Amended Noise Mitigation Plan
Fort Lauderdale-Hollywood International Airport
Runway 9R/27L Expansion Project

Broward County Aviation Department

October 8, 2012

PREPARED BY:
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Amended Noise Mitigation Plan
Fort Lauderdale-Hollywood International Airport
Runway 9R/27L Expansion Project

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Submitted To:
Broward County Aviation Department

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Introduction

Broward County (County) is embarking on the Fort Lauderdale-Hollywood International Airport (FLL) Runway 9R/27L Expansion Project. The Broward County Aviation Department (BCAD) has the responsibility to manage and administer the noise mitigation measures proposed and approved by the Federal Aviation Administration (FAA) in the Record of Decision for the Development and Expansion of Runway 9R/27L and other associated Airport Projects at Fort Lauderdale-Hollywood International Airport (ROD).¹

The purpose of this Noise Mitigation Plan (Plan) is to achieve land use compatibility for areas located within the FAA approved 65 DNL and higher (65+ DNL) noise contour, as identified in the ROD and in accordance with FAA regulations, and subject to FAA approval.

On October 25, 2011, the Broward County Board of County Commissioners ("Board") approved a Noise Mitigation Plan for the expansion of Runway 9R/27L and authorized the Director of Aviation to: (i) forward the approved Noise Mitigation Plan to the FAA for review and approval, and (ii) conform the Noise Mitigation Plan to any requirements of the FAA's approval. On February 16, 2012 and May 7, 2012, the FAA provided comments to that Noise Mitigation Plan, which modifications to the Plan include indicating that a component of such plan could not be approved. This document amends the County's Noise Mitigation Plan to remove the component that was not approved by the FAA, and to make the other modifications indicated by the FAA. This Amended Noise Mitigation Plan (Plan) also includes an additional component: Voluntary Conveyance and Release Agreement Program (CAR Program).

In the ROD, the FAA determined the noise impact project area by using natural boundaries and neighborhood blocks so that each neighborhood area would be eligible for sound insulation and so that community cohesion would be unbroken. The noise mitigation programs described in this Plan will be fully funded. This Plan specifies the types of measures to be undertaken, actions needed for implementation and administration, estimated costs, funding sources, and project phasing and timelines. This Noise Mitigation Plan exceeds noise mitigation standards utilized by the majority of other airports implementing noise mitigation programs by including areas outside the 65+ DNL noise contour, utilizing natural boundaries and neighborhood blocks.

The ROD identifies noise mitigation measures that would be eligible for federal funding that are designed to ensure compatible land use planning within the 65+ DNL long-term/ultimate noise contour (FAA’s preferred Alternative (B1b) 2020 Noise Contour, Figure 1). The noise mitigation measures listed in the ROD include the following:

- Voluntary sound insulation of eligible single-family and multi-family units with the FAA’s recommendation that an avigation easement be secured
- Voluntary acquisition of mobile home parks and mobile home units and relocation of residents in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (49 CFR Part 24, Uniform Act)

Amended Noise Mitigation Plan
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- Voluntary sales assistance/purchase assurance (with sound insulation) for eligible single-family and multi-family units, with the FAA's recommendation that an avigation easement be secured.

Based on Broward County’s Proposed Noise Mitigation Principles\(^2\) as determined eligible for federal funding in the ROD, this Noise Mitigation Plan creates compatible land use within the 65+ DNL long-term/ultimate noise contour (2020). This Noise Mitigation Plan establishes the following voluntary programs: a Voluntary Residential Sound Insulation Program, a Voluntary Sales Assistance Program, a Voluntary Mobile Home Park Acquisition Program, and a Voluntary Conveyance and Release Agreement Program. All programs are to be implemented according to procedures acceptable to the FAA in order to establish federal funding eligibility.

\(^2\) Broward County issued a list of seven recommended noise mitigation principles to the FAA for consideration as part of the Final Environmental Impact Statement (FEIS), (See Appendix A)
Figure 1

FAA Approved Noise Exposure Contour (2020)
Amended Noise Mitigation Plan  
Fort Lauderdale-Hollywood International Airport  
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**Summary**

The FAA issued a ROD in December 2008 for the Expansion of Runway 9R/27L. The ROD details the environmental impacts associated with the expansion of Runway 9R/27L and associated airfield improvements. Once the expansion project is completed, aircraft noise levels over residential areas located within the City of Dania Beach to the west and south of the airport are predicted to increase. The following voluntary programs will mitigate these anticipated noise impacts:

- Voluntary Sound Insulation of Single-Family and Eligible Multi-Family Units, Located within the 65+ DNL 2020 Ultimate Noise Contour and Adjacent Areas
- Voluntary Acquisition of the Marshalls Everglade Mobile Home Park and Ocean Waterway Mobile Home Park
- Voluntary Sales Assistance with Conveyance and Release Agreement obtained, for Single-Family and Eligible Multi-Family Units Located within the 65+ DNL 2020 Ultimate Noise Contour, and
- Voluntary Conveyance and Release Agreement Program (CAR Program).

The purpose of this Plan is to provide noise mitigation to the most noise-impacted residential units and to maintain the integrity of the neighborhoods. Implementation begins with properties in the highest noise contours and continuing outward to the rest of the eligible properties located within the 65+ DNL noise contour.

An Early Action Voluntary Residential Pilot Sound Insulation Program (Pilot Program) available to up to 50 residential units located within the 70+ DNL noise contour was developed to assess the efficacy of certain sound insulation measures given the climate, location, construction techniques, and type of building stock in the area. The purpose of the Pilot Program was to provide a preliminary assessment of the residential units to develop the construction processing, methods, and techniques that work more efficiently and cost effectively, thus maximizing the mitigation funds.

The Voluntary Residential Sound Insulation Program (Sound Insulation Program) detailed in this Plan follows the implementation of the Pilot Program. The Voluntary Sound Insulation Program will be offered to an estimated 961 single- and multi-family residential units located within the 65+ DNL noise contour as well as 745 properties located in the adjacent neighborhoods within the noise impact areas described in the ROD. Properties will be prioritized by noise level, beginning with the highest noise contour and working outwards. This strategy will help to stabilize the neighborhood and residential units. The estimated cost of the Voluntary Sound Insulation Program is $116 million including the Pilot Program.

