporate Park

These are located in the northwest corner of Sunrise Boulevard and Flamingo Road. Sawgrass Mills Mall is a major retail center and one of the largest malls in the world with 2.4 million square feet and over 350 stores and entertainment venues. It is adjacent to a high concentration of employment centers and medium to high density residential developments. Adjacent to the Sawgrass Mills Mall is the BB&T Center, which offers over 20,000 seats and over 7,000 parking spaces. Located to the south, the adjacent Sawgrass International Corporate Park is one of South Florida's largest office parks with over 600 acres of business and office sites available. Roads feeding this activity center are Sunrise Boulevard, Flamingo Road, I-595, and Sawgrass Expressway. The 2010 population total for this western activity center was 2,763. This number is projected to drastically increase to 12,709 by the year 2035. Likewise, its number of employees in 2010 was 15,334, which is expected to grow to 31,395 by 2035.

Plantation Midtown

This is the largest commercial district in the City of Plantation, both in size and concentration of office and retail uses. It is located immediately north of I-595 bound by Cleary Boulevard, Pine Island Road and University Drive, and is spread over 860 acres. The area contains approximately 2.5 million square feet of retail and three million square feet of office space. Roads feeding this activity center include Broward Boulevard, University Drive, Pine Island Road, Cleary Boulevard, and I-595. The businesses employ approximately 18,560 people, and about 1,015 households are found within Plantation Midtown. The number of employees within this district is expected to grow to 21,125 by 2035. In 2002, the city adopted the Central Plantation Conceptual Plan, and projects are in the works to change this predominantly commercial district into a live, work, and play Town Center for the City of Plantation and Central Broward County. Its population is projected to increase from 2,482 to 7,650 between 2010 and 2035.

South Florida Education Center (SFEC)

This consortium of educational institutions includes Broward College, Broward Virtual Education, College Academy at Broward College, Florida Atlantic University Davie Campus, Florida International University, McFatter Technical Institute, Nova Eisenhower Elementary School, Nova Southeastern University, and the University of Florida Fort Lauderdale Research and Education Center. In 2010, the number of students in all SFEC institutions was approximately 42,458 with growth expectations to about 54,072 by 2035, an increase of almost 30 percent. In addition, jobs in the SFEC are expected to grow from about 7,627 in 2010 to approximately 8,245 in 2035. Population growth is also expected to rise from 2,777 to 3,379 between 2010 and 2035. The SFEC is located between University Drive and

Davie Road, south of I-595, and north of Griffin Road. Feeder roads are I-595, University Drive, Griffin Road, and Davie Road. The SFEC campus is one of the largest generators of traffic in Broward County, resulting in the formation of the SFEC Transportation Management Area (TMA) to help with mobility and parking issues.

Downtown Fort Lauderdale

This is the main Central Business District (CBD) for Broward County, and includes government buildings (the County Government Center, City Hall, and the State and Federal Courthouses), educational centers, high-density employment, and residential buildings. Major roads that lead to the downtown area include Broward Boulevard, Andrews Avenue, US 1, and Davie Boulevard. The downtown area had about 22,206 jobs in 2010 and is expected to have about 24,522 in 2035. Downtown Fort Lauderdale has changed dramatically in both appearance and substance. Since 2000, more than a dozen residential high rises have been built. Households in the downtown area are expected to grow from 2,923 in 2010 to 5,123 in 2035, reflecting an expected population growth within the CBD from 7,065 in 2010 to 12,003 in 2035. Downtown Fort Lauderdale was previously primarily a center for work and entertainment, but has transformed into a vibrant, multi-use activity center.

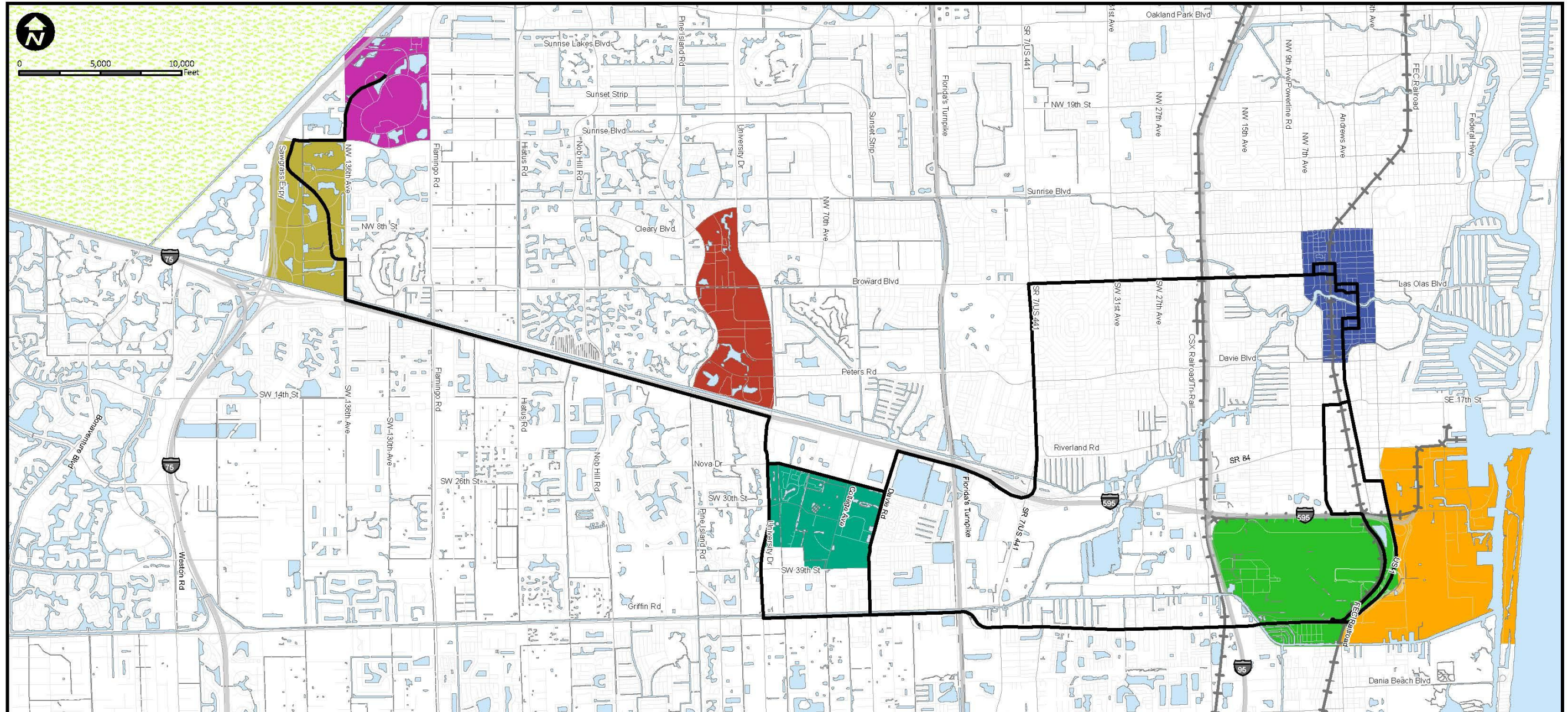
Port Everglades

This seaport's jurisdiction encompasses a total of 2,190 acres, about 1,742 acres of which are upland and 448 acres are submerged land. It is a major employment center in Broward County and the south Florida region as a whole, with employment projected to grow from 3,940 jobs to 5,519 jobs from 2010 to 2035. This employment number also greatly underestimates the importance of the Port in terms of generating jobs. There are many employees based in the regional operations of Port Everglades that do not work specifically at the Port. It supports workers who are employed off-site, but whose jobs are dependent on the Port. It also supports a thriving cruise industry. The roads serving this port include US 1, I-595, 17th Street Causeway, and SR 84.

Fort Lauderdale-Hollywood International Airport

The Airport is located in the southeast corner of the study area at the I-95 and I-595 interchange. Major roads that lead to the airport include I-95, I-595, SR 84, and US 1. This is a major employment generator that is anticipated to grow dramatically in the future. The Airport employed 5,894 in 2010. This number is expected to grow to 6,359 by 2035, but similar to Port Everglades, the airport creates many more off-site employment opportunities than these totals imply. The total passenger throughput at the airport was 21.37 million in 2006, and according the 2006 Fort Lauderdale-Hollywood International Airport Master Plan Update, is anticipated to grow by 3.2 percent annually to over 32 million in 2020.

Exhibit 21: Activity Centers - Both Alignments



Legend		
Alignment	Downtown Fort Lauderdale	Port Everglades
Broward County Major Roads	Fort Lauderdale-Hollywood International Airport	Sawgrass International Corporate Park
Interstate/Toll Road	Plantation Midtown	Sawgrass Mills/Bank Atlantic Center
Railroad	South Florida Education Center	
Everglades		

* Data taken from Broward County GIS, FGDL, and Jacobs, 2011

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5.0 Major Employers

There are numerous businesses and organizations within the study area that employ 25 or more persons. The central portion of Broward County contains almost 2,000 major employers, which support nearly 200,000 local employees. It should be noted that while these numbers reflect local employees, they may not accurately reflect the number of employees working at a given location at any given time. For example, the police headquarters may employ people that do not necessarily work at the headquarters location. A more detailed description of major employers within the different alignment segment corridors follows.

5.1 Western Segment

Employment in this segment of the corridor is spread throughout, but mainly concentrated in the western portion, within the Sawgrass Business Park. There are 158 major employers and 16,567 total employees in this segment. The largest is Sheridan Healthcare, located in Sunrise, with 1,737 employees. The next largest is DHL Express with 613 employees, followed by Kaplan University, Mednax, and Nortel Networks, which all employ 500. A list of major employers in this segment is shown in Exhibit 22. Employer locations are shown in Exhibit 23.

Exhibit 22: Major Employers - Western Segment

Company	Address	City	Number of Employees
SHERIDAN HEALTHCARE INC	1613 NW 136TH AVE # 200	SUNRISE	1,737
DHL EXPRESS	1200 S PINE ISLAND RD # 600	PLANTATION	613
KAPLAN UNIVERSITY	1601 SW 80TH TER	PLANTATION	500
MEDNAX INC	1301 CONCORD TER	SUNRISE	500
NORTEL NETWORKS	1500 CONCORD TER	SUNRISE	500
SHERIDAN HEALTHCARE INC	1613 NW 136TH AVE # 200	SUNRISE	500
COVENTRY HEALTH CARE OF FL INC	1340 CONCORD TER	SUNRISE	400
SCHOOL BOARD OF BROWARD	1643 NW 136TH AVE # 100	SUNRISE	400
SOUTH CENTRAL SCHOOL SUPT	1643 NW 136TH AVE # 100	SUNRISE	400
CENTER PLATE	1 PANTHER PKWY	SUNRISE	350
MAC NEILL GROUP INC	1300 SAWGRASS CORPORATE PKWY	SUNRISE	300
CROSS COUNTRY HOME SVC INC	1625 NW 136TH AVE # 200	SUNRISE	300
PEDIATRIX MEDICAL GROUP INC	1301 CONCORD TER	SUNRISE	260
PUBLIX SUPER MARKETS	225 S FLAMINGO RD	PLANTATION	250
SAWGRASS FORD	14501 W SUNRISE BLVD	SUNRISE	250
DAVIE POLICE DEPT	1230 S NOB HILL RD	DAVIE	232
COSTCO	1890 S UNIVERSITY DR	DAVIE	220
HOME DEPOT INC	2300 S UNIVERSITY DR	DAVIE	210
SAM'S WHOLESALE CLUB	13550 W SUNRISE BLVD	SUNRISE	202
INDIAN RIDGE MIDDLE SCHOOL	1355 S NOB HILL RD	DAVIE	200
CORE LOGIC INC	1625 NW 136TH AVE # G100	SUNRISE	200

