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“One of the fastest growing international airports, coupled with one of the nation’s busiest general aviation airports, both with connections to major U.S. and foreign destinations, make Greater Fort Lauderdale a leading destination for business and leisure travel. Featuring one of the busiest cruise and cargo ports in the country and two Foreign-Trade Zones, Greater Fort Lauderdale’s sophisticated infrastructure and strategic location are ideal for businesses of all types. Convenient transportation, cost-effective “green-oriented” utility services and high-speed global telecommunications connections are just a few of the reasons why businesses are flying to Fort Lauderdale and continuing to prosper.”

Infrastructure

With an exceptional transportation, data and utility infrastructure, Greater Fort Lauderdale is a strategic connecting point for regional, national and international businesses. Passengers, cargo and information flow easily through the region, bringing area companies closer to their global markets.

Among the highlights:

- One of the nation's leading airports (Fort Lauderdale-Hollywood International Airport) and nearby Miami and Palm Beach International Airports for an ideal combination of domestic and international service
- One of the world's busiest cruise and cargo ports, providing ocean freight service to global locations
- A comprehensive fiber-optic network
- Regional connections to one of the Internet's few global network access points
- Convenient commuter transit services
- Cost-effective "green-oriented" utility services

TRANSPORTATION

Fort Lauderdale-Hollywood International Airport (FLL)

954-359-1200
www.fll.net

Centrally located halfway between Miami and Palm Beach Counties, Fort Lauderdale-Hollywood International Airport (FLL) is a major passenger and cargo hub offering a low-cost structure to airlines, tenants and passengers. FLL also plays a major economic role in the region, contributing more than \$2.7 billion to the economy and providing more than 37,000 direct and indirect jobs.

FLL is one of the fastest growing airports in the country, and currently ranks 22nd in total passenger traffic and 15th in terms of origin and destination passengers. With more than 600 flights a day, FLL offers nonstop service to more than 60 U.S. cities and international service to Canada, the Bahamas, the Caribbean, Mexico, Latin

America and Europe. In 2011, FLL served 23.3 million passengers, an increase of 4.2 percent. That included 3.6 million international passengers – a 4.7 percent increase. FLL is also a major air cargo hub, with more than 97,000 tons passing through the airport in 2011.

To accommodate growing passenger demand, the Broward County Aviation Department broke ground in 2012 on a \$791 million South Runway Expansion Project that will extend runway 9R/27L to an overall length of 8,000 feet. Construction activity will generate more than 11,000 temporary jobs and contribute more than \$1 million per day to the local economy in construction activity prior to the project's expected completion in 2014.

Fort Lauderdale Executive Airport (FXE)

954-828-4966
www.fortlauderdale.gov/FXE

Centrally located just minutes from downtown, Fort Lauderdale Executive Airport (FXE) offers easy access to I-95 and the Florida Turnpike. Six full-service, fixed base operators provide fueling, maintenance, management and professional services to Fortune 500 companies and small businesses alike. With a 24-hour FAA air traffic control tower, instrument landing system and U.S. Customs & Border Protection Service, FXE handles more than 160,000 takeoffs and landings per year, making it one of the busiest U.S. general aviation airports. It is home to more than 700 aircraft, including 115 jets and 37 helicopters. In



Photo Courtesy of Fort Lauderdale - Hollywood International Airport

addition to its aviation operations, Fort Lauderdale Executive Airport features a 200-acre Industrial Airpark with more than 1.5 million square feet of prime office, warehouse and manufacturing space.

Downtown Helistop

954-523-4354
www.fortlauderdale.gov/fxe/helistop.htm

To meet the corporate community's transportation needs, the City of Fort Lauderdale operates the downtown John Fuhrer Helistop, the only such public use facility in the state located in a central business district. The Helistop is operational 24 hours a day, seven days a week. A fully furnished lobby located just below the elevated Helistop platform provides travelers with a comfortable area to converse and conduct short business meetings. The Downtown Helistop is just three miles north of Fort Lauderdale-Hollywood International Airport and six miles south of Fort Lauderdale Executive Airport. Miami International Airport is 25 miles to the south. This makes the Helistop a strategic link for business travelers and visitors needing fast, efficient transportation to other Florida cities including Palm Beach, Orlando and Tampa.