<table>
<thead>
<tr>
<th>Noise Mitigation Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Voluntary Participation</td>
</tr>
<tr>
<td>• 2,073 Impacted Residential Units</td>
</tr>
<tr>
<td>• Estimated Cost -$250 Million</td>
</tr>
<tr>
<td>o Sound Insulation - $116 Million</td>
</tr>
<tr>
<td>o Mobile Home Acquisition $64 Million</td>
</tr>
<tr>
<td>o Sales Assistance or CAR Program - $70 Million</td>
</tr>
<tr>
<td>• Substantial Completion By Runway Becoming Operational</td>
</tr>
</tbody>
</table>
The Voluntary Mobile Home Park Acquisition Program identifies two mobile home parks located within the noise impact area: Marshalls Everglade Mobile Home Park (Sheldon MHP) and Ocean Waterway Mobile Home Park. Sound insulation of mobile home units is not feasible; therefore, the ROD recommends acquisition of mobile home parks and mobile home units. Should either of the Mobile Home Park owners decide not to sell to the County, the Mobile Home Park Acquisition Program will be closed for such property.

An individual owns the Marshalls Everglade Mobile Home Park (Sheldon MHP) which consists of 98 lots. The owner leases these lots to mobile home unit owners. If the mobile home park owner is interested in selling the mobile home park land, the County will undertake voluntary acquisition of the mobile home park land, followed by acquisition of the individual mobile home units and relocation of the residents, following Uniform Act guidelines. The estimated cost of the acquisition of Marshalls Everglade Mobile Home Park is approximately $13 million. If the mobile home park owner does not wish to sell, the County will close the program for this property and there will not be any acquisition of the mobile home park, or the mobile home units or any relocation of the residents.

The Ocean Waterway Co-Op, Inc. operates the Ocean Waterway Mobile Home Park. The Ocean Waterway Co-Op Inc. has a long-term land lease that gives the cooperative the right of first refusal on the purchase of the land. Should the landowner and Ocean Waterway Co-Op Inc. reach an agreement to participate in the program; the County will work with both entities to negotiate the purchase of the land and mobile home park. The County will begin the acquisition of the mobile home units and relocation of the mobile home park residents following Uniform Act guidelines upon acquisition of the land and the mobile home park. If the County is not able to achieve a voluntary acquisition of the land and the mobile home park, the County will close the program for this property and there will not be any acquisition of mobile home units or any relocation of the residents.

If the County is able to acquire either mobile home park through voluntary acquisition, the County will coordinate with the City of Dania Beach to rezone the land to a compatible use. The land will be sold on the open market and the proceeds will be available for use pursuant to this Noise Mitigation Plan. The total estimated cost for the Voluntary Mobile Home Park Acquisition Program is $64 million.

The County will provide a Voluntary Sales Assistance Program for single-family and 2-unit residences, including condominium units and townhomes, located within the 65+ DNL noise contour. Such properties will be eligible whether or not they are owner-occupied. Buildings, which are comprised of three or more residential units, are not eligible for this program. The purpose of the Voluntary Sales Assistance Program is to maintain neighborhood cohesion and provide mitigation benefits to the most impacted properties first. Properties will be prioritized beginning in the highest noise levels working outward. There are approximately 857 properties eligible for this program.

The Voluntary Sales Assistance Program will allow participating owners the ability to sell their home on the open market with a guarantee from the County to assist if the home should sell for less than Fair Market Value (FMV). To satisfy FAA requirements, the property owner will convey a Conveyance and Release Agreement to the County, which will be recorded against the property. The property owner will be responsible for marketing and selling their property. The listing price of the property will be the Fair Market Value as established by appraisal, following federal appraisal guidelines. The County will provide a cost differential of up to 25% of
the FMV, taking into consideration the property’s appraised value and the property’s purchase price on the open market. An annual market absorption study will determine the number of properties that can participate. Participants in the Sales Assistance Program are not eligible for participation in the CAR Program. Once a property sells through the Voluntary Sales Assistance Program, the property is noise compatible under FAA criteria and a subsequent property owner will not be eligible for any of the programs under the Noise Mitigation Plan. Participants in the Voluntary Sales Assistance Program must have completed participation in the Voluntary Residential Sound Insulation Program.

The CAR Program will provide compensation to property owners for impacts due to the Airport Expansion Program without having to participate in a potentially lengthy process under the Voluntary Sales Assistance Program. The CAR Program will provide eligible property owners who elect to participate with a payment in exchange for a Conveyance and Release Agreement recorded against the property. The payment will be determined under an appraisal methodology that satisfies FAA criteria, in order to satisfy federal funding requirements. The property owner must also provide the County with a recordable agreement from any existing mortgagees and lien holders that subordinates their lien to the Conveyance and Release Agreement. Participants of the CAR Program will not be eligible to participate in the Voluntary Sales Assistance Program. Participants in the CAR Program must have first completed participation in the Voluntary Residential Sound Insulation Program.

The total budget for the noise mitigation programs in this County-adopted Noise Mitigation Plan is $250 million, which presumes 100 percent participation by eligible persons for all of the included programs: Voluntary Sound Insulation, Voluntary Acquisition of Mobile Home Parks, Voluntary Sales Assistance and Voluntary Conveyance and Release Agreement. Anticipated costs include $116 million for the Voluntary Sound Insulation Program, including its pilot program; a maximum of $70 million allocated between the Voluntary Sales Assistance Program and the Voluntary CAR Program, and $64 million for the acquisition of the two mobile home parks property, mobile home units and relocation of residents. The County has fully funded the noise mitigation programs described by this Plan. The County established a Noise Mitigation Bank comprised of $35 million in Passenger Facility Charge (PFC) funds. The FAA will contribute up to 80 percent of the estimated costs through Airport Improvement Program (AIP) funds. The County will contribute an estimated 20 percent of the costs through the Airport’s Noise Mitigation Bank comprised of PFC funds. Based on the $35 million Noise Mitigation Bank, the FAA will provide 80 percent matching funds of $140 million with a resulting total of $175 million.