Company	Address	City	Number of Employees
BB&T CTR	1 PANTHER PKWY	SUNRISE	200
PUBLIX SUPER MARKETS	8842 W STATE ROAD 84	DAVIE	180
NATURE'S PRODUCTS INC	1301 SAWGRASS CORPORATE PKWY	SUNRISE	160
RENAISSANCE	1230 S PINE ISLAND RD	PLANTATION	150
PUBLIX SUPER MARKETS	13700 W STATE ROAD 84	DAVIE	150
SCHINDLER ELEVATOR CORP	13800 NW 2ND ST # 140	SUNRISE	150
WINDSTREAM COMMUNICATIONS	13680 NW 5TH ST # 120	SUNRISE	150
ALL ABOUT STAFFING INC	1000 SAWGRASS CORPORATE # 600	SUNRISE	150
NEW YORK LIFE INSURANCE CO	1300 CONCORD TER # 500	SUNRISE	150
INTERIM HEALTH CARE INC	1601 SAWGRASS CORPORATE PKWY	SUNRISE	150
G L HOMES OF FLORIDA CORP	1600 SAWGRASS CORPORATE # 400	SUNRISE	150
FLORIDA PANTHER HOCKEY CLUB	1 PANTHER PKWY	SUNRISE	150
FOX TRAIL ELEMENTARY SCHOOL	1250 S NOB HILL RD	DAVIE	125
MARSHALLS	12801 W SUNRISE BLVD # F	SUNRISE	125
KMART STORE PHARMACY	1901 S UNIVERSITY DR	DAVIE	120
GRANT THORNTON LLP	1301 INTERNATIONAL PKWY # 300	SUNRISE	120
PRUDENTIAL FLORIDA REALTY	1580 SAWGRASS CORPORATE # 400	SUNRISE	120
ED MORSE SAWGRASS AUTO MALL	14401 W SUNRISE BLVD	SUNRISE	110
DAVIE ALE HOUSE	2080 S UNIVERSITY DR	DAVIE	100
CASTLE GROUP	12270 SW 3RD ST # 200	PLANTATION	100
PET SUPERMARKET INC	1100 INTERNATIONAL PKWY # 200	SUNRISE	100
TEAM HEALTH	14050 NW 14TH ST # 190	SUNRISE	100
USEFUL LLC	1613 NW 136TH AVE # 100	SUNRISE	100
ED MORSE CADILLAC SAWGRASS	14399 W SUNRISE BLVD	SUNRISE	100
K MART DISCOUNT STORES	1901 S UNIVERSITY DR	DAVIE	90
DAVIE FIRE DEPT	1230 S NOB HILL RD	DAVIE	90
CROWNE PLAZA-SAWGRASS MILLS	13400 W SUNRISE BLVD	SUNRISE	90
TGI FRIDAY'S	13500 W SUNRISE BLVD	SUNRISE	90
AETNA	1600 SW 80TH TER	PLANTATION	85
NOVA ENGINEERING &	13800 NW 14TH ST # 130	SUNRISE	80
MILLARD MALL SVC	12801 W SUNRISE BLVD	SUNRISE	77
OVER THE TOP PARTY LINEN INC	11880 W STATE ROAD 84 # 5	DAVIE	75
BUREAU VERITAS N AMERICA INC	1601 SAWGRASS CORP PKWY # 400	SUNRISE	75
AZTECA REAL	8800 W STATE ROAD 84	DAVIE	70
BURLINGTON COAT FACTORY	8944 W STATE ROAD 84	DAVIE	70
PHY TRUST OF FLORIDA LLC	400 SAWGRASS CORPORATE PKWY	SUNRISE	70
GRAPH LINE	1100 INTERNATIONAL PKWY # 100	SUNRISE	70
MARTIN PROFESSIONAL INC	700 SAWGRASS CORPORATE PKWY	SUNRISE	69

Company	Address	City	Number of Employees
INTERNATIONAL ELECTRONIC SUPER	12801 W SUNRISE BLVD # 533	SUNRISE	65
LONGHORN STEAKHOUSE	2375 S UNIVERSITY DR	DAVIE	60
MET LIFE	1200 S PINE ISLAND RD # 350	PLANTATION	60
WINN DIXIE	11290 W STATE ROAD 84	DAVIE	60
CARE PLUS HEALTH PLANS	13680 NW 5TH ST	SUNRISE	60
SAWGRASS EXPRESSWAY SUNRISE	14701 W SUNRISE BLVD	SUNRISE	60
FLORIDA ACUTE CARE SPECIALIST	14050 NW 14TH ST # 190	SUNRISE	57
CREATIVE CHILD	1305 SW 101ST RD	DAVIE	55
RUBY TUESDAY RESTAURANT	11590 W STATE ROAD 84	DAVIE	55
PRITCHARD SPORTS	1 PANTHER PKWY	SUNRISE	55
HOME TOWN BUFFET	2310 S UNIVERSITY DR	DAVIE	52
BED BATH & BEYOND	1801 S UNIVERSITY DR	DAVIE	50
PARTY TIME DJS INC	11850 W STATE ROAD 84 # A10	DAVIE	50
COSTELLO HEALTH & FITNESS	403 SAWGRASS CORPORATE PKWY	SUNRISE	50
SYNERGISTIX INC	480 SAWGRASS CORP PKWY # 200	SUNRISE	50
JAMES M MONTGOMERY INC	490 SAWGRASS CORPORATE PKWY	SUNRISE	50
CONSTRUCTION TESTING INSPCTN	509 SAWGRASS CORPORATE PKWY	SUNRISE	50
MARSH	1560 SAWGRASS CORPORATE PKWY	SUNRISE	50
PERSONALLY YOURS STAFFING	1580 SAWGRASS CORPORATE # 100	SUNRISE	50
SUNRISE PLANNING &	1601 NW 136TH AVE # 101	SUNRISE	50
SUNRISE PLANNING & ZONING DEPT	1601 NW 136TH AVE # A100	SUNRISE	50
AECOM	13450 W SUNRISE BLVD # 200	SUNRISE	50
GUESS	12801 W SUNRISE BLVD # 631	SUNRISE	50
TACO BELL	2250 S UNIVERSITY DR	DAVIE	49
OLD NAVY	2100 S UNIVERSITY DR	DAVIE	45
ROSS STORES INC	1990 S UNIVERSITY DR	DAVIE	45
BOKAMPER'S	1280 S PINE ISLAND RD	PLANTATION	45
MC DONALD'S HAMBURGERS	13200 W STATE ROAD 84	DAVIE	45
ACTIVIS SOUTH ATLANTIC	13800 NW 2ND ST # 190	SUNRISE	45
MC DONALD'S HAMBURGERS	13655 W SUNRISE BLVD	SUNRISE	45
PEP BOYS MANNY MOE & JACK	2380 S UNIVERSITY DR	DAVIE	42
MC DONALD'S HAMBURGERS	11200 W STATE ROAD 84	DAVIE	42
SUNRISE CODE ENFORCEMENT	1607 NW 136TH AVE # B	SUNRISE	42
HEALTH & BEHAVIORAL DIMENSIONS	2269 S UNIVERSITY DR # 338	DAVIE	40
MASSAGE ENVY	1936 S UNIVERSITY DR	DAVIE	40
GATSBY'S DAVIE	1805 S UNIVERSITY DR	DAVIE	40
HART TRANSPORTATION	8300 W STATE ROAD 84	DAVIE	40
CHAR HUT	9000 W STATE ROAD 84	DAVIE	40

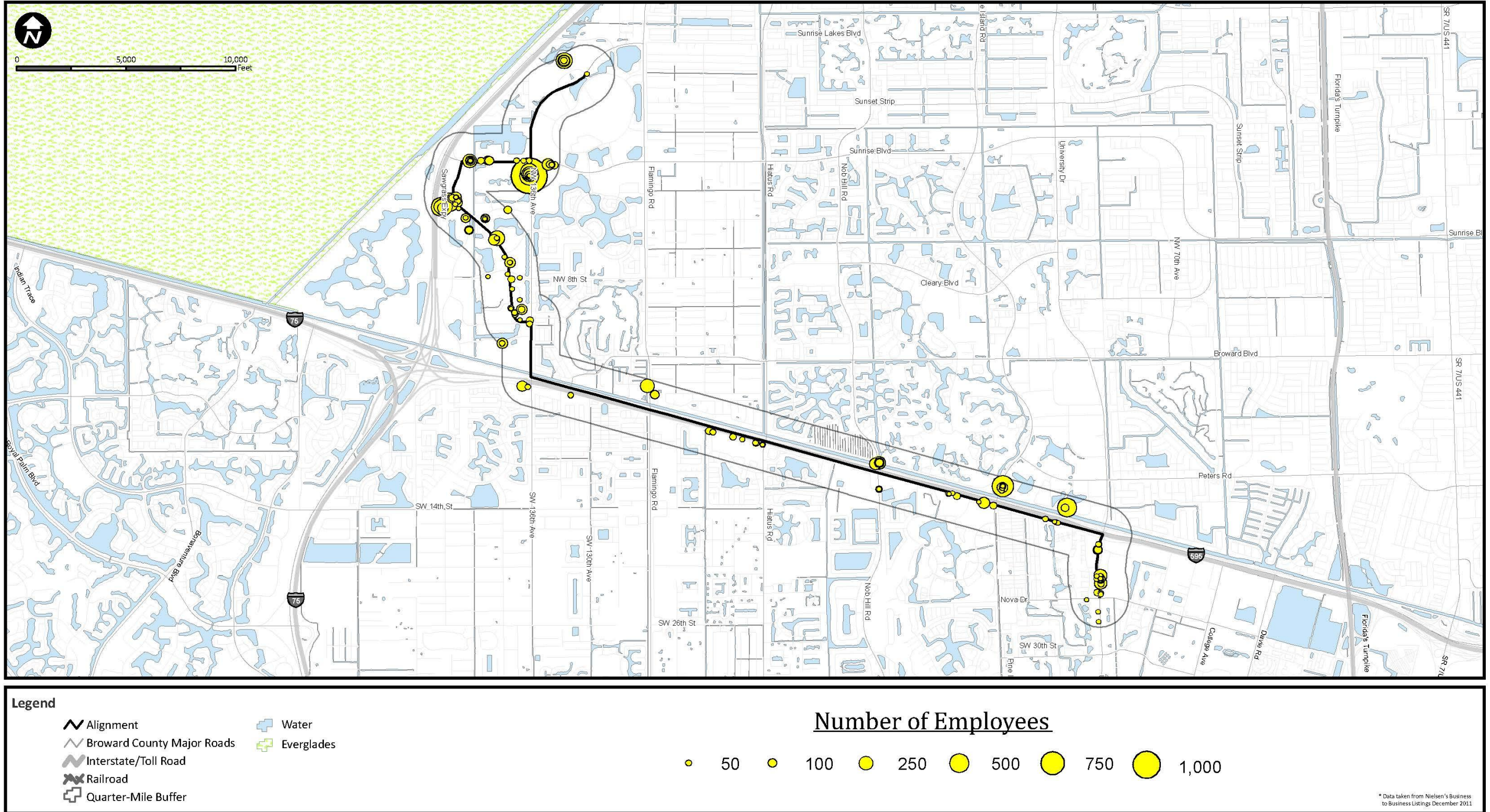
Company	Address	City	Number of Employees
LEFTY'S TAVERN & GRILLE	11300 W STATE ROAD 84	DAVIE	40
WALGREEN DRUG STORES	13628 W STATE ROAD 84	DAVIE	40
LA FITNESS	13999 W SUNRISE BLVD	SUNRISE	40
TEAM NATIONAL	8210 W STATE ROAD 84	DAVIE	38
OFFICE DEPOT	1940 S UNIVERSITY DR	DAVIE	37
MICHAELS	1922 S UNIVERSITY DR	DAVIE	36
T J MAXX	2040 S UNIVERSITY DR	DAVIE	35
DINER 84	11432 W STATE ROAD 84	DAVIE	35
DASZKAL BOLTON LLP	490 SAWGRASS CORP PKWY # 201	SUNRISE	35
NATIONAL INSTITUTIONAL SALES	1000 SAWGRS CORP PKWY # 452	SUNRISE	35
COUNTWISE LLC	1149 SAWGRASS CORPORATE PKWY	SUNRISE	35
CARGO TRANSPORTATION SVC	1300 SAWGRASS CORPORATE # 110	SUNRISE	35
G L FINANCIAL SVC	1600 SAWGARASS CORP PKWY # 300	SUNRISE	35
PANERA BREAD	13815 W SUNRISE BLVD	SUNRISE	35
KNIFE	12603 W SUNRISE BLVD	SUNRISE	35
CHICK-FIL-A	1900 S UNIVERSITY DR	DAVIE	34
POLLO TROPICAL	2390 S UNIVERSITY DR	DAVIE	32
CONTINENTAL FLORIDA MATERIALS	13450 W SUNRISE BLVD	SUNRISE	32
IRON MOUNTAIN	13775 NW 5TH ST	SUNRISE	31
SONNY'S REAL PIT BAR-B-Q	2699 S UNIVERSITY DR	DAVIE	30
D & E COMMUNICATIONS INC	2541 S UNIVERSITY DR	DAVIE	30
ALLURE DAY SPA	2056 S UNIVERSITY DR	DAVIE	30
REGENT BANK	2205 S UNIVERSITY DR	DAVIE	30
TRINITY INTERNATIONAL UNIV	8190 W STATE ROAD 84	DAVIE	30
GOLDSTAR PRODUCTS INC	PO BOX 291630	FORT	30
IMPERIAL ELECTRIC & LIGHTING	1125 SW 101ST RD	DAVIE	30
NEPTUNE SOCIETY INC	1250 S PINE ISLAND RD # 500	PLANTATION	30
CONFIDENTIAL BONDED COURIERS	590 SAWGRASS CORPORATE PKWY	SUNRISE	30
SUNSHINE RESTAURANT PARTNERS	13650 NW 8TH ST # 103	SUNRISE	30
SUNRISE UTILITY ADM	777 SAWGRASS CORPORATE PKWY	SUNRISE	30
CAPITOL FURNITURE DISTRIBUTION	1000 SAWGRASS CORPORATE # 452	SUNRISE	30
MIAMI MANAGEMENT INC	1145 SAWGRASS CORPORATE PKWY	SUNRISE	30
AMERICAN HAIRLINES	1301 INTERNATIONAL PKWY # 310	SUNRISE	30
EVA GABOR INTL	1301 INTERNATIONAL PKWY # 310	SUNRISE	30
HAIRUWEAR	1301 INTERNATIONAL PKWY # 310	SUNRISE	30
ROYAL & SUN ALLIANCE	1571 SAWGRASS CORPORATE # 100	SUNRISE	30
SUNRISE BUILDING DEPT	1607 NW 136TH AVE # B	SUNRISE	30
CHILDRENS PLACE	12801 W SUNRISE BLVD	SUNRISE	30