North Perry Airport

954-359-1016
www.broward.org/airport/northperryairport

Honored as "General Aviation Airport of the Year" in 2008 by the Florida Department of Transportation, North Perry is devoted exclusively to private and business light-



Photo Courtesy of
Fort Lauderdale - Hollywood International Airport

Scheduled Airlines

- Air Canada
- Air Jamaica
- Air Sunshine
- Air Transat
- AirTran
- Alaska
- Allegiant
- American
- Avianca
- Bahamasair
- Canjet
- Caribbean
- Condor
- Continental Connection
- Delta
- Florida Coastal
- Frontier
- Gulfstream International
- IBC
- JetBlue
- Silver
- Skybahamas
- Southwest
- Spirit
- Sun Air
- Sunwing
- United
- US Airways
- Virgin America
- WestJet

Cargo Airlines

- Aero Lauderdale
- Air Jamaica
- Delta Air Lines Cargo
- Federal Express
- Mountain Air Cargo
- Southwest Airlines Cargo
- United Parcel Service (UPS)

Source: Fort Lauderdale-Hollywood International Airport, July 2012

plane activity with an estimated \$133 million economic impact on the community. Concessionaires offer fuel, service, air charter, flight instruction, aircraft sales, maintenance, storage and other services for the flying public. More than 300 aircraft are based at the airport, which had approximately 175,000 operations last year. The airfield system consists of four runways with two lighted for 24-hour operations.

Pompano Beach Air Park

954-786-4135

www.mypompanobeach.org/directory/airpark/index.html

Pompano Beach Air Park serves the general aviation needs of northern Broward. The 946-acre airport, which is owned and operated by the City of Pompano Beach, provides a multitude of general aviation services including flight training, aircraft rental, air taxi/charter, scenic rides, air ambulance, aerial photography, mapping and surveying, search and rescue, maintenance, avionics repairs and ramp services. The airport is home to about 235 aircraft, ten helicopters and a blimp housed at a Goodyear facility.

Port Everglades

954-523-3404

www.broward.org/port

Located in the heart of Greater Fort Lauderdale, Port Everglades is one of the

world's busiest cruise ports with 3.95 million passengers in 2011. The port recently opened the largest single-ship cruise terminal in the world to serve Royal Caribbean International's Oasis of the Seas and Allure of the Seas, two of the world's largest cruise ships.

Port Everglades is also a leading container port in Florida and the region's main seaport for receiving petroleum products, including gasoline and jet fuel. A foreign-trade zone and available office space make Port Everglades a highly desirable business center for world trade. Port Everglades generates approximately \$15.3 billion worth of business activity annually and supports 11,400 direct jobs and approximately 160,000 jobs statewide, according to a recent study. More than \$13.3 billion worth of export goods moved through Port Everglades in 2011, making it the top seaport in Florida for exports.

Port Everglades is embarking on three expansion projects that are projected to create 7,000 new jobs regionally and support 135,000 jobs statewide over the next 15 years. These key expansion projects are expected to be completed over the next six years and will add five berths, widen and deepen the channel and bring freight rail directly into the port. The port's plans will also accommodate the larger ships that will transit the expanded Panama Canal. The port is also embarking on a \$54 million renovation