Table 1 includes an analysis of the noise mitigation programs and their anticipated costs. With the use of the programs established by this County-adopted Amended Noise Mitigation Plan, the County will be able to maximize the utility of the noise mitigation funding.
# Table 1

Noise Mitigation Plan Programs
Estimated Program Costs Per Mitigation Program Based on 100% Participation

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Units</th>
<th>Sound Insulation</th>
<th>Sales Assistance or CAR Program</th>
<th>Mobile Home Park Acquisition</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Inside the 65+ DNL</td>
<td>571</td>
<td>$46,393,750</td>
<td>$57,992,473</td>
<td>$0</td>
<td>$104,386,223</td>
</tr>
<tr>
<td>Single-Family Outside the 65+ DNL</td>
<td>527</td>
<td>$42,818,750</td>
<td>$0</td>
<td>$0</td>
<td>$42,818,750</td>
</tr>
<tr>
<td>Multi-Family Inside the 65+ DNL (2 units)</td>
<td>286</td>
<td>$12,512,500</td>
<td>$12,512,500</td>
<td>$0</td>
<td>$25,025,000</td>
</tr>
<tr>
<td>Multi-Family Inside the 65+ DNL (3+ units)</td>
<td>104</td>
<td>$4,550,000</td>
<td>$0</td>
<td>$0</td>
<td>$4,550,000</td>
</tr>
<tr>
<td>Multi-Family Outside the 65+ DNL</td>
<td>218</td>
<td>$9,537,500</td>
<td>$0</td>
<td>$0</td>
<td>$9,537,500</td>
</tr>
<tr>
<td>Voluntary Acquisition of Marshalls Everglade Mobile Home Park (Sheldon MHP), Mobile Homes Units and Relocation of Residents</td>
<td>98</td>
<td>$0</td>
<td>$0</td>
<td>$12,250,000</td>
<td>$12,250,000</td>
</tr>
<tr>
<td>Purchase Marshalls Mobile Home Park Land</td>
<td>0</td>
<td>$0</td>
<td>$0</td>
<td>$1,316,020</td>
<td>$1,316,020</td>
</tr>
<tr>
<td>Voluntary Acquisition of Ocean Waterway Mobile Home Park Land and Mobile Home Units and relocation of residents</td>
<td>269</td>
<td>$0</td>
<td>$0</td>
<td>$50,605,625&lt;sup&gt;5&lt;/sup&gt;</td>
<td>$50,605,625</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,073</strong></td>
<td><strong>$115,812,500</strong></td>
<td><strong>$70,504,973</strong></td>
<td><strong>$64,171,645</strong></td>
<td><strong>$250,489,118</strong></td>
</tr>
</tbody>
</table>


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<sup>3</sup> FEIS estimated costs are $81,250 for a single-family unit that includes $65,000 direct costs and $16,250 for administrative costs. A multi-family unit costs $43,750, which include $35,000 direct costs and $8,750 administrative costs. The total budgeted amount for sound insulation includes its pilot program costs.

<sup>4</sup> The Sales Assistance and CAR Programs would be offered to all single-family and 2-unit residences located within the 65+ DNL. The program costs for the Sales Assistance Program are estimated by computing 25% of the EIS average Fair Market Value (FMV) of $325,000 per single-family home for a maximum amount of $81,250 per home and average FMV of $140,000 per multi-family unit for a maximum amount of $35,000 per unit. There are 571 single-family and 286 two-unit homes eligible for this program. The FEIS also estimated an additional 25% for administrative costs. It is anticipated that the CAR Program cost per home would be less than the estimated costs for Sales Assistance. An eligible homeowner may only participate in one of the programs.

<sup>5</sup> FEIS estimated costs for the acquisition of Ocean Waterway Mobile Home Park were based on an average cost of $191,125 for each mobile home unit, underlying land and administrative costs. The FEIS estimates the administrative costs are 25% of the project costs.
Voluntary Sound Insulation of Single- and Multi-Family Units

Overview – Voluntary Sound Insulation

A Voluntary Residential Sound Insulation Program will be offered to all eligible residential properties located within the 65+ DNL noise contour, and adjacent areas identified in the ROD. These properties located within the City of Dania Beach are to the west and south of the airport.

The Voluntary Sound Insulation Program will apply acoustical treatments designed to reduce aircraft noise to a home. The treatments include, but are not limited to, upgrading windows, doors and ventilation systems to achieve an interior noise level of 45 DNL. This large-scale program will incorporate the assessment results of the Early Action Voluntary Residential Pilot Sound Insulation Program (Pilot Program).

The Voluntary Sound Insulation Program will follow FAA guidelines to ensure the program installs the proper treatments and achieves the necessary noise reduction. There are approximately 1,706 single-family and multi-family residences that would be eligible for this program. Table 2 identifies the number and type of homes by noise contour band.

Table 2
Voluntary Sound Insulation Program
Housing Units, by Type, Located in the 65+ DNL with Adjacent Areas

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>65-70 DNL</th>
<th>70-75 DNL</th>
<th>Natural Boundaries</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family</td>
<td>550</td>
<td>21</td>
<td>527</td>
<td>1,098</td>
</tr>
<tr>
<td>Multi-family</td>
<td>360</td>
<td>30</td>
<td>218</td>
<td>608</td>
</tr>
<tr>
<td>Total</td>
<td>910</td>
<td>51</td>
<td>745</td>
<td>1,706</td>
</tr>
</tbody>
</table>

Source: FAA FEIS, Landrum & Brown, June 2008

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6 FAA Order 5100.39A, Appendix 6, NPIAS-ACIP
7 Based on the FAA FEIS 2020 Long Term/Ultimate Noise Contour
Early Action Voluntary Residential Pilot Sound Insulation Program (Pilot Program)

As an assessment tool, the County undertook a Pilot Program to refine the program policies, products and implementation techniques. The Pilot Program offered sound insulation treatments to a maximum of 50 residential units.

The purpose of the Pilot Program assessment is to:

- Identify acoustical treatment recommendations, product alternatives, policies, and procedures that are appropriate for the housing units in the area around FLL.
- Provide an opportunity for noise impacted homeowners to experience the benefits of sound insulation in their neighborhood.
- Create an opportunity for the County to showcase homes that received sound insulation under the Pilot Program.
- Identify funding efficiencies.
- Refine management strategies.

Property owners in the Pilot Program entered into an agreement with the County for the design and installation of the acoustical products. The project was administered from a field office located in the City of Dania Beach. The County assigned a homeowner coordinator to each property owner was assigned a homeowner liaison to assist them through the design and construction process and necessary document administration.

Objective – Voluntary Sound Insulation

The purpose of this program is to mitigate estimated noise exposure attributable to the proposed runway improvements at County's airport (FLL) in an environmentally sensitive manner while preserving the airport's vital economic role and neighborhoods. The program will provide relief from aircraft noise for residents by upgrading interior living areas. By replacing windows, doors and ventilation systems with acoustically rated products noise reduction is achieved for the property.