Company	Address	City	Number of Employees
SIMONIZ CAR WASH	12921 W SUNRISE BLVD	SUNRISE	30
EMPIRE PIZZA CAFE	2600 NW 136TH AVE	SUNRISE	30
REGAL SAWGRASS 23 CINEMAS	2600 NW 136TH AVE	SUNRISE	30
MORGAN STANLEY SMITH BARNEY	1200 S PINE ISLAND RD # 800	PLANTATION	29
GALLAGHER BASSETT SVC	1301 INTERNATIONAL PKWY # 230	SUNRISE	29
K FORCE PROFESSIONAL STAFFING	1300 SAWGRASS CORPORATE PKWY	SUNRISE	28
SHERIDAN HEALTH CORP INC	1613 NW 136TH AVE # 200	SUNRISE	27
HERITAGE HOMECARE	7900 NOVA DR # 201	DAVIE	25
LEFTY'S WINGS & RAW BAR	2000 S UNIVERSITY DR	DAVIE	25
ASTALDI CONSTRUCTION CORP	8220 W STATE ROAD 84 # 300	DAVIE	25
STAPLES THE OFFICE SUPERSTORE	8864 W STATE ROAD 84	DAVIE	25
SCRUBY'S BAR-B-Q	8990 W STATE ROAD 84	DAVIE	25
LEGACY WEALTH MANAGEMENT	1250 S PINE ISLAND RD # 350	PLANTATION	25
BAHAMAS MINISTRY OF TOURISM	1200 S PINE ISLAND RD # 750	PLANTATION	25
WALGREEN DRUG STORES	11204 W STATE ROAD 84	DAVIE	25
CHILDREN'S CENTER FOR DEV	440 SAWGRASS CORPORATE PKWY	SUNRISE	25
SWAGELOK CO	505 SAWGRASS CORPORATE PKWY	SUNRISE	25
WOOL WHOLESALE PLUMBING	13950 NW 8TH ST	SUNRISE	25
SUNTRUST MORTGAGE	14050 NW 14TH ST # 100	SUNRISE	25
SEABOARD SHIP MANAGEMENT INC	1551 SAWGRASS CORPORATE # 200	SUNRISE	25
FLORIDA INTRACOASTAL	1600 SAWGRASS CORPORATE PKWY	SUNRISE	25
OFFICE DEPOT	12751 W SUNRISE BLVD	SUNRISE	25
SUPER TARGET	12801 W SUNRISE BLVD	SUNRISE	25

Source: Nielsen's Business to Business Listings, December 2011.

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Exhibit 23: Major Employers - Western Segment Map



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5.2 Central Griffin Road Segment

Employment in this segment of the corridor is mainly concentrated along University Drive and along the eastern portion of Griffin Road. There are 109 major employers and 7,644 total employees in this segment. The largest employer is Watson Laboratories, located near Florida's Turnpike in Davie, with 1,000 employees. The next largest are Gulfstream International Group and Ace Waste SVC with 350 and 300 employees, respectively. A list of major employers in this segment is shown in Exhibit 24. Employer locations are shown in Exhibit 25.

Exhibit 24: Major Employers - Central Griffin Road Segment

Company	Address	City	Number of Employees
WATSON LABORATORIES INC	4955 ORANGE DR	DAVIE	1,000
GULFSTREAM INTERNATIONAL	3201 GRIFFIN RD # 400	FORT LAUDERDALE	350
ACE WASTE SVC	7060 SW 22ND CT	DAVIE	300
NOVA SOUTHEASTERN UNIV DENTAL	3200 S UNIVERSITY DR	DAVIE	288
COSTCO	1890 S UNIVERSITY DR	DAVIE	220
HILTON	1870 GRIFFIN RD	DANIA	210
HOME DEPOT INC	2300 S UNIVERSITY DR	DAVIE	210
MC FATTER TECHNICAL CTR	6500 NOVA DR	DAVIE	180
PUBLIX SUPER MARKETS	4701 S UNIVERSITY DR	DAVIE	160
PUBLIX SUPER MARKETS	6525 NOVA DR	DAVIE	150
PUBLIX SUPER MARKETS	3102 GRIFFIN RD	FORT LAUDERDALE	130
HUMANE SOCIETY-BROWARD	2070 GRIFFIN RD	FORT LAUDERDALE	100
CRITICAL CONCEPTS	3201 GRIFFIN RD # 205	FORT LAUDERDALE	100
EZ PROTECT	2599 GRIFFIN RD	FORT LAUDERDALE	100
BECON/ITV	6600 NOVA DR	DAVIE	100
BROWARD FIRE ACADEMY	2600 SW 71ST TER	DAVIE	100
DAVIE ALE HOUSE	2080 S UNIVERSITY DR	DAVIE	100
D EISENHOWER ELEMENTARY SCHL	6501 SW 39TH ST	DAVIE	90
BAUDHUIN PRESCHOOL	7600 SW 36TH ST	DAVIE	90
HOME OF FINE DECORATORS INC	2200 SW 45TH ST # 101	FORT LAUDERDALE	80
TIJUANA TAXI CO	4400 S UNIVERSITY DR	DAVIE	80
ELITE FORMAL DESIGNS INC	2280 SW 70TH AVE # 3	DAVIE	75
HFT QUALITY CONSTR & MNTNC INC	2280 SW 70TH AVE	DAVIE	75
CHINELLY REAL ESTATE	4801 S UNIVERSITY DR # 214	DAVIE	70
JAMES B PIRTLE CONSTRUCTION CO	5700 GRIFFIN RD # 200	DAVIE	70
PAUL BANGE ROOFING INC	7000 SW 21ST PL	DAVIE	70
RICH'S ROOFING	7000 SW 21ST PL	DAVIE	70
FAIRFIELD INN	2081 GRIFFIN RD	FORT LAUDERDALE	60
BROWARD COMMUNITY CLG	3501 DAVIE RD	DAVIE	60
NOVA BLANCHE FORMAN ELEM	3521 DAVIE RD	DAVIE	60