Photo by Joe Cavaretta, South Florida Sun Sentinel

International Cities Served from Fort Lauderdale-Hollywood International Airport

- Andros Town, Bahamas
- Armenia, Colombia
- Aruba, Bahamas
- Bimini, Bahamas
- Bogota, Colombia
- Cancun, Mexico
- Cap Haitien, Haiti
- Cartagena, Colombia
- Chub Cay, Bahamas
- Cienfuegos, Cuba
- Frankfurt, Germany
- Freeport, Bahamas
- George Town, Bahamas
- Governor's Harbour, Bahamas
- Great Harbour Cay, Bahamas
- Guatemala City, Guatemala
- Havana, Cuba
- Kingston, Jamaica
- Lima, Peru
- Managua, Nicaragua
- Marsh Harbour, Bahamas
- Medellin, Colombia
- Montego Bay, Jamaica
- Montreal, Canada
- Nassau, Bahamas
- North Eleuthra, Bahamas
- Ottawa, Canada
- Panama City, Panama
- Port au Prince, Haiti
- Port of Spain, Trinidad
- Punta Cana, Dominican Republic
- Quebec, Canada
- Rock Sound, Bahamas
- Santiago, Dominican Republic
- Santo Domingo, Dominican Republic
- San Jose, Costa Rica
- San Pedro Sula, Honduras
- San Salvador, Bahamas
- San Salvador, El Salvador
- St. Maarten, St. Maarten
- Toluca, Mexico
- Toronto, Canada
- Treasure Cay, Bahamas

Source: Fort Lauderdale-Hollywood International Airport, July 2012

project to transform four existing cruise terminals into modern passenger facilities.

In addition, Caribbean shipping company SeaFreight Agencies recently opened its 25-acre marine cargo terminal in a 41-acre containerized cargo area. Crowley Liner Services also expanded its footprint, adding another 11 acres to its previous 68-acre terminal.

COMMUNICATIONS

NAP of the Americas®

305-961-3200

www.terremark.com

NAP of the Americas® is one of the most significant telecommunications centers in the world. The Tier-IV facility was the first purpose-built, carrier-neutral Network Access Point and is the only facility of its kind specifically designed to link Latin America with the rest of the world. Based in Miami and operated by Terremark, a Verizon Company, NAP of the Americas provides switching for the majority of South America, Central America and the Caribbean's traffic bound to more than 148 countries in the world, making this facility the unrivaled gateway to the Americas.

Peak 10 Data Center Solutions

954-736-2700

www.peak10.com

Peak 10 Data Center Solutions offers cloud

services, systems management, managed storage, data backup and restore, managed security, application management and other services in one of the largest hurricane-proof commercial facilities in South Florida. Peak 10 provides a local solution for outsourcing data center services with a secure local center with 24 by 7 engineering and support from a geographically diverse company that operates data centers in multiple markets.

Fiber Optics

Various Providers

Greater Fort Lauderdale is connected locally, regionally and worldwide through an extensive network of fiber-optic cable and connection points. Submarine cables connect Broward and the rest of South Florida with Latin America, the Caribbean and Europe. Within the county, multiple carriers have deployed fiber optic SONET rings, connecting business centers. Most Broward commercial properties are served by fiber from these metro rings with direct connections or fiber to the curb available for connections. Commercial properties are typically served by multiple providers, offering business customers a choice of carriers.

Florida LambdaRail

850-385-0242

www.flrnet.org

Florida LambdaRail, LLC (FLR) facilitates



Peak 10 Expansion Grand Opening
Photo Courtesy of Peak 10

Authority (SFRTA) operates Tri-Rail, a 67-mile commuter rail system serving 21 stations between West Palm Beach and Miami International Airport. Tri-Rail operates seven days a week, providing a convenient alternative to regional commuters. An extensive bus service, run by Broward County Transit, connects Tri-Rail stops to major business, shopping, educational and residential centers, as well as to Fort Lauderdale-Hollywood International Airport.

The Wave

954-463-6574
www.wavestreetcar.com

The Wave is an environmentally friendly streetcar system planned for Downtown Fort Lauderdale – an important next step in creating a regional transit framework that will

advanced research, education, and economic development activities in Florida, utilizing next generation network technologies, protocols and services. The FLR complements the National LambdaRail initiative, a national high-speed research network initiative for research universities and technology companies. The FLR provides opportunities for Florida university faculty members, researchers and

students to collaborate with colleagues around the world on leading edge research projects.