The FAA ROD designates the noise impact areas. The properties located within the 65+ DNL noise contour and adjacent designated areas, which are expanded beyond typical federal standards, will be eligible for this program. To ensure community cohesion, the project area was determined by using natural boundaries and neighborhood blocks so that each neighborhood area as a whole will be eligible for this program.
Project Area – Voluntary Sound Insulation

The Voluntary Sound Insulation Program project area includes the 65+ DNL noise contour and the adjacent areas as defined in the ROD. It is two geographic areas comprised of three distinct neighborhoods located to the west and south of the airport. These areas are defined as:

Noise Impact Area 1 - West:

Noise Impact Area 1 is located west of I-95, lying between Griffin Road on the south and the Dania Cut off Canal on the north, SW 36th Avenue on the west and SW 21st Avenue on the east. The majority of properties in this area are located within the 65+ DNL noise contour. This area contains 1,148 residential units with 661 units located within the 65+ DNL noise contour, thus 487 additional units are outside the typical federally funded Noise Impact Area (Figure 3). Table 3, details the housing units in this area.

Table 3
Voluntary Sound Insulation Program
Housing Units Located in Noise Impact Area 1

<table>
<thead>
<tr>
<th>Type of Unit</th>
<th>65+ DNL</th>
<th>Natural Boundaries</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family</td>
<td>401</td>
<td>269</td>
<td>670</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>260</td>
<td>218</td>
<td>478</td>
</tr>
<tr>
<td>Total</td>
<td>661</td>
<td>487</td>
<td>1,148</td>
</tr>
</tbody>
</table>

Source: FAA FEIS, Landrum & Brown, June 2008

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Based on 2020 Long Term/Ultimate Noise Contour
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Noise Impact Area 2 - South:

As shown in Figure 4, the majority of properties in Noise Impact Areas 2 and 3 are located within the 65+ DNL noise contour. This area contains 558 residential units with 300 located within the 65+ DNL noise contour. Table 4 details the housing units in this area.

Noise Impact Area 2 is located east of I-95 and south of the airport, lying between New & Old Griffin Roads and west of Federal Highway (US-1) in the neighborhood, commonly referred to as Melaleuca Gardens. (Figure 4)

Noise Impact Area 3 - Southeast:

Noise Impact Area 3 is located east of Federal Highway (US-1), between NE 5th Avenue and Gulfstream Road and south of the Dania Cut-off Canal. The majority of properties in this area are located within the 65+ DNL noise contour. (Figure 4)

Table 4
Voluntary Sound Insulation Program
Housing Units Located in Noise Impact Areas 2 and 3
Based on 2020 Long Term/Ultimate Noise Contour

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>65+ DNL</th>
<th>Natural Boundaries</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family</td>
<td>170</td>
<td>258</td>
<td>428</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>130</td>
<td>0</td>
<td>130</td>
</tr>
<tr>
<td>Total</td>
<td>300</td>
<td>258</td>
<td>558</td>
</tr>
</tbody>
</table>

Source: FAA FEIS, Landrum & Brown, June 2008
Project Schedule – Voluntary Sound Insulation

An estimated 1,706 residential units are eligible for sound insulation. This program will commence following approval of this Plan. The Voluntary Sound Insulation Program will include:

- Properties located within 65+ DNL noise contour
- Properties located within natural boundaries adjacent to the 65+ DNL Noise Contour

Program participation will be offered to the homes in the most impacted noise contour first. Additional homes will be offered participation moving outward to the next level DNL, utilizing 1 dB noise contours as a measure.

The Voluntary Sound Insulation Program is structured so that the County will substantially complete the sound insulation of all eligible structures located within the 65+ DNL noise contour by the time Runway 9R/27L becomes operational. Approximately 400 units a year will be insulated at an estimated annual construction cost of $27 million. The County will continue its efforts by insulating the remaining units located in the designated adjacent noise impact areas outside the 65+ DNL noise contour after Runway 9R/27L becomes operational. The County will maintain the goal of insulating approximately 400 units per year.

The project schedule (assuming full participation) and assuming no unforeseen delays, for the Voluntary Sound Insulation Program is shown in Figure 5, "FLL Sound Insulation Homes in 65 DNL" and Figure 6, "FLL Sound Insulation Homes Outside of 65 DNL."

The priority of the homes are based on proximity to the centerline of Runway 9R/27L, location of property in relation to the 65+ DNL noise contour, and to the extent possible, selection of a full block of homes in the same construction package. The process of installing insulating products into a home takes approximately 18 months from the time the homeowner is contacted by the County's representative to participate until construction is finished on the home. The estimated length of time for this process is a function of the total number of participants in a construction package and the County bidding process.
It is estimated there would be four bid groups of 100 units for 400 units annually.

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9 It is estimated there would be four bid groups of 100 units for 400 units annually.
It is estimated there would be four bid groups of 100 units for 400 units annually.
Figure 7 depicts the sound insulation phases and timeline. Once a property owner agrees to participate in the Voluntary Sound Insulation Program, the County's consultant team will assess the home and develop a recommended construction plan, including products (doors, windows) and materials. During the design process, the property owner will select from the variety of available products, including the style and finish of doors and windows to be used as replacements. Upon completion of the design process, the County will prepare a construction package comprised of approximately 100 units for bid by Broward County Purchasing Division\textsuperscript{11}. After award of the construction contract, the pre-construction phase begins with the contractor ordering the required products and mobilizing the construction crew. Upon receipt of the products, the property will be scheduled for construction. The occupant remains in their home during the construction phase, which will reach substantial completion within ten (10) business days.

\textbf{Figure 7}  
\textit{Voluntary Sound Insulation Program}  
\textit{Phases and Timeline}

\begin{center}
\begin{tabular}{c|c|c|c|c|c}
 & Month 1 & Months 1-6 & Months 7-10 & Months 10-13 & Months 13-18 \\
\hline
Property Owner Signup & Contractor Selection & Construction & Design Process & Pre-Construction \\
\end{tabular}
\end{center}

Source: The Urban Group

\textsuperscript{11} Based on participation and total number per year.
Figure 8 depicts the major milestones achieved during each phase of the sound insulation process.