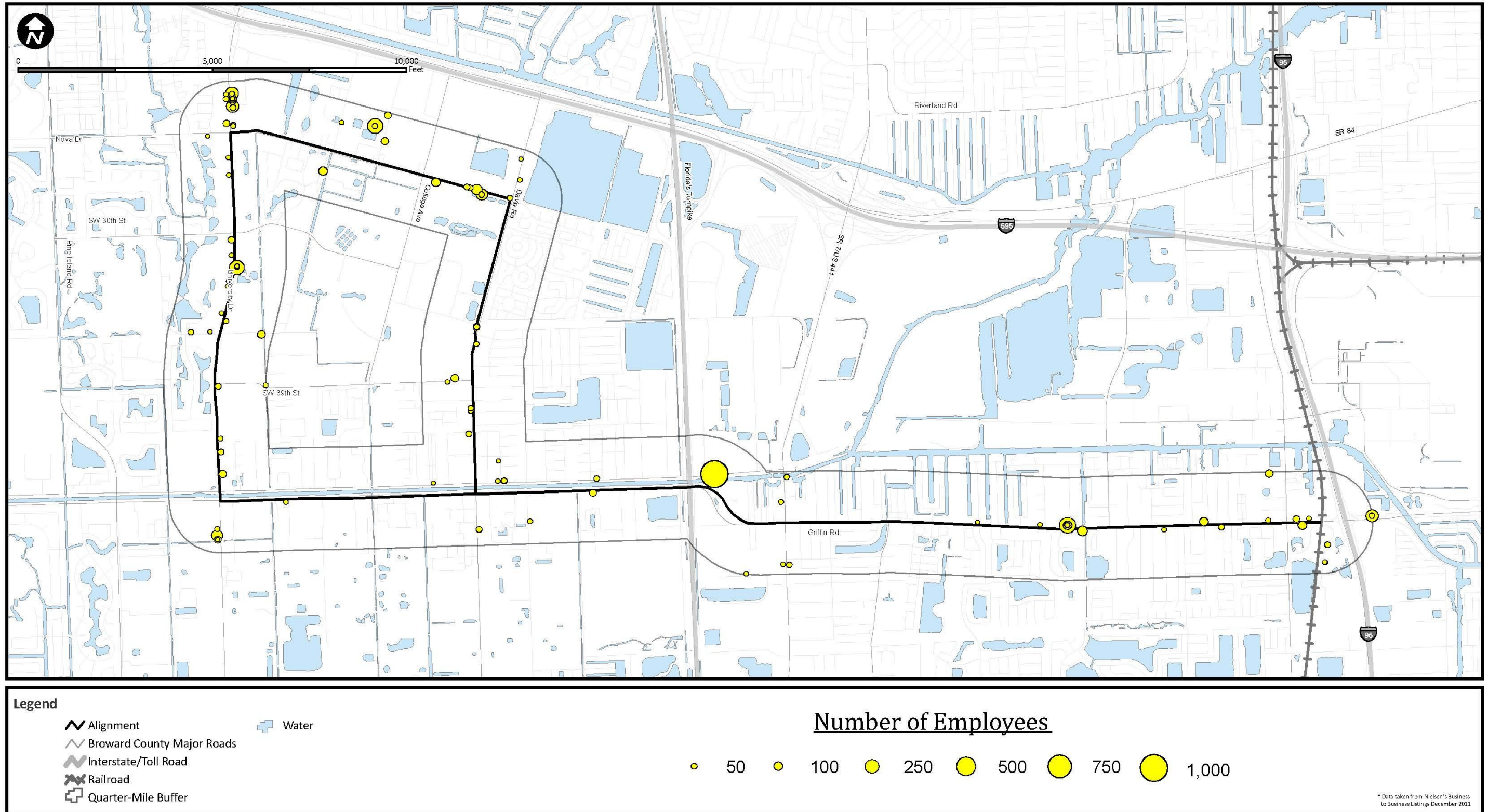
Company	Address	City	Number of Employees
LONGHORN STEAKHOUSE	2375 S UNIVERSITY DR	DAVIE	60
WALGREEN DRUG STORES	3015 S UNIVERSITY DR	DAVIE	58
HOME TOWN BUFFET	2310 S UNIVERSITY DR	DAVIE	52
COURTYARD-FT LAUDERDALE ARPRT	400 GULF STREAM WAY	DANIA	50
TROPICAL ACRES STEAKHOUSE	2500 GRIFFIN RD	FORT LAUDERDALE	50
SPRINKLERMATIC FIRE SPRINKLER	4740 DAVIE RD	FORT LAUDERDALE	50
CONSOLIDATED CABLE SOLUTIONS	6191 ORANGE DR # 6173	DAVIE	50
AMERICAN DREAMS REALTY CORP	4288 S UNIVERSITY DR	DAVIE	50
CLEARVIEW WINDOW CLEANING	6440 SW 42ND ST	DAVIE	50
ST DAVID CATHOLIC SCHOOL	3900 S UNIVERSITY DR	DAVIE	50
SUNCOAST MARKETING INC	6545 NOVA DR # 211	DAVIE	50
COLLEGE LIVING EXPERIENCE	6555 NOVA DR # 300	DAVIE	50
TACO BELL	2250 S UNIVERSITY DR	DAVIE	49
KENWOOD PREPARATORY	5725 ORANGE DR	DAVIE	45
FLASH BACK DINER	4125 SW 64TH AVE	DAVIE	45
COLLEGE ACADEMY AT BC	3501 DAVIE RD # 2	DAVIE	45
MAGNET TECHNICAL HIGH SCHOOL	6500 NOVA DR	DAVIE	45
OLD NAVY	2100 S UNIVERSITY DR	DAVIE	45
ROSS STORES INC	1990 S UNIVERSITY DR	DAVIE	45
RUBY TUESDAY RESTAURANT	6405 NOVA DR	DAVIE	42
SANITATION MAINTENANCE INC	7060 SW 22ND CT	DAVIE	42
PEP BOYS MANNY MOE & JACK	2380 S UNIVERSITY DR	DAVIE	42
PERSONAL-TOUCH HOME CARE INC	8001 SW 36TH ST # 8	DAVIE	41
ADVANCED AUTO SALES	5030 S STATE ROAD 7	DAVIE	40
GULFSTREAM CONNECTION INC	3201 GRIFFIN RD	FORT LAUDERDALE	40
GARDEN RESTAURANT	1870 GRIFFIN RD	DANIA	40
BEANO PUBLISHING LLC	6191 ORANGE DR	DAVIE	40
MED-PRO MEDICAL BILLING SVC	6191 ORANGE DR # 6167	DAVIE	40
CORPORATE COACHES	4500 S STATE ROAD 7	DAVIE	40
MC DONALD'S HAMBURGERS	4101 SW 64TH AVE	DAVIE	40
HEALTH & BEHAVIORAL DIMENSIONS	2269 S UNIVERSITY DR # 338	DAVIE	40
MASSAGE ENVY	1936 S UNIVERSITY DR	DAVIE	40
FACULTY PRACTICE	3200 S UNIVERSITY DR	DAVIE	37
OFFICE DEPOT	1940 S UNIVERSITY DR	DAVIE	37
MICHAELS	1922 S UNIVERSITY DR	DAVIE	36
IGFA FISHING HALL OF FAME	300 GULF STREAM WAY	DANIA	35
A CARUANA & ASSOC	4617 S UNIVERSITY DR	DAVIE	35
ACA SERVICES INC	2231 GRIFFIN RD	FORT LAUDERDALE	35

Company	Address	City	Number of Employees
KENTWOOD	4650 SW 61ST AVE	DAVIE	35
MC DONALD'S HAMBURGERS	4701 S STATE ROAD 7	DAVIE	35
POOL HOUSE GRILL	4198 S UNIVERSITY DR	DAVIE	35
PLAZA RESORTS OF DAVIE	3740 SW 64TH AVE	DAVIE	35
PIZZA LOFT	3514 S UNIVERSITY DR	DAVIE	35
T J MAXX	2040 S UNIVERSITY DR	DAVIE	35
CHICK-FIL-A	1900 S UNIVERSITY DR	DAVIE	34
ITT TECHNICAL INSTITUTE	3401 S UNIVERSITY DR	DAVIE	33
POLLO TROPICAL	2390 S UNIVERSITY DR	DAVIE	32
FIRST HEALTH SYSTEMS INC	7450 GRIFFIN RD # 240	DAVIE	31
JORDAN HIGH VOLTAGE INC	4901 SW 51ST ST	DAVIE	30
INTERNATIONAL GAMES FISH ASSN	300 GULF STREAM WAY	DANIA	30
JADE COMMUNICATIONS INC	5041 S STATE ROAD 7 # 424	DAVIE	30
KERNEY & ASSOC	4811 SW 28TH AVE	FORT LAUDERDALE	30
GULFSTREAM TRAINING ACADEMY	3201 GRIFFIN RD # 100	FORT LAUDERDALE	30
LUXART COMMUNICATIONS	3325 GRIFFIN RD # E	FORT LAUDERDALE	30
HOMWOOD SUITES-AIRPORT	2061 GRIFFIN RD	FORT LAUDERDALE	30
GRIF'S WESTERN INC	6211 ORANGE DR	DAVIE	30
GLORIA DEI LUTHERAN SCHOOL	7601 SW 39TH ST	DAVIE	30
LIL' RASCALS ACADEMY	6550 SW 39TH ST	DAVIE	30
BAYVIEW CENTER FOR MENTAL HLTH	3501 S UNIVERSITY DR # 6	DAVIE	30
BUCA DI BEPPO	3355 S UNIVERSITY DR	DAVIE	30
WENDY'S	3055 S UNIVERSITY DR	DAVIE	30
SONNY'S REAL PIT BAR-B-Q	2699 S UNIVERSITY DR	DAVIE	30
D & E COMMUNICATIONS INC	2541 S UNIVERSITY DR	DAVIE	30
ALLURE DAY SPA	2056 S UNIVERSITY DR	DAVIE	30
REGENT BANK	2205 S UNIVERSITY DR	DAVIE	30
2800 DAVIE ROAD INC	2800 SW 64TH AVE	DAVIE	29
ITT CORP	3401 S UNIVERSITY DR	DAVIE	28
SEA KING INC	2200 SW 71ST TER	DAVIE	28
NOVA SOUTHEASTERN UNIVERSITY	3200 S UNIVERSITY DR	DAVIE	27
JAIME FINE	3200 S UNIVERSITY DR # 202	DAVIE	27
QUARTERDECK SEAFOOD BAR	3155 S UNIVERSITY DR	DAVIE	26
GLOBAL STRATEGY GROUP	4801 S UNIVERSITY DR	DAVIE	25
SALTZ MICHELSON ARCHITECTS	3501 GRIFFIN RD	FORT LAUDERDALE	25
DAVIE BUDGET & FINANCE DEPT	6591 ORANGE DR	DAVIE	25
STONER & ASSOC INC	4341 SW 62ND AVE	DAVIE	25
CHIMPOULIS & HUNTER PA	7901 SW 36TH ST # 206	DAVIE	25

Company	Address	City	Number of Employees
GROWERS FORD TRACTOR CO	2695 SW 64TH AVE	DAVIE	25
HERITAGE HOMECARE	7900 NOVA DR # 201	DAVIE	25
LEFTY'S WINGS & RAW BAR	2000 S UNIVERSITY DR	DAVIE	25

Source: Nielsen's Business to Business Listings, December 2011.

Exhibit 25: Major Employers - Central Griffin Road Segment Map



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5.3 Central SR 7/Broward Boulevard Segment

Employment in this segment of the corridor is primarily concentrated on both ends, with significant employment along Nova Drive and Davie Road south of I-595, and significant employment on the eastern end of Broward Boulevard near I-95. There are 90 major employers and 6,154 total employees in this segment. The largest employer is the Broward County Sheriff's Office, located on Broward Boulevard in Fort Lauderdale, with 500 employees. The next largest are Gunther Motor Co. and Ace Waste SVC, both with 300 employees. A list of major employers in this segment is shown in Exhibit 26. Locations are shown in Exhibit 27.

Exhibit 26: Major Employers - Central SR 7/Broward Boulevard Segment

Company	Address	City	Number of Employees
BROWARD COUNTY SHERIFF'S OFC	2601 W BROWARD BLVD	FORT LAUDERDALE	500
ACE WASTE SVC	7060 SW 22ND CT	DAVIE	300
GUNTHER MOTOR CO	1660 S STATE ROAD 7	DAVIE	300
COSTCO	1890 S UNIVERSITY DR	DAVIE	220
HOME DEPOT INC	2300 S UNIVERSITY DR	DAVIE	210
GUNTHER MAZDA VOLKSWAGEN &	1800 S STATE ROAD 7	DAVIE	200
MC FATTER TECHNICAL CTR	6500 NOVA DR	DAVIE	180
PUBLIX SUPER MARKETS	6525 NOVA DR	DAVIE	150
KIA GUNTHER MOTOR CO	1680 S STATE ROAD 7	DAVIE	150
FORT LAUDERDALE SHERIFF OFC	200 NW 27TH AVE	FORT LAUDERDALE	150
CHILDREN & FAMILIES DEPT	311 N STATE ROAD 7	PLANTATION	150
SALVATION ARMY THRIFT STORE	1901 W BROWARD BLVD	FORT LAUDERDALE	108
PALM TRUCK CTR	2441 S STATE ROAD 7	DAVIE	101
BECON/ITV	6600 NOVA DR	DAVIE	100
BROWARD FIRE ACADEMY	2600 SW 71ST TER	DAVIE	100
DAVIE ALE HOUSE	2080 S UNIVERSITY DR	DAVIE	100
GUNTHER VOLKSWAGEN	1660 S STATE ROAD 7	DAVIE	100
BROWARD SHERIF OFFICE	2601 W BROWARD BLVD	FORT LAUDERDALE	100
BROWARD REGIONAL JUVENILE CTR	222 NW 22ND AVE	FORT LAUDERDALE	85
FJH MUSIC CO INC	2525 DAVIE RD # 360	PLANTATION	80
ELITE FORMAL DESIGNS INC	2280 SW 70TH AVE # 3	DAVIE	75
HFT QUALITY CONSTR & MNTNC INC	2280 SW 70TH AVE	DAVIE	75
PAUL BANGE ROOFING INC	7000 SW 21ST PL	DAVIE	70
RICH'S ROOFING	7000 SW 21ST PL	DAVIE	70
CHRYSALIS CENTER	200 SW 27TH AVE # 202	FORT LAUDERDALE	70
GWE CORP	2003 S STATE ROAD 7	DAVIE	65
LONGHORN STEAKHOUSE	2375 S UNIVERSITY DR	DAVIE	60
PINE RIDGE ALTERNATIVE CTR	1251 SW 42ND AVE	FORT LAUDERDALE	60