**MASS TRANSIT
Tri-Rail**

800-TRI-RAIL
www.tri-rail.com

The South Florida Regional Transportation

greatly enhance the economic development, livability, and environment of South Florida. With a recent \$18 million grant from the Federal Transit Administration, the first phase of the project will have streetcars running along a 2.7-mile corridor with an anticipated opening in late 2015. This project has been the work of a regional

US Cities Served from Fort Lauderdale-Hollywood International Airport

- Aguadilla
- Albany
- Atlanta
- Atlantic City
- Austin
- Baltimore
- Bangor
- Boston
- Buffalo
- Charleston
- Charlotte
- Chicago
- Cincinnati
- Cleveland
- Columbus
- Dallas/Ft. Worth
- Denver
- Detroit
- Grand Rapids
- Greenville-Spartanburg
- Hartford
- Houston
- Huntington
- Indianapolis
- Jacksonville
- Kansas City
- Key West
- Knoxville
- Las Vegas
- Latrobe
- Lexington
- Long Island/Islip
- Los Angeles
- Louisville
- Memphis
- Milwaukee
- Minneapolis
- Myrtle Beach
- Nashville
- New Orleans
- New York - JFK
- New York - LGA
- Newark
- Newburgh
- Niagara Falls
- Orlando
- Philadelphia
- Phoenix
- Pittsburgh
- Plattsburgh
- Providence
- Raleigh Durham
- Richmond
- San Francisco
- San Juan
- Seattle
- St. Louis
- St. Thomas
- Tallahassee
- Tampa
- Washington, D.C.
- White Plains

Source: Fort Lauderdale-Hollywood International Airport, July 2012

team of partners that includes the South Florida Regional Transportation Authority (SFRTA) project sponsor, the Downtown Development Authority (DDA), the Broward Metropolitan Planning Organization, Broward County, Broward County Transit, the City of Fort Lauderdale, and Florida Department of Transportation.

Broward County Transit - Bus Transportation

954-357-8400
www.broward.org/bct

Broward County Transit (BCT) provides regular bus service throughout the county, meeting the needs of commuters, visitors and residents of all ages. BCT’s total active fleet – including biodiesel buses – makes 36.6 million passenger trips annually and travels 14 million annual service miles. BCT’s routes include Broward workplaces, schools, shopping, libraries, parks, cultural and civic activities, and other places of interest. BCT works in partnership with Broward municipalities to provide community bus services, and also provides links to Miami-Dade and Palm Beach counties’ transit systems.

South Florida Commuter Services

800-234-RIDE
www.1800234ride.com

Supporting area carpools and vanpools, South Florida Commuter Services (SFCS) is a comprehensive rideshare management

system that provides instant access and matches for regional commuters. SFCS provides free assistance to employers in the tri-county area that would like to implement transportation solutions within their company. SFCS also provides other services/ information on park-n-ride lots, public transit, bike partners and routes, and even highway construction information.

UTILITIES

Florida Power & Light (FPL)

954-797-5000
www.fpl.com

Known for its national leadership in developing renewable sources of energy, Florida Power & Light Company (FPL) serves nearly 8 million people, or about half the state of Florida. It is a subsidiary of NextEra Energy, Inc., which is based in Palm Beach County.

FPL consistently outperforms national averages for service reliability while customer bills are below the national average. A clean energy leader, FPL has one of the lowest emissions profiles and one of the leading energy efficiency programs among utilities nationwide.

FPL offers integrated energy services to help businesses develop, design and install cost-effective money-saving projects. FPL’s turnkey solutions are saving millions of dollars by lowering operating costs and

increasing profit margins through reducing overall energy consumption and identifying areas of improvement.

Broward County Water & Wastewater Services

954-831-3250
www.broward.org/waterservices

Broward County Water & Wastewater Services is committed to providing cost-effective water and wastewater management services and programs while maintaining a high quality of life through sound environmental practices. Broward County Water & Wastewater Services provides retail water and sewer services for more than 50,000 customers, regional wastewater services for more than 600,000 residents, and storm water and canal management services supporting aquifer recharge and flood management throughout Broward County.

South Florida Water Management District

561-686-8800 or 800-432-2045 (Florida only)
www.sfwmd.gov

A regional agency of the State of Florida, the South Florida Water Management District (SFWMD) is charged with managing and protecting water resources on behalf of 7.5 million South Floridians, and is the lead agency in restoring America’s Everglades – the largest environmental project in the nation’s history. The SFWMD spans 16 counties, including Broward, covering 17,930 square miles.