**Figure 8**
Voluntary Sound Insulation Program
Major Milestones

![Diagram of major milestones](image)

Source: The Urban Group
Project Eligibility – Voluntary Sound Insulation

To be eligible for the Voluntary Sound Insulation Program, a property owner must:

- Own a legally permitted eligible residential structure located within the project boundaries.
- Ensure the structure is free of major building code violations.
- Enter into a Homeowner Participation Agreement with the County.
- Not have previously participated in the Voluntary Sales Assistance Program or the CAR Program

Estimated Costs and Benefits – Voluntary Sound Insulation

There are 1,706 housing units potentially eligible for participation in the Voluntary Sound Insulation Program. Approximately 961 units are located within the 65+ DNL noise contour and 745 units are located in adjacent designated areas outside the 65+ DNL noise contour, which are not typically eligible in the federal program. The estimated average cost to sound insulate is $81,250 per single-family unit and $43,750 per multi-family unit\(^\text{12}\). (Table 5)

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Units</th>
<th>Estimated Unit Cost(^\text{13})</th>
<th>Estimated Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Located Within 65+ DNL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-Family</td>
<td>571</td>
<td>$81,250</td>
<td>$46,393,750</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>390</td>
<td>$43,750</td>
<td>$17,062,500</td>
</tr>
<tr>
<td>Subtotal</td>
<td></td>
<td></td>
<td>$63,456,250</td>
</tr>
<tr>
<td>Properties Located Within Natural Boundaries</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-Family</td>
<td>527</td>
<td>$81,250</td>
<td>$42,818,750</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>218</td>
<td>$43,750</td>
<td>$9,537,500</td>
</tr>
<tr>
<td>Subtotal</td>
<td></td>
<td></td>
<td>$52,356,250</td>
</tr>
<tr>
<td>Total Estimated Program Costs</td>
<td></td>
<td></td>
<td>$115,812,500</td>
</tr>
</tbody>
</table>

Source: FAA FEIS, Landrum & Brown, June 2008

Funding Sources – Voluntary Sound Insulation

The FAA and the Noise Mitigation Bank will provide funding for this program as depicted in Table 6. The FAA will contribute 80 percent of the estimated project costs from AIP funds and the County will contribute 20 percent of the estimated project costs from Passenger Facility Charges. There is no monetary cost to the local municipalities and individual property owners.

\(^{12}\) The estimated cost per unit provides an order of magnitude cost estimate for program planning. Per unit costs for single-family units, include estimated direct costs of $65,000, plus estimated administrative costs of $16,250. Per unit costs for multi-family units, include estimated direct costs of $35,000, plus estimated administrative costs of $8,750.

\(^{13}\) See Footnote 12.
for sound insulation. Property owners may incur expenses such as attorney’s fees to review the Homeowner Participation Agreement, replacement of window coverings or repairing code issues or other work that will be identified by the consultant team at the time of the design assessment visit. The consultant team will advise the property owners of these costs by prior to any decision by a homeowner to sign the Homeowner Participation Agreement.

Table 6
Voluntary Sound Insulation Program
Estimated Average Sound Insulation Program Costs, By Funding Source

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>% of Contribution</th>
<th>Estimated Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAA</td>
<td>80%</td>
<td>$92,650,000</td>
</tr>
<tr>
<td>County</td>
<td>20%</td>
<td>$23,162,500</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>$115,812,500</td>
</tr>
</tbody>
</table>

Source: FAA FEIS, Landrum & Brown, June 2008

It is anticipated that 400 units will be insulated annually by issuing four construction contracts of 100 units each. The average estimated cost per construction contract is $6.75 million for an annual cost of $27 million.
Voluntary Acquisition of Mobile Home Parks, Mobile Home Units and Relocation of Residents

Overview – Voluntary MHP Acquisition Program

A Voluntary Mobile Home Park Acquisition Program will provide for the purchase of Marshalls Everglade Mobile Home Park (Sheldon MHP) and all mobile home units and Ocean Waterway MHP and all mobile home units.

The Voluntary MHP Acquisition Program will follow the Uniform Relocation Assistance and Real Property Acquisitions Policies Act (URA). The URA requires that eligible mobile home unit owners receive Fair Market Value (FMV) for their property. Eligible residents will receive relocation benefits and replacement housing advisory services to ensure the residents remain financially neutral.

Objective – Voluntary MHP Acquisition Program

The purpose of the Mobile Home Park Acquisition Program is to mitigate the property to a more compatible land use. It is not feasible or cost-effective to sound insulate a mobile home unit. Therefore, acquisition and resident relocation is the best alternative. Under this voluntary acquisition program, after acquisition of the mobile home park, the County will work with the City of Dania Beach to rezone the underlying land to an airport compatible use so it remains a tax generating property.

Project Area – Voluntary MHP Acquisition Program

The Mobile Home Park Acquisition Program project area, as defined in the ROD, is comprised of two mobile home parks. One park is located to the west and the other to the south of the airport. The defined areas are:
Marshalls Everglade Mobile Home Park (Sheldon MHP)

Figure 9 depicts this mobile home park which is located west of the airport, east of SW 24th Avenue, west of Ravenswood Road and north of Griffin Rd. It is owned by a single entity and the lots are leased to tenants who own their mobile home units. Approximately half of the property is located within the 65+ DNL noise contour. This area contains a total of 98 mobile home units with 42 unit lots located within the 65+ DNL noise contour. The EIS estimated cost to acquire this mobile home park is $13 million.

Ocean Waterway Mobile Home Park

Figure 10 depicts the mobile home park that is located south of the airport between the Dania Cut-Off Canal and I-95. The northern edge of the mobile home park is located within the 65+ DNL noise contour. This mobile home park is a cooperative form of ownership by which 181 shareholders have an equity share in the cooperative. Forty-seven (47) lots of the 269 total lots are located within the 65+ DNL noise contour. The EIS estimated cost to acquire this mobile home park is $51 million.
Amended Noise Mitigation Plan  
Fort Lauderdale-Hollywood International Airport  
Runway 9R/27L Project

Project Schedule – Voluntary MHP Acquisition Program

The voluntary acquisition of Marshalls Everglade MHP (Sheldon MHP) will commence following approval of this Plan. The County's representative will contact the MHP landowner to determine whether there is an interest in selling the property. If the owner is willing to sell, and once the mobile home park is acquired, the mobile home units and residents will be required to relocate and individual mobile home unit owners will then be contacted to appraise and purchase the mobile home units and to calculate eligible relocation benefits under the URA for the residents. The acquisition of the mobile home park will take approximately 10-12 months. The acquisition of the units and relocation of the residents is expected to take an additional two years. Since this Mobile Home Park Acquisition Program is voluntary, should the owner of the Marshalls Everglade MHP land decline to sell, County will close the program.