Company	Address	City	Number of Employees
MC DONALD'S	3120 W BROWARD BLVD	FORT LAUDERDALE	53
HOME TOWN BUFFET	2310 S UNIVERSITY DR	DAVIE	52
SMITH COMMUNITY MENTAL	601 S STATE ROAD 7	PLANTATION	51
MAS TEC	2801 BURRIS RD	DAVIE	50
BISCAYNE CONSTRUCTION CO	4700 SW 30TH ST	DAVIE	50
SUNCOAST MARKETING INC	6545 NOVA DR # 211	DAVIE	50
COLLEGE LIVING EXPERIENCE	6555 NOVA DR # 300	DAVIE	50
MC DONALD'S HAMBURGERS	1600 S STATE ROAD 7	DAVIE	50
B & B INTERIOR SYSTEMS INC	3625 W BROWARD BLVD # 110	FORT LAUDERDALE	50
TACO BELL	2250 S UNIVERSITY DR	DAVIE	49
MAGNET TECHNICAL HIGH SCHOOL	6500 NOVA DR	DAVIE	45
OLD NAVY	2100 S UNIVERSITY DR	DAVIE	45
ROSS STORES INC	1990 S UNIVERSITY DR	DAVIE	45
FIRST CHOICE FOR EDUCATION	17 NW 27TH AVE	FORT LAUDERDALE	45
RUBY TUESDAY RESTAURANT	6405 NOVA DR	DAVIE	42
SANITATION MAINTENANCE INC	7060 SW 22ND CT	DAVIE	42
PEP BOYS MANNY MOE & JACK	2380 S UNIVERSITY DR	DAVIE	42
FLORIDA 595 TRUCK STOP CORP	2705 BURRIS RD	DAVIE	40
MAKO SURGICAL CORP	2555 DAVIE RD # 110	PLANTATION	40
HEALTH & BEHAVIORAL DIMENSIONS	2269 S UNIVERSITY DR # 338	DAVIE	40
MASSAGE ENVY	1936 S UNIVERSITY DR	DAVIE	40
C & M AUTO INC	1850 SW 38TH AVE	FORT LAUDERDALE	40
BUDGET CARS INC	550 S STATE ROAD 7	PLANTATION	40
BROWARD COUNTY FIRE RESCUE DIV	2601 W BROWARD BLVD	FORT LAUDERDALE	40
OFFICE DEPOT	1940 S UNIVERSITY DR	DAVIE	37
MICHAELS	1922 S UNIVERSITY DR	DAVIE	36
T J MAXX	2040 S UNIVERSITY DR	DAVIE	35
FLORIDA DEPARTMENT-	3520 W BROWARD BLVD # 210	FORT LAUDERDALE	35
FASHION CLEANERS INC	2427 W BROWARD BLVD	FORT LAUDERDALE	35
FLAGLER CONSTRUCTION	5210 REESE RD	DAVIE	34
CHICK-FIL-A	1900 S UNIVERSITY DR	DAVIE	34
SUNSHINE TOWING	222 SW 21ST TER	FORT LAUDERDALE	34
POLLO TROPICAL	300 N STATE ROAD 7	PLANTATION	33
POLLO TROPICAL	2390 S UNIVERSITY DR	DAVIE	32
UNIVISION RADIO	3770 SW 8TH ST	FORT LAUDERDALE	32
SONNY'S REAL PIT BAR-B-Q	2699 S UNIVERSITY DR	DAVIE	30
D & E COMMUNICATIONS INC	2541 S UNIVERSITY DR	DAVIE	30
ALLURE DAY SPA	2056 S UNIVERSITY DR	DAVIE	30

Company	Address	City	Number of Employees
REGENT BANK	2205 S UNIVERSITY DR	DAVIE	30
EDCO AWARDS & SPECIALTIES	3702 DAVIE BLVD	FORT LAUDERDALE	30
ELECTRIC LINE ASSOC INC	3949 SW 12TH CT	FORT LAUDERDALE	30
AUTOSHOW SALES & SVC	440 S STATE ROAD 7	PLANTATION	30
LABOR FINDERS	337 SW 27TH AVE	FORT LAUDERDALE	30
CHRYSLIS CENTER	3800 W BROWARD BLVD # 100	FORT LAUDERDALE	30
WALGREEN DRUG STORES	3895 W BROWARD BLVD	FORT LAUDERDALE	30
WENDY'S	3801 W BROWARD BLVD	FORT LAUDERDALE	30
URBAN LEAGUE OF BROWARD	11 NW 36TH AVE	FORT LAUDERDALE	30
LA GASSE POOL CONSTRUCTION CO	2877 W BROWARD BLVD	FORT LAUDERDALE	30
2800 DAVIE ROAD INC	2800 SW 64TH AVE	DAVIE	29
ADVANCED ACRYLIC DESIGNS	3702 DAVIE BLVD	FORT LAUDERDALE	29
ACCURATE PEST CONTROL	300 S STATE ROAD 7	PLANTATION	29
SEA KING INC	2200 SW 71ST TER	DAVIE	28
IHOP	2 N STATE ROAD 7	PLANTATION	27
GROWERS FORD TRACTOR CO	2695 SW 64TH AVE	DAVIE	25
HERITAGE HOMECARE	7900 NOVA DR # 201	DAVIE	25
SOUTHERN BUSINESS COMMS	2501 DAVIE RD # 260	PLANTATION	25
REAL LIVING DE ROLF REAL EST	3920 RIVERLAND RD	FORT LAUDERDALE	25
LEFTY'S WINGS & RAW BAR	2000 S UNIVERSITY DR	DAVIE	25
BROWARD NELSON FOUNTAIN SVC	241 SW 21ST TER	FORT LAUDERDALE	25
ARCTIC AUTO AIR	3700 W BROWARD BLVD	FORT LAUDERDALE	25
MCKENZIE FINANCIAL	3520 W BROWARD BLVD # 114	FORT LAUDERDALE	25
FIRST AMERICAN TELECOM	1800 W BROWARD BLVD	FORT LAUDERDALE	25

Source: Nielsen's Business to Business Listings, December 2011.

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5.4 Eastern Segment

Employment in this segment of the corridor is primarily concentrated around downtown Fort Lauderdale and just north of 17th Street. This segment, by far, has the highest employment, containing 307 major employers and 40,207 total employees. The largest employer is Bank of America, located on Las Olas Boulevard, with 3,834 employees. The next largest are Broward General Medical Center and North Broward Hospital, both of which employ 3,000 and are located on Andrews Avenue near 17th Street. A list of the major employers in this segment is shown in Exhibit 28. Locations are shown in Exhibit 29.

Exhibit 28: Major Employers - Eastern Segment

Company	Address	City	Number of Employees
BANK OF AMERICA	401 E LAS OLAS BLVD # 110	FORT LAUDERDALE	3,834
BROWARD GENERAL MEDICAL CTR	1600 S ANDREWS AVE	FORT LAUDERDALE	3,000
NORTH BROWARD HOSPITAL	1600 S ANDREWS AVE	FORT LAUDERDALE	3,000
SUN-SENTINEL CO	200 E LAS OLAS BLVD	FORT LAUDERDALE	1,200
COUNTY COMMISSIONERS	115 S ANDREWS AVE # 409	FORT LAUDERDALE	900
FORT LAUDERDALE POLICE DEPT	1300 W BROWARD BLVD	FORT LAUDERDALE	800
BROWARD COUNTY AVIATION DEPT	100 AVIATION BLVD	FORT LAUDERDALE	750
FIRST SERVICE CORP	1815 GRIFFIN RD # 404	DANIA	700
BROWARD COUNTY PUBLIC SCHOOLS	600 SE 3RD AVE	FORT LAUDERDALE	700
BROWARD CNTY GOVERNMENTAL	115 S ANDREWS AVE	FORT LAUDERDALE	600
STILES CORP	301 E LAS OLAS BLVD	FORT LAUDERDALE	540
AUTO NATION INC	200 SW 1ST AVE # 10	FORT LAUDERDALE	500
FRANKLIN TEMPLETON	500 E BROWARD BLVD # 2100	FORT LAUDERDALE	500
FORT LAUDERDALE EMER MED SVC	528 NW 2ND ST	FORT LAUDERDALE	490
RUDEN MC CLOSKEY	200 E BROWARD BLVD # 1500	FORT LAUDERDALE	455
BROWARD COUNTY HEALTH DEPT	2421 SW 6TH AVE	FORT LAUDERDALE	450
STATE ATTORNEY	201 SE 6TH ST # 720	FORT LAUDERDALE	409
HERTZ RENT A CAR	600 TERMINAL DR	FORT LAUDERDALE	400
GUNSTER YOAKLEY & STEWART	450 E LAS OLAS BLVD # 1400	FORT LAUDERDALE	400
BROWARD CENTER-PERFORMING	201 SW 5TH AVE	FORT LAUDERDALE	400
FORT LAUDERDALE FIRE CHIEF	528 NW 2ND ST	FORT LAUDERDALE	400
LAS OLAS ASSN	620 E LAS OLAS BLVD	FORT LAUDERDALE	300
RIVERSIDE HOTEL	620 E LAS OLAS BLVD	FORT LAUDERDALE	300
FORT LAUDERDALE PUBLIC WORKS	220 SW 14TH AVE # 4A	FORT LAUDERDALE	280
FORT LAUDERDALE INTL ARPRT-FLL	100 AVIATION BLVD	FORT LAUDERDALE	275
HOSPICE CARE SE FLORIDA	309 SE 18TH ST	FORT LAUDERDALE	250
BROWARD COUNTY LIBRARY	100 S ANDREWS AVE	FORT LAUDERDALE	250
SUBSTANCE ABUSE & HEALTH CARE	115 S ANDREWS AVE # 318	FORT LAUDERDALE	245