Photo Courtesy of Port Everglades



The Village at Gulfstream Park / TIF Funding

The City of Hallandale Beach, Hallandale Beach Community Redevelopment Agency and The Village at Gulfstream Park, a premier retail and entertainment development that opened in February 2010 at the Gulfstream Park Racing & Casino complex, enjoy a mutually beneficial public-private partnership under a unique public financing agreement.

At a time of tightening credit markets and fierce retail competition, the multiphase project was able to attract the high-profile tenants needed to elevate it from an ordinary retail entertainment center to a successful world-class destination with Tax Increment Financing (TIF).

Tax Increment Financing is a method employed by local governments that uses future gains in taxes to subsidize redevelopment, infrastructure and other community improvement projects within Community

Redevelopment Agency (CRA) districts such as the one that is home to the 61-acre property at the southeast corner of Hallandale Beach Boulevard and Federal Highway.

Under the TIF agreement with the CRA and City, developer Forest City Enterprises, Inc. receives a portion of the tax revenue generated by the project to assist in satisfying debt incurred for required infrastructure improvements. What makes this TIF agreement unique is its timing after project construction had already begun, which took into account the existing market conditions, the City's desire to bring its "Town Center" concept to fruition and the need for affordable housing.

The Hallandale Beach CRA district was created in 1996 to redevelop and enhance a designated area deemed blighted or otherwise in need of an economic

boost. As provided by state statute, the taxable value of the area at the time of the declaration was frozen. As the district develops, the incremental value of taxes that would have been collected by the taxing authorities (the City, Broward County, South Broward Hospital District and Children's Services Council of Broward County) is retained by the CRA and City and deposited in a trust fund to carry out the goals of the CRA Plan.

Under the public-private financing agreement, Forest City will receive up to \$900,000 in TIF funding per year for 15 years, from 2010 to 2025.

This investment in The Village at Gulfstream Park development is also an investment in Hallandale Beach's future, with benefits that include enhanced value of surrounding real estate, the creation of jobs and public improvements made by the developer.



“At one of the most difficult economic times in recent history, it is a real credit to the City of Hallandale Beach and CRA that they stepped up to embrace a unique public-private partnership in the form of the TIF agreement.”

- Will Voegele

Vice President of commercial development for Forest City

“The CRA’s and City’s partnership with The Village of Gulfstream Park exponentially increased the City’s office/retail square footage space, which created a significant tax roll expansion,” said Dr. Alvin B. Jackson Jr., the CRA’s Executive Director. “This unique multipurpose development resulted in over 400 jobs and positioned Hallandale Beach as a major destination in South Florida.”

As a development of prominence and scale, The Village at Gulfstream Park also will act as a catalyst for other local redevelopment efforts and clearly define investment in the surrounding area well into the future. Other project benefits to the community include a \$1.1 million contribution by the developer toward affordable housing needs in the CRA district.

The TIF funding will assist Forest City in repaying bonds issued by its Community Development District to cover public infrastructure improvements to roadways, utilities and public parking that were required of the project as a Development of Regional Impact (DRI). This in turn enabled the developer to utilize its resources to secure key national tenants that require costly tenant improvements as enticements.

“At one of the most difficult economic times in recent history, it is a real credit to the City of Hallandale Beach and CRA that they stepped up to embrace a unique public-private partnership in the

form of the TIF agreement,” said Will Voegele, vice president of commercial development for Forest City. “The need for support to secure national-stature anchor tenants was apparent for the development to achieve its full potential.”

Phase 1 of The Village at Gulfstream Park opened with 410,000 square feet of leasable retail space and 90,000 square feet of office space. The first retail property of its kind to be anchored by a racetrack and casino, the complex features fashion boutiques, home accessory shops, signature restaurants, outdoor cafés and nightclubs in a welcoming “lifestyle streetscape” environment.

When completed, the 1 million-square-foot lifestyle center will include 750,000 square feet of retail space and 140,000 square feet of office space, as well as 1,500 condominium residences, a 500-room hotel and an 800-seat multiplex luxury movie theater. ■