The voluntary acquisition of Ocean Waterway MHP will commence following approval of this Plan. The Ocean Waterway Co-Op, Inc. operates the Ocean Waterway Mobile Park. The Ocean Waterway Co-Op Inc. has a long-term land lease that gives the cooperative the right of first refusal on the purchase of the land. Should the landowner and Ocean Waterway Co-Op Inc. reach an agreement to participate in the program; the County will work with both entities to negotiate the purchase of the land and mobile home park. Upon acquisition of the land and the mobile home park, the County will begin the acquisition of the mobile home units and relocation of the mobile home park residents following URA guidelines.

Ocean Waterway Co-Op Inc. is comprised of 181 shareholders who elect a governing board to oversee the mobile home park operations. The Co-Op rents 88 lots to mobile home unit owners. After purchasing the underlying land and the mobile home park, individual mobile home unit owners will be contacted by the County to appraise and purchase the mobile home units and to calculate relocation benefits for the residents. The estimated time for acquisition of the mobile home park and the land will take one to three years. The acquisition of the units and relocation of the residents could take an additional four years.

Since this Mobile Home Park Acquisition Program is voluntary, should either the landowner or Ocean Waterway Co-Op, Inc. decline to sell, County will close the program.

A proposed schedule for the acquisition of the Marshalls Everglade MHP (Sheldon MHP) is shown Figure 11 and a proposed schedule for the acquisition of Ocean Waterway MHP is shown in Figure 12.
Amended Noise Mitigation Plan
Fort Lauderdale-Hollywood International Airport
Runway 9R/27L Project

Figure 11

<table>
<thead>
<tr>
<th>Task Name</th>
<th>Start</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>Voluntary Mobile Home Park Acquisition</td>
<td>Mon 1/2/12</td>
<td>Thu 1/2/14</td>
</tr>
<tr>
<td>Marshalls Everglade Mobile Home Park</td>
<td>Mon 1/2/12</td>
<td>Fri 12/21/12</td>
</tr>
<tr>
<td>Determination of Willing Seller</td>
<td>Mon 1/2/12</td>
<td>Tue 1/3/12</td>
</tr>
<tr>
<td>Appraisal and Review</td>
<td>Mon 1/2/12</td>
<td>Wed 1/2/12</td>
</tr>
<tr>
<td>Offer to Purchase and Negotiate</td>
<td>Thu 8/2/12</td>
<td>Thu 9/2/12</td>
</tr>
<tr>
<td>Closing</td>
<td>Fri 9/2/12</td>
<td>Fri 9/3/12</td>
</tr>
<tr>
<td>Relocation of Mobile Homes Units (starts after closing)</td>
<td>Mon 12/24/12</td>
<td>Thu 1/2/14</td>
</tr>
<tr>
<td>Conduct Needs Assessment Survey</td>
<td>Mon 12/24/12</td>
<td>Thu 2/2/13</td>
</tr>
<tr>
<td>Appraisal of Mobile Home Unit</td>
<td>Fri 2/2/13</td>
<td>Fri 3/2/13</td>
</tr>
<tr>
<td>Offer to Purchase Unit and Relocation Benefits</td>
<td>Mon 3/25/13</td>
<td>Mon 9/2/13</td>
</tr>
<tr>
<td>Relocation of Occupants</td>
<td>Tue 8/25/13</td>
<td>Wed 12/25/13</td>
</tr>
<tr>
<td>Property Management and Demolition</td>
<td>Wed 7/2/13</td>
<td>Thu 1/2/14</td>
</tr>
</tbody>
</table>
### Figure 12

**Voluntary Mobile Home Park Acquisition Program**

<table>
<thead>
<tr>
<th>Task Name</th>
<th>Start</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ocean Waterway Mobile Home Park</td>
<td>Mon 1/2/12</td>
<td>Mon 11/17/14</td>
</tr>
<tr>
<td>Determination of Willing Seller (Land &amp; Co-Op)</td>
<td>Mon 1/2/12</td>
<td>Mon 6/17/13</td>
</tr>
<tr>
<td>Appraisal and Review</td>
<td>Mon 1/31/12</td>
<td>Tue 1/31/12</td>
</tr>
<tr>
<td>Offer to Purchase and Negotiate</td>
<td>Fri 7/6/12</td>
<td>Fri 7/6/12</td>
</tr>
<tr>
<td>Closing</td>
<td>Fri 9/15/13</td>
<td>Fri 9/15/13</td>
</tr>
<tr>
<td>Relocation of Mobile Home Units (starts after closing)</td>
<td>Mon 3/19/15</td>
<td>Mon 3/19/15</td>
</tr>
<tr>
<td>Conduct Needs Assessment Survey</td>
<td>Tue 6/18/13</td>
<td>Mon 6/17/14</td>
</tr>
<tr>
<td>Appraisal of Mobile Home Unit</td>
<td>Thu 12/2/13</td>
<td>Thu 12/2/13</td>
</tr>
<tr>
<td>Offer to Purchase Unit and Relocation Benefits</td>
<td>Thu 11/4/13</td>
<td>Thu 11/4/13</td>
</tr>
<tr>
<td>Relocation of Occupants</td>
<td>Wed 6/19/14</td>
<td>Wed 6/19/14</td>
</tr>
<tr>
<td>Property Management and Demolition</td>
<td>Mon 11/17/14</td>
<td>Mon 11/17/14</td>
</tr>
</tbody>
</table>
Amended Noise Mitigation Plan
Fort Lauderdale-Hollywood International Airport
Runway 9R/27L Project

Figure 13 depicts the Marshalls Everglade MHP (Sheldon MHP) acquisition phases and timeline. The process of acquiring the Marshalls Everglade MHP land is estimated to take approximately 10-12 months from the time the owner is contacted by the County's representative until the sale is finalized.

Once the owner has sold the mobile home park land, the County will begin the process of acquiring the mobile home units and relocating the residents and clearing of the mobile home park. This program will meet the requirements of Florida Statues, Chapter 723, closing and relocation of unit owners of a mobile home park. Listed below are the phases and the estimated timeframes for a typical relocation.

**Figure 13**
Voluntary Mobile Home Park Acquisition Program
Marshalls Everglade MHP (Sheldon MHP)
Acquisition of Land and Mobile Home Units and Relocation of Residents
Phases and Timeframe

Source: The Urban Group, Inc.