Company	Address	City	Number of Employees
CHEESECAKE FACTORY	600 E LAS OLAS BLVD	FORT LAUDERDALE	238
BROWARD COUNTY SUBSTANCE	1000 MIDDLE ST	FORT LAUDERDALE	231
HILTON	1870 GRIFFIN RD	DANIA	210
BROWARD COUNTY REVENUE	115 S ANDREWS AVE	FORT LAUDERDALE	210
EMBRAER AIRCRAFT HOLDING	276 SW 34TH ST	FORT LAUDERDALE	200
AIRCRAFT SERVICES/FUEL FARM	210 SW 34TH ST	FORT LAUDERDALE	200
WHIDDON ROGERS EDUCATION CTR	700 SW 26TH ST	FORT LAUDERDALE	200
MERCEDES-BENZ-FORT LAUDERDALE	2411 S FEDERAL HWY	FORT LAUDERDALE	200
NORTH BROWARD HOSP HEALTH SYS	303 SE 17TH ST	FORT LAUDERDALE	200
HOSTOPIA.COM INC	110 E BROWARD BLVD # 1650	FORT LAUDERDALE	200
CHILDREN & FAMILY	201 W BROWARD BLVD	FORT LAUDERDALE	200
BROWARD COUNTY PROPERTY	115 S ANDREWS AVE # 111	FORT LAUDERDALE	192
JASON HARTMAN	1600 S ANDREWS AVE	FORT LAUDERDALE	180
SUPERIOR AIRCRAFT SVC INC	650 SW 34TH ST # 307	FORT LAUDERDALE	175
BROWARD COUNTY OFC INFO TECH	540 SE 3RD AVE # 300	FORT LAUDERDALE	170
BERKOWITZ DICK POLLACK & BRANT	515 E LAS OLAS BLVD # 15	FORT LAUDERDALE	170
GIMBEL & ASSOC	201 NE 2ND ST	FORT LAUDERDALE	170
BROWARD NURSING & REHAB CTR	1330 S ANDREWS AVE	FORT LAUDERDALE	165
AVIS RENT A CAR	1555 PERIMETER RD	DANIA	160
MARITIME PROFESSIONAL TRAINING	1915 S ANDREWS AVE	FORT LAUDERDALE	160
SILVERSEA CRUISES LTD	110 E BROWARD BLVD # 23	FORT LAUDERDALE	160
AMERIJET INTERNATIONAL INC	2800 S ANDREWS AVE	FORT LAUDERDALE	150
BERMELLO AJAMIL & PARTNERS INC	900 SE 3RD AVE # 203	FORT LAUDERDALE	150
PUBLIX SUPER MARKETS	601 S ANDREWS AVE	FORT LAUDERDALE	150
ENVERMONTAL PROTECTION DEPT	115 S ANDREWS AVE # 240-A	FORT LAUDERDALE	150
SEAGULL ALTERNATIVE HIGHSCHOOL	425 SW 28TH ST	FORT LAUDERDALE	135
BROWARD COUNTY BLDG & PERMIT	955 S FEDERAL HWY	FORT LAUDERDALE	130
APLUS.NET	110 E BROWARD BLVD # 1650	FORT LAUDERDALE	130
SERVISAIR	650 SW 34TH ST	FORT LAUDERDALE	125
AUTONATION IMAX THEATER	401 SW 2ND ST	FORT LAUDERDALE	125
MUSEUM OF DISCOVERY & SCI INC	401 SW 2ND ST	FORT LAUDERDALE	125
ERNST & YOUNG	100 NE 3RD AVE # 700	FORT LAUDERDALE	125
SKANSKA USA BUILDING INC	1815 GRIFFIN RD # 204	DANIA	120
BUDGET RENT A CAR	600 TERMINAL DR # 401	FORT LAUDERDALE	120
GREENBERG TRAURIG LLP	401 E LAS OLAS BLVD # 2000	FORT LAUDERDALE	119
HULL & CO INC	2150 S ANDREWS AVE	FORT LAUDERDALE	115
AVIS RENT A CAR	600 TERMINAL DR # 300	FORT LAUDERDALE	110
SALVATION ARMY THRIFT STORE	1901 W BROWARD BLVD	FORT LAUDERDALE	108

Company	Address	City	Number of Employees
HUMANE SOCIETY-BROWARD	2070 GRIFFIN RD	FORT LAUDERDALE	100
JANUS ET CIE	1855 GRIFFIN RD # A123	DANIA	100
SHERATON	1825 GRIFFIN RD	DANIA	100
LEWIS MARINE SUPPLY INC	220 SW 32ND ST	FORT LAUDERDALE	100
SPARTA INSULATION CO	2816 SW 3RD AVE	FORT LAUDERDALE	100
JUVENILE ASSESSMENT CTR	2600 SW 4TH AVE	FORT LAUDERDALE	100
ENVISION PHARMACEUTICAL SVC	1001 S ANDREWS AVE # 200	FORT LAUDERDALE	100
ATICO INTERNATIONAL INC	501 S ANDREWS AVE	FORT LAUDERDALE	100
INDIGO RESTAURANT	620 E LAS OLAS BLVD	FORT LAUDERDALE	100
UBS FINANCIAL SVC	401 E LAS OLAS BLVD # 2300	FORT LAUDERDALE	100
ROBERT HALF TECHNOLOGY	300 SE 2ND ST # 600	FORT LAUDERDALE	100
BUNNELL & WOULFE PA	1 FINANCIAL PLZ # 1000	FORT LAUDERDALE	100
MUSCA LAW	401 E LAS OLAS BLVD	FORT LAUDERDALE	99
HOLLAND & KNIGHT LLP	1 E BROWARD BLVD # 1300	FORT LAUDERDALE	97
LSG SKY CHEFS INC	220 SW 34TH ST	FORT LAUDERDALE	95
GRAND WESTERN	240 SW 32ND ST	FORT LAUDERDALE	95
ENTERPRISE RENT-A-CAR	600 TERMINAL DR # 404	FORT LAUDERDALE	90
NATIONAL MARINE SUPPLIERS	2800 SW 2ND AVE	FORT LAUDERDALE	90
FLORIDA TRANSPORTATION SVC INC	412 SE 18TH ST	FORT LAUDERDALE	90
CHRIS EVERT CHILDREN'S HOSP	1600 S ANDREWS AVE	FORT LAUDERDALE	90
TRIPP SCOTT	110 SE 6TH ST # 15	FORT LAUDERDALE	90
KPMG	450 E LAS OLAS BLVD # 750	FORT LAUDERDALE	90
PRICEWATERHOUSE COOPERS	401 E LAS OLAS BLVD # 1800	FORT LAUDERDALE	90
LESTER'S DINER	250 W STATE ROAD 84	FORT LAUDERDALE	89
CRIMINAL LAW GROUP	1214 S ANDREWS AVE # 301	FORT LAUDERDALE	87
BROWARD COUNTY ATTORNEY	115 S ANDREWS AVE # 423	FORT LAUDERDALE	85
BROWARD REGIONAL JUVENILE CTR	222 NW 22ND AVE	FORT LAUDERDALE	85
CROISSANT PARK ELEMENTARY SCHL	1800 SW 4TH AVE	FORT LAUDERDALE	83
BROWARD COUNTY VOTER RGSTRN	115 S ANDREWS AVE	FORT LAUDERDALE	81
MOTOR-SERVICES HUGO STAMP INC	3190 SW 4TH AVE	FORT LAUDERDALE	80
GUNSTER & YOAKLEY	450 E LAS OLAS BLVD # 1400	FORT LAUDERDALE	80
BROWARD COUNTY STRATEGIC PLNG	115 S ANDREWS AVE # 329	FORT LAUDERDALE	80
US ATTORNEY	500 E BROWARD BLVD	FORT LAUDERDALE	80
NORTH BROWARD HOSPITAL DIST	1111 W BROWARD BLVD	FORT LAUDERDALE	80
COLODNY FASS & TALEFLELD	1 FINANCIAL PLZ # 100	FORT LAUDERDALE	80
XENTEL INC	101 NE 3RD AVE # 203	FORT LAUDERDALE	80
NORTH FORK ELEMENTARY SCHOOL	101 NW 15TH AVE	FORT LAUDERDALE	76
TENDER CARE CTR INC	1821 SE 4TH AVE	FORT LAUDERDALE	75

Company	Address	City	Number of Employees
LAUDERDALE IMPORTS LTD/BMW	1812 S ANDREWS AVE	FORT LAUDERDALE	75
GUNSTER	450 E LAS OLAS BLVD # 1400	FORT LAUDERDALE	75
BILLING COCHRAN LYLES MAURO	515 E LAS OLAS BLVD # 6	FORT LAUDERDALE	75
WICKER SMITH O'HARA MC COY	515 E LAS OLAS BLVD # 1400	FORT LAUDERDALE	75
BROWARD COUNTY PERMITS	115 S ANDREWS AVE	FORT LAUDERDALE	75
TUTOR TIME CHILD CARE	100 SE 3RD AVE # 150	FORT LAUDERDALE	75
BROWARD COUNTY ACCOUNTING	115 S ANDREWS AVE # 203	FORT LAUDERDALE	73
PEDIATRIX MEDICAL GROUP	1600 S ANDREWS AVE	FORT LAUDERDALE	72
BERGER SINGERMAN	350 E LAS OLAS BLVD # 1000	FORT LAUDERDALE	72
BROWARD DAILY BUSINESS REVIEW	633 S ANDREWS AVE	FORT LAUDERDALE	70
CROWE HORWATH LLP	401 E LAS OLAS BLVD # 1100	FORT LAUDERDALE	70
PERFORMING ART CTR	201 SW 5TH AVE	FORT LAUDERDALE	70
HALICZER PETTIS & SCHWAMM PA	1 FINANCIAL PLZ # 7	FORT LAUDERDALE	70
BAXTER HEALTHCARE	101 NE 3RD AVE # 1600	FORT LAUDERDALE	70
MARCUM LLP	450 E LAS OLAS BLVD # 950	FORT LAUDERDALE	69
CONRAD & SCHERER LLP	633 S FEDERAL HWY # 800	FORT LAUDERDALE	65
KATZ BARRON SQUITERO FAUST	100 NE 3RD AVE # 280	FORT LAUDERDALE	64
FAIRFIELD INN	2081 GRIFFIN RD	FORT LAUDERDALE	60
U S POST OFFICE	2801 S FEDERAL HWY	FORT LAUDERDALE	60
HEALTH DEPARTMENT	780 SW 24TH ST	FORT LAUDERDALE	60
JERRY'S MARINE SVC	100 SW 16TH ST	FORT LAUDERDALE	60
JMS DISTRIBUTORS	100 SW 16TH ST	FORT LAUDERDALE	60
WOMEN IN DISTRESS	1153 S ANDREWS AVE	FORT LAUDERDALE	60
PRUDENTIAL FLORIDA REALTY	777 S FEDERAL HWY	FORT LAUDERDALE	60
WATER TRANSPORTATION ALTRNTVS	413 SW 3RD AVE	FORT LAUDERDALE	60
WELLS FARGO ADVISORS	200 E LAS OLAS BLVD # 1820	FORT LAUDERDALE	60
BRINKLEY MORGAN SOLOMON	200 E LAS OLAS BLVD # 1900	FORT LAUDERDALE	60
ESQUIRE STAFFING SOLUTIONS	515 E LAS OLAS BLVD	FORT LAUDERDALE	60
AMERICAS MORTGAGE	500 E BROWARD BLVD # 1125	FORT LAUDERDALE	60
MEDIATION INC	1 FINANCIAL PLZ # 1800	FORT LAUDERDALE	60
US SERVICE CORPS-RETIRED EXECs	299 E BROWARD BLVD	FORT LAUDERDALE	60
OPPENHEIMER & CO INC	100 NE 3RD AVE # 500	FORT LAUDERDALE	60
LEGAL SEARCH SOLUTIONS INC	211 NE 2ND ST	FORT LAUDERDALE	60
KENWORTH OF SOUTH FLORIDA	2909 S ANDREWS AVE	FORT LAUDERDALE	56
HILL YORK	2125 S ANDREWS AVE	FORT LAUDERDALE	56
DEANGELO MARINE EXHAUST INC	3330 SW 2ND AVE	FORT LAUDERDALE	55
AAA ABLE APPLIANCE SVC	430 N ANDREWS AVE	FORT LAUDERDALE	55
COURTYARD-FT LAUDERDALE ARPRT	400 GULF STREAM WAY	DANIA	50