Figure 14 depicts the Ocean Waterway MHP acquisition phases and timeline of the individual units. After purchasing the underlying land and the mobile home park, the County will contact individual mobile home unit owners to appraise and purchase the mobile home units and to calculate relocation benefits for the residents. The program schedule depicted in Figure 15 shows the acquisition and relocation process for a mobile home unit.
Figure 14
Voluntary Mobile Home Park Acquisition Program
Ocean Waterway
Acquisition of Land, Mobile Home Park and Mobile Home Units and Relocation of Residents
Phases and Timeframe

Source: The Urban Group, Inc.
Figure 15 depicts the major milestones achieved during each phase of the mobile home park and unit acquisition process.

**Figure 15**
Mobile Home Park Acquisition Program
Acquisition of Mobile Home Units and Tenant Relocation Flow Chart

Source: The Urban Group, Inc.
Amended Noise Mitigation Plan
Fort Lauderdale-Hollywood International Airport
Runway 9R/27L Project

Project Eligibility – Voluntary MHP Acquisition Program

The Voluntary MHP Acquisition Program will meet the requirements the URA and Florida Statutes, Chapter 723, concerning closing and relocation of unit owners of a mobile home park and will provide benefits to two specific residential groups:

- Mobile Home Unit Owner
- Eligible Resident Of A Mobile Home

Listed below are the eligibility criteria for the various types of residents.

Owner Occupied Mobile Home Unit Owners - greater than 180 days will be eligible to receive the following benefits:

- Fair Market Value for the mobile home unit.
- Replacement Housing Payment: This is a cost differential based on the difference between the price paid by the County for the mobile home and the cost to purchase a comparable replacement dwelling.
- Rental Supplement: A cost differential based on the difference between rent and utilities at the displaced site and the rent and utilities at a comparable replacement site, or the difference between 30% of household income and the cost of rent and utilities at the replacement site.
- Moving & Closing Costs.

Owner Occupied Mobile Home Unit Owners - less than 180 days, but greater than 90 days will be eligible to receive the following benefits:

- Fair Market Value for the mobile home unit or
- Rental Supplement: A cost differential based on the difference between rent and utilities at the displaced site and the rent and utilities at a comparable replacement site, or the difference between 30% of household income and the cost of rent and utilities at the replacement site.
- Moving & Closing Costs.

Tenant of Mobile Home Unit – will be eligible to receive the following benefits:

- Rental Supplement: A cost differential based on the difference between rent and utilities at the displaced site and the rent and utilities at a comparable replacement site, or the difference between 30% of household income and the cost of rent and utilities at the replacement site.
- Moving Costs.
Estimated Costs and Benefits – Voluntary MHP Acquisition Program

Table 7 depicts the estimated costs to acquire and provide relocation assistance to the two mobile home parks.

<table>
<thead>
<tr>
<th>Incompatible Land Use</th>
<th>Estimated Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marshalls Everglade Mobile Home Park (Sheldon MHP)</td>
<td></td>
</tr>
<tr>
<td>Mobile Home Units 14</td>
<td>$12,250,000</td>
</tr>
<tr>
<td>Land 15</td>
<td>$1,316,020</td>
</tr>
<tr>
<td>Subtotal – Marshalls Everglade MHP (Sheldon MHP)</td>
<td>$13,566,020</td>
</tr>
<tr>
<td>Ocean Waterway Mobile Home Park</td>
<td></td>
</tr>
<tr>
<td>Land and Mobile Home Units 16</td>
<td>$50,605,625</td>
</tr>
<tr>
<td>Subtotal – Ocean Waterway MHP</td>
<td>$50,605,625</td>
</tr>
<tr>
<td>Grand Total- Mobile Home Units and Land</td>
<td>$64,171,645</td>
</tr>
</tbody>
</table>

Source: FAA FEIS, Landrum & Brown, June 2008

If the County is able to acquire the mobile home parks through voluntary acquisition, the County will coordinate with the City of Dania Beach to rezone the land to a compatible use. The land will be sold on the open market, the sales proceeds will be available for use pursuant to this Noise Mitigation Plan, and the City of Dania Beach will continue to gain tax revenue from the property.

Funding Sources – Voluntary MHP Acquisition Program

The FAA and the Noise Mitigation Bank will provide funding for this program. The FAA will contribute 80 percent of the estimated project costs from AIP funds and the County will contribute 20 percent of the estimated project costs from Passenger Facility Charges. (Table 8) There is no monetary cost to the local municipalities and individual property owners for this program. The FAA has a stated goal for an acquisition program is for the mobile home unit owners to be financially neutral, with no increased costs or financial gain.

14 FEIS estimated costs are $100,000 for the acquisition, relocation, and demolition of the mobile home units, relocation of the residents and clearing of MHP plus $25,000 administrative costs.
15 This is an estimated cost of acquiring the land without any administrative costs.
16 FEIS estimated costs for the acquisition of Ocean Waterway Mobile Home Park were based on an average cost of $191,125 for each mobile home unit, underlying land and administrative costs. The FEIS estimates the administrative costs are 25% of the project costs.
### Table 8
Mobile Home Park Acquisition Program
Estimated Costs, By Funding Source

<table>
<thead>
<tr>
<th></th>
<th>% of Contribution</th>
<th>Amount of Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAA</td>
<td>80%</td>
<td>$51,337,316</td>
</tr>
<tr>
<td>County</td>
<td>20%</td>
<td>$12,834,329</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>100%</strong></td>
<td><strong>$64,171,645</strong></td>
</tr>
</tbody>
</table>

Source: The Urban Group
Voluntary Sales Assistance Program

**Description – Voluntary Sales Assistance Program**

A Voluntary Sales Assistance Program for single-family and two-unit (duplex) residences, including owner and non-owner occupied located within the 65+ DNL noise contour will be implemented. Properties that contain three or more units are not eligible for this program.

Property owners of single-family homes, condominium units, townhomes, and 2-unit residences will be eligible. The eligible properties are located within the City of Dania Beach to the west and south of the airport.

The Voluntary Sales Assistance Program will provide eligible property owners with the ability to sell their home on the open market and relocate outside the noise impact area with assistance from the County, if needed.

Priority will first be given to properties in the highest noise contours, and continue outward to the rest of the eligible properties located within the 65+ DNL noise contour utilizing the most current market absorption rate. The Voluntary Sales Assistance Program will follow FAA guidelines, to ensure the participating property owners receive the appropriate benefits. There are approximately 857 homes eligible for this program.