Company	Address	City	Number of Employees
GOLDEN GATE OF ORLANDO LLC	600 TERMINAL DR	FORT LAUDERDALE	50
CLIFFBERRY INC	851 ELLER DR	FORT LAUDERDALE	50
D & B TRUCKING	700 SE 32ND CT	FORT LAUDERDALE	50
CAUSEWAY LUMBER CO	2601 S ANDREWS AVE	FORT LAUDERDALE	50
CITY OF FORT LAUDERDALE	2001 SW 4TH AVE	FORT LAUDERDALE	50
LAUDERDALE MEMORIAL PARK	2001 SW 4TH AVE	FORT LAUDERDALE	50
LAVAN & NEIDENBERG LAW OFFICE	1214 S ANDREWS AVE # 301	FORT LAUDERDALE	50
KIRWAN & SPELLACY & DANNER	888 SE 3RD AVE # 301	FORT LAUDERDALE	50
KRUPNICK CAMPBELL MALONE	12 SE 7TH ST # 801	FORT LAUDERDALE	50
MILLER CONSTRUCTION	614 S FEDERAL HWY	FORT LAUDERDALE	50
STEARNS WEAVER MILLER WEISSLER	200 E LAS OLAS BLVD # 2100	FORT LAUDERDALE	50
AKERMAN SENTERFITT	350 E LAS OLAS BLVD # 1600	FORT LAUDERDALE	50
MERRILL LYNCH	450 E LAS OLAS BLVD # 1000	FORT LAUDERDALE	50
TIMPANO CHOPHOUSE & MARTINI	450 E LAS OLAS BLVD # 110	FORT LAUDERDALE	50
GRAY ROBINSON ATTORNEYS AT	401 E LAS OLAS BLVD # 1850	FORT LAUDERDALE	50
ZUCCA PASTA & GRILL	401 E LAS OLAS BLVD # 280	FORT LAUDERDALE	50
SOUTH AFRICAN AIRWAYS	515 E LAS OLAS BLVD # 1600	FORT LAUDERDALE	50
US LEGAL SUPPORT	515 E LAS OLAS BLVD # 300	FORT LAUDERDALE	50
TARPON BEND	200 SW 2ND ST	FORT LAUDERDALE	50
VOODOO LOUNGE	111 SW 2ND AVE	FORT LAUDERDALE	50
DANCING BEAR GROUP	110 E BROWARD BLVD	FORT LAUDERDALE	50
TOWER CLUB	1 FINANCIAL PLZ # 28	FORT LAUDERDALE	50
MC DONALD'S HAMBURGERS	27 W BROWARD BLVD	FORT LAUDERDALE	50
HOTELS.COM	101 NE 3RD AVE # 1720	FORT LAUDERDALE	50
NEW TIMES BROWARD-PALM BEACH	16 NE 4TH ST # 200	FORT LAUDERDALE	50
BROWARD COUNTY SUPPORT	540 SE 3RD AVE	FORT LAUDERDALE	49
GUARDIAN AD LITEM PROGRAM	524 S ANDREWS AVE # 300E	FORT LAUDERDALE	49
PERSONS WITH DISABILITIES AGCY	201 W BROWARD BLVD	FORT LAUDERDALE	46
AFTER SCHOOL PRGM AT CROISSANT	1800 SW 4TH AVE	FORT LAUDERDALE	45
CHILDRENS MEDICAL SVC	1625 SE 3RD AVE	FORT LAUDERDALE	45
UNITED WAY	1300 S ANDREWS AVE	FORT LAUDERDALE	45
CHARTER SCHOOL	1225 SE 2ND AVE	FORT LAUDERDALE	45
BETHANY CHRISTIAN SCHOOL	615 SE 9TH ST	FORT LAUDERDALE	45
HANSBERGER GLOBAL INVESTORS	401 E LAS OLAS BLVD # 1700	FORT LAUDERDALE	45
HIMMARSHEE BAR & GRILL	210 SW 2ND ST	FORT LAUDERDALE	45
BROWARD COUNTY HUMAN	115 S ANDREWS AVE # 508	FORT LAUDERDALE	45
WEISS SEROTA HELFMAN PASTORIZA	200 E BROWARD BLVD # 1900	FORT LAUDERDALE	45
HCA EAST FLORIDA DIV	450 E LAS OLAS BLVD # 1100	FORT LAUDERDALE	43

Company	Address	City	Number of Employees
ARAMARK CORRECTIONAL SVC	555 SE 1ST AVE	FORT LAUDERDALE	41
GARDEN RESTAURANT	1870 GRIFFIN RD	DANIA	40
EZ RENT-A-CAR	600 TERMINAL DR	FORT LAUDERDALE	40
ORKIN	3375 SW 3RD AVE	FORT LAUDERDALE	40
GOVERNOR CONTROL SYSTEMS INC	3101 SW 3RD AVE	FORT LAUDERDALE	40
AIRMARK COMPONENTS	2701 SW 2ND AVE	FORT LAUDERDALE	40
SAFETY GUYS INSURANCE	111 SW 23RD ST # D	FORT LAUDERDALE	40
WARD'S MARINE ELECTRIC INC	617 SW 3RD AVE	FORT LAUDERDALE	40
LUKS SANTANIELLO PEREZ	110 SE 6TH ST # 20	FORT LAUDERDALE	40
BROWARD COUNTY MASTERS	201 SE 6TH ST # 252	FORT LAUDERDALE	40
OFFICIAL REPORTING SVC	524 S ANDREWS AVE # 302	FORT LAUDERDALE	40
CB RICHARD ELLIS	200 E LAS OLAS BLVD # 1620	FORT LAUDERDALE	40
GRILL ROOM ON LAS OLAS	620 E LAS OLAS BLVD	FORT LAUDERDALE	40
GRAY-ROBINSON PA	401 E LAS OLAS BLVD # 1850	FORT LAUDERDALE	40
JOHNNY'S RESTAURANT	625 E LAS OLAS BLVD	FORT LAUDERDALE	40
MUSEUM OF ART	1 E LAS OLAS BLVD	FORT LAUDERDALE	40
FLEET SERVICES	115 S ANDREWS AVE # 501	FORT LAUDERDALE	40
BROWARD CNTY REVENUE COLLECT	115 S ANDREWS AVE # A-100	FORT LAUDERDALE	40
BROWARD COUNTY	115 S ANDREWS AVE # 427	FORT LAUDERDALE	40
GREATER FT LAUDERDALE	100 E BROWARD BLVD # 200	FORT LAUDERDALE	40
ATKINSON DINER STONE MANKUTA	1 FINANCIAL PLZ # 1400	FORT LAUDERDALE	40
FOWLER WHITE BURNETT PA	1 FINANCIAL PLZ # 21	FORT LAUDERDALE	40
FIRST BAPTIST CHURCH	301 E BROWARD BLVD	FORT LAUDERDALE	40
GOLDSTEIN LAW GROUP	100 NE 3RD AVE # 400	FORT LAUDERDALE	40
RESOURCES GLOBAL PROFESSIONALS	100 NE 3RD AVE # 780	FORT LAUDERDALE	39
BP TERMINAL	1180 SPRANGLER RD	FORT LAUDERDALE	38
IGFA FISHING HALL OF FAME	300 GULF STREAM WAY	DANIA	35
CATERAIR INTERNATIONAL	220 SW 34TH ST	FORT LAUDERDALE	35
WESMAR OF FLORIDA	3377 SW 2ND AVE	FORT LAUDERDALE	35
FEDERAL MILLWORK CORP	3300 SE 6TH AVE	FORT LAUDERDALE	35
BIGHAM INSULATION & SUPPLY CO	2816 SW 3RD AVE	FORT LAUDERDALE	35
IN RECORD TIME INC	1901 SE 4TH AVE	FORT LAUDERDALE	35
PETERSON BERNARD	707 SE 3RD AVE # 500	FORT LAUDERDALE	35
FRANK & JIMMIE'S PROPELLER SHP	200 SW 6TH ST	FORT LAUDERDALE	35
JULIE TAYLOR & ASSOC	110 SE 6TH ST # 2100	FORT LAUDERDALE	35
BOIES SCHILLER & FLEXNER	401 E LAS OLAS BLVD # 1200	FORT LAUDERDALE	35
KOPELOWITZ OSTROW FIRM PA	200 SW 1ST AVE # 1200	FORT LAUDERDALE	35
BROWARD COUNTY COMMUNITY	201 S ANDREWS AVE	FORT LAUDERDALE	35

Company	Address	City	Number of Employees
BURGER KING	666 W BROWARD BLVD	FORT LAUDERDALE	35
COMERICA BANK N A	100 NE 3RD AVE # 100	FORT LAUDERDALE	35
DDL PILOT SVC CO INC	350 SW 34TH ST	FORT LAUDERDALE	34
SUNSHINE TOWING	222 SW 21ST TER	FORT LAUDERDALE	34
GABRIEL ROEDER SMITH & CO	1 E BROWARD BLVD # 505	FORT LAUDERDALE	34
KUBICKI DRAPER	1 E BROWARD BLVD # 1600	FORT LAUDERDALE	33
PARK N'FLY	2200 NE 7TH AVE	DANIA	32
BROWARD COUNTY RISK	115 S ANDREWS AVE # 210	FORT LAUDERDALE	31
ENVIRONMENTAL PROTECTION	115 S ANDREWS AVE # 329K	FORT LAUDERDALE	31
JACK & JILL CHILDREN'S CTR	1315 W BROWARD BLVD	FORT LAUDERDALE	31
INTERNATIONAL GAMES FISH ASSN	300 GULF STREAM WAY	DANIA	30
HOMEWOOD SUITES-AIRPORT	2061 GRIFFIN RD	FORT LAUDERDALE	30
ELECTRONICS UNLIMITED	3229 S ANDREWS AVE	FORT LAUDERDALE	30
TOM KRIPS CONSTRUCTION	3120 S ANDREWS AVE	FORT LAUDERDALE	30
AMERICAN BATTERY CO	2800 SW 4TH AVE # 20	FORT LAUDERDALE	30
ATTAWAY SERVICES INC	801 SE 28TH ST	FORT LAUDERDALE	30
BEARD MARINE	624 SW 24TH ST	FORT LAUDERDALE	30
EVERGREEN LAUDERDALE	2001 SW 4TH AVE	FORT LAUDERDALE	30
PILLAR MANAGEMENT GROUP	201 SE 19TH ST	FORT LAUDERDALE	30
TENDER CARE MEDICAL SVC INC	304 SE 18TH CT	FORT LAUDERDALE	30
SUNLIFE ADMIN	300 SE 17TH ST	FORT LAUDERDALE	30
NORTH BROWARD HOSPITAL DIST	303 SE 17TH ST	FORT LAUDERDALE	30
PHOENIX OBSTETRIC & GYNECOLOGY	1600 S ANDREWS AVE # 323	FORT LAUDERDALE	30
FERTIG & GRAMLING	200 SE 13TH ST	FORT LAUDERDALE	30
CHARTER SCHOOL OF EXCELLENCE	1217 SE 3RD AVE	FORT LAUDERDALE	30
SHELDON J SCHLESINGER PA	1212 SE 3RD AVE	FORT LAUDERDALE	30
APEX PARTNERS LLC	1133 SE 4TH AVE	FORT LAUDERDALE	30
NEPTUNE BOAT LIFT INC	100 SW 6TH ST	FORT LAUDERDALE	30
LUKS KOLEOS & SANTANIELLO	110 SE 6TH ST # 20	FORT LAUDERDALE	30
SCHOOL BOARD OF BROWARD	600 SE 3RD AVE	FORT LAUDERDALE	30
FLORIDA ATTORNEYS TITLE SVC	400 SE 6TH ST	FORT LAUDERDALE	30
ADACHE INTERIORS	550 S FEDERAL HWY	FORT LAUDERDALE	30
HOSPITALITY DEVELOPMENT GROUP	550 S FEDERAL HWY	FORT LAUDERDALE	30
ADACHE GROUP ARCHITECTS INC	550 S FEDERAL HWY	FORT LAUDERDALE	30
AGENCY NET INTERACTIVE	300 SW 1ST AVE	FORT LAUDERDALE	30
ARNSTEIN & LEHR	200 E LAS OLAS BLVD # 1700	FORT LAUDERDALE	30
BERENFIELD SPRITZER SCHECHTER	401 E LAS OLAS BLVD # 1090	FORT LAUDERDALE	30
EVER BANK	200 SW 1ST AVE # 1700	FORT LAUDERDALE	30

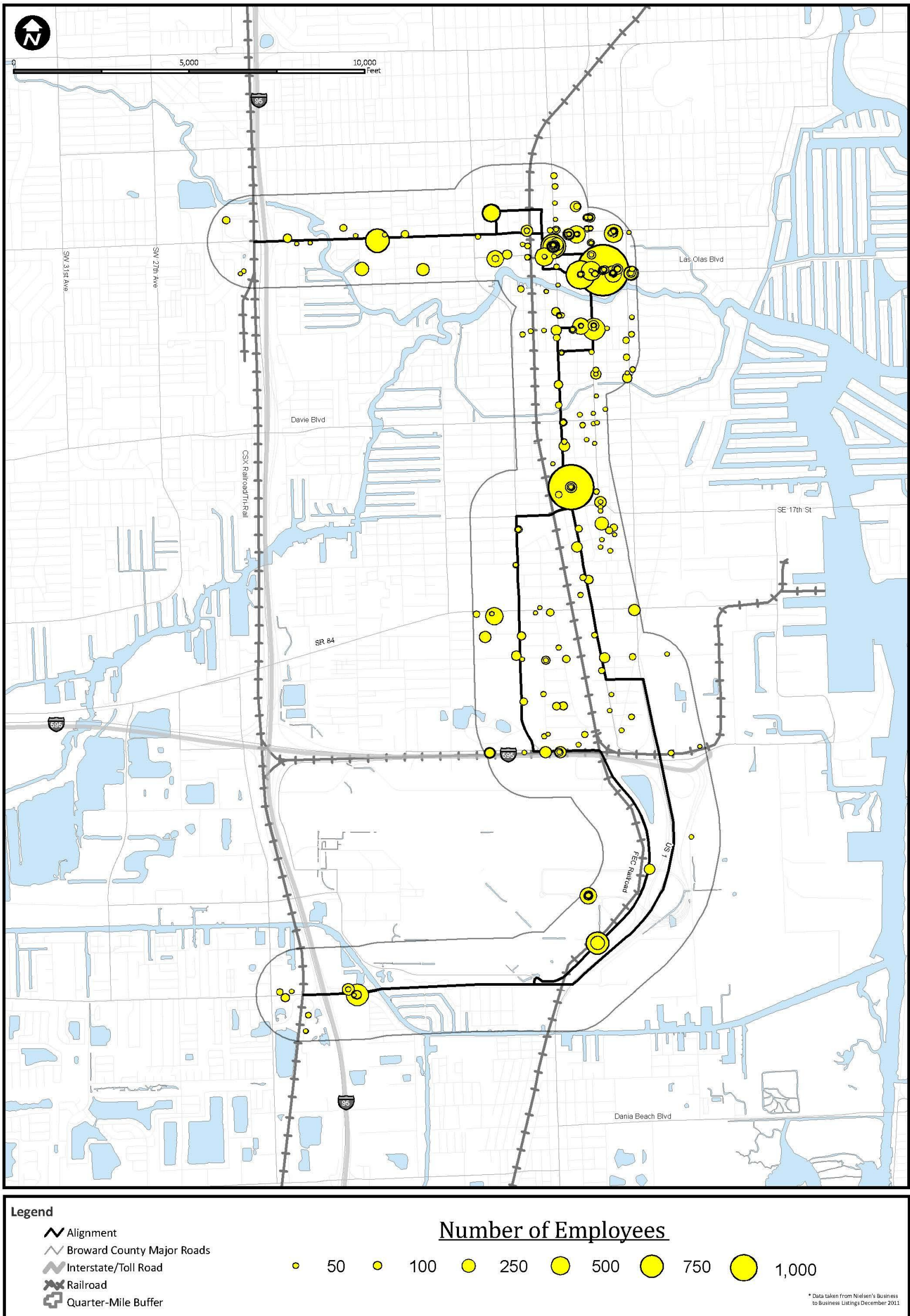
Company	Address	City	Number of Employees
ACQUITEMPS	300 SE 2ND ST # 600	FORT LAUDERDALE	30
REVOLUTION LIVE	100 NUGENT AVE	FORT LAUDERDALE	30
DORSKY HODGSON PARTNERS	100 SE 3RD AVE # 2400	FORT LAUDERDALE	30
SALVATION ARMY	1445 W BROWARD BLVD	FORT LAUDERDALE	30
MORTON'S THE STEAKHOUSE	500 E BROWARD BLVD	FORT LAUDERDALE	30
BROAD & CASSEL	1 FINANCIAL PLZ # 2700	FORT LAUDERDALE	30
RG WILTSE & ROBINSON	1 FINANCIAL PLZ	FORT LAUDERDALE	30
QUINTAIROS PREITO WOOD & BOYER	1 E BROWARD BLVD # 1400	FORT LAUDERDALE	30
US PROBATION & PAROLE OFFICE	299 E BROWARD BLVD # 409	FORT LAUDERDALE	30
RICE PUGATCH ROBINSON	101 NE 3RD AVE # 1800	FORT LAUDERDALE	30
R VUE INC	100 NE 3RD AVE # 200	FORT LAUDERDALE	30
HAMPTON INN	250 N ANDREWS AVE	FORT LAUDERDALE	30
BROWARD HOUSE	1726 SE 3RD AVE	FORT LAUDERDALE	29
BOAT OWNERS WAREHOUSE-BOW	311 W STATE ROAD 84	FORT LAUDERDALE	27
SWB	1323 SE 3RD AVE	FORT LAUDERDALE	26
BROWARD COUNTY SHERIFF'S OFC	201 SE 6TH ST # 142	FORT LAUDERDALE	26
FISHER & PHILLIPS	450 E LAS OLAS BLVD # 800	FORT LAUDERDALE	26
BROWARD COUNTY FACILITIES MNTC	115 S ANDREWS AVE # 501	FORT LAUDERDALE	26
STARBUCKS	10 S FEDERAL HWY	FORT LAUDERDALE	26
FORT LAUDERDALE HUMAN	100 N ANDREWS AVE	FORT LAUDERDALE	26
E G CODY DESIGN CTR OF AMERICA	1855 GRIFFIN RD # B112	DANIA	25
PATRIOT AVIATION SVC INC	999 ELLER DR # A-5	FORT LAUDERDALE	25
SKY TANKING USA INC	3350 SW 3RD AVE # 205A	FORT LAUDERDALE	25
BEARD MARINE A/C & REFRIGN	624 SW 24TH ST	FORT LAUDERDALE	25
ANTHONY'S RUNWAY 84	330 W STATE ROAD 84	FORT LAUDERDALE	25
BROWARD HOUSE	417 SE 18TH CT	FORT LAUDERDALE	25
D K INTL ASSOC	1417 SW 1ST AVE	FORT LAUDERDALE	25
DOUMAR ALLSWORTH CROSS	1177 SE 3RD AVE	FORT LAUDERDALE	25
REGENT BANK	1100 SE 3RD AVE	FORT LAUDERDALE	25
VISITING ANGELS LIVING ASSTNCE	900 SE 3RD AVE # 205	FORT LAUDERDALE	25
BASIC FOOD INTL INC	901 S FEDERAL HWY # 202	FORT LAUDERDALE	25
COMFORT KEEPERS	901 S FEDERAL HWY # 100	FORT LAUDERDALE	25
IKON OFFICE SOLUTIONS	12 SE 7TH ST # 701	FORT LAUDERDALE	25
BROWARD COUNTY PRE-TRIAL	540 SE 3RD AVE # 201	FORT LAUDERDALE	25
BROWARD COUNTY PRETRIAL SVC	540 SE 3RD AVE # 201	FORT LAUDERDALE	25
BROWARD COUNTY PROBATION	540 SE 3RD AVE # 1N	FORT LAUDERDALE	25
ANGONES MC CLURE & GARCIA PA	524 S ANDREWS AVE	FORT LAUDERDALE	25
SUNRISE CINEMAS LAS OLAS	300 SW 1ST AVE # 205	FORT LAUDERDALE	25

Company	Address	City	Number of Employees
DOWNTOWNER SALOON & STEAK	408 S ANDREWS AVE	FORT LAUDERDALE	25
HUIZENGA HOLDINGS INC	450 E LAS OLAS BLVD	FORT LAUDERDALE	25
BROWARD NELSON FOUNTAIN SVC	241 SW 21ST TER	FORT LAUDERDALE	25
MORRISON BROWN ARGIZ & FARRA	301 E LAS OLAS BLVD # 4	FORT LAUDERDALE	25
BROWARD COUNTY PUBLIC COMMS	115 S ANDREWS AVE # 506	FORT LAUDERDALE	25
ECONOMIC & SMALL BUS DEVMNT	115 S ANDREWS AVE # A680	FORT LAUDERDALE	25
CAMM EDUCATIONAL ENTERPRISE	100 SE 3RD AVE # 150	FORT LAUDERDALE	25
FIRST AMERICAN TELECOM	1800 W BROWARD BLVD	FORT LAUDERDALE	25
DAYS INN	1700 W BROWARD BLVD	FORT LAUDERDALE	25
TEAM ENTERPRISES	110 E BROWARD BLVD # 2450	FORT LAUDERDALE	25
WELLS FARGO BANK	110 E BROWARD BLVD # 1100	FORT LAUDERDALE	25
PATRIOT RISK SVC	200 E BROWARD BLVD # 1300	FORT LAUDERDALE	25
KIRSCHBAUM BIRNBAUM LIPPMAN	301 E BROWARD BLVD	FORT LAUDERDALE	25

Source: Nielsen's Business to Business Listings, December 2011.

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Exhibit 29: Major Employers - Eastern Segment Map



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Summary

This report presented the existing conditions for land use for the CBT study. Existing and future land use types along the two alignments (the SR 7/Broward Boulevard Alignment and the Griffin Road Alignment) were examined, and major activity centers and employers within the study area were also provided. The analysis found that about one-third of the future surrounding land use is designated as residential; with the SR 7/Broward Boulevard Alignment including lower-density residential development. Future commercial, office, and industrial land use are similar for the two alignments. While LACs, employment centers, and TOD are also similar for each of the two alignments, the Griffin Road Alignment abuts a considerably larger percentage of RACs. There is slightly more vacant land available along the Griffin Road Alignment.

The Sawgrass Mills area, including Sawgrass Mills Mall, BB&T Center, and Sawgrass International Corporate, which is located in the western portion of the study area, is the largest commercial/retail space surrounding the study corridor. Other major activity centers include Plantation Midtown, a proposed mixed-use area; the SFEC, an education hub attracting almost 42,500 students; Downtown Fort Lauderdale, Broward CBD; Port Everglades, a major employer and cruise line hub; and the Fort Lauderdale-Hollywood International Airport, located at the eastern terminus of the study area, and considered one of the fastest growing airports in the country. Other major employers (with 25 or more employees), located along the study corridor, were also provided in this report.