Eligible owners must have owned their home on or before October 25, 2011, have completed participation in the Voluntary Residential Sound Insulation Program and elect to be included in the Voluntary Sales Assistance Program no later than one year after the runway opening date.

Owners participating in the Voluntary Sales Assistance Program will list their property for sale on the open market for the FMV established by appraisal. Should the property sell for less than the FMV, the County will provide a payment of up to 25% of the FMV to encourage the sale of the property. Owners participating in the Sales Assistance Program must convey a Conveyance and Release Agreement to the County, which will be recorded, and have completed participation in the Sound Insulation Program. An owner that has participated in the CAR Program is not eligible to participate in the Voluntary Sales Assistance Program.

Once a property sells through the Voluntary Sales Assistance Program, the property is then considered noise compatible under FAA criteria and a subsequent property owner will not be eligible for any of the programs under this Noise Mitigation Plan.

**Objective – Voluntary Sales Assistance Program**

Under the Voluntary Sales Assistance Program, the County will not acquire the property. The County will assist eligible homeowners with the sale of their property on the open real estate market.
market for FMV as determined by appraisal in accordance with federal regulations regarding grant eligibility and the expenditure of aviation funds.

**Project Area – Voluntary Sales Assistance Program**

The Voluntary Sales Assistance Program project area includes the 65+ DNL noise contour as defined in the ROD. It is two geographic areas comprised of three distinct neighborhoods located to the west and south of the airport. The project is limited to owners of single family and two unit residences located in the 65+ DNL noise contour. Table 10 details the housing units in this area and are defined as:

**Noise Impact Area 1 - West:**

Noise Impact Area 1 is located west of I-95, lying between Griffin Road on the south and the Dania Cut off Canal on the north, SW 36th Avenue on the west and SW 21st Avenue on the east. The eligible properties in this area are located within the 65+ DNL noise contour. This area contains 570 eligible units. (Figure 16)

As shown in Figure 17, the eligible properties in Noise Impact Areas 2 and 3 are located within the 65+ DNL noise contour. This area contains 287 eligible units.

**Noise Impact Area 2 – South**

Noise Impact Area 2 is located east of I-95 and south of the airport, lying between New & Old Griffin Roads and west of Federal Highway (US-1) in the neighborhood, commonly referred to as Melaleuca Gardens (Figure 17).

**Noise Impact Area 3 - Southeast:**

Noise Impact Area 3 is located east of Federal Highway (US-1), between NE 5th Avenue and Gulfstream Road and south of the Dania Cut-off Canal. The eligible properties in this area are located within the 65+ DNL noise contour (Figure 17).
Table 9
Voluntary Sales Assistance Program
Estimated Housing Units Located in the **65+ DNL** Noise Impact Area\(^{17}\)

<table>
<thead>
<tr>
<th>Noise Impact Area</th>
<th>Single-Family</th>
<th>2-Unit Residence</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noise Impact Area 1 -West</td>
<td>401</td>
<td>169</td>
<td>570</td>
</tr>
<tr>
<td>Noise Impact Areas 2 and 3 -South</td>
<td>170</td>
<td>117</td>
<td>287</td>
</tr>
<tr>
<td>Total</td>
<td>571</td>
<td>286</td>
<td>857</td>
</tr>
</tbody>
</table>

Source: The Urban Group, 2010

**Appraisal Process – Voluntary Sales Assistance Program**

The appraisal process for the Voluntary Sales Assistance Program shall follow federal guidelines. Fair market value (FMV) of a property shall be determined as provided herein. The County shall obtain an appraisal of the FMV of the property by a certified appraiser. A certified appraiser ("review appraiser") will review the appraisal and will generate a written document known as the Review Appraiser's Statement (RAS). The RAS will set the fair market value (FMV) for the property. All appraisals and the RAS must be prepared and performed in accordance with: 42 USC CHAPTER 61, "Uniform Relocation Assistance and Real Property Acquisition Policies for Federal and Federally Assisted Programs"; 49 CFR Part 24, "Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs"; the Uniform Standards of Professional Appraisal Practice ("USPAP"); and all state, local and FAA standards.

**Project Schedule – Voluntary Sales Assistance Program**

The Voluntary Sales Assistance Program will commence following approval of this Plan. This component will utilize a market absorption study\(^{18}\) to determine the expected rate at which homes can sell. (Table 10 is based on the economic data found in this study, Appendix B). Owners of single-family homes, condominium units, townhomes, and 2-unit residences within the 65+ DNL noise contour project area will be eligible for the Voluntary Sales Assistance Program.

Eligible owners, who have received acoustical treatment through the Voluntary Residential Sound Insulation Program, must elect to be included no later than one year after the runway opening date. Participants in the CAR Program are not eligible to participate in the Sales Assistance Program. Once a property sells through the Voluntary Sales Assistance Program, the property is then considered noise compatible under FAA criteria and a subsequent property owner will not be eligible for any of the programs under the Noise Mitigation Plan.

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\(^{17}\) Estimated housing units are based on windshield survey data collected in October 2008.

\(^{18}\) Research conducted by Adrian Gonzalez & Assoc., Real Estate Appraisers on residential properties in three areas in proximity to the Fort Lauderdale-Hollywood International Airport, March 2010. (Appendix B)
Amended Noise Mitigation Plan  
Fort Lauderdale-Hollywood International Airport  
Runway 9R/27L Project

An aggressive Voluntary Sales Assistance Program, potentially 857 housing units\(^{19}\), will impact the housing values in the noise impact area, as well as homes outside the noise impact area, extending throughout the region. In effect, homes may be sold on the open market for prices less than the current FMV causing the overall housing market to adjust to the lower selling price. Based on the most recent market absorption study, and to protect the housing market, the Voluntary Sales Assistance Program would initially allow a maximum of 22 properties per year to participate.

### Table 10
Voluntary Sales Assistance Program  
Estimated Homes Sales by Noise Impact Area, By Neighborhood

<table>
<thead>
<tr>
<th>Area</th>
<th>Location</th>
<th>Average Property Sales(^{20})</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noise Impact Area 1</td>
<td>West of FLL</td>
<td>9</td>
</tr>
<tr>
<td>Noise Impact Area 2</td>
<td>Between New &amp; Old Griffin Road</td>
<td>11</td>
</tr>
<tr>
<td>Noise Impact Area 3</td>
<td>East of Federal Highway</td>
<td>2</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>22</td>
</tr>
</tbody>
</table>


The County will conduct updates to the market absorption study during program implementation to determine the number of homes that can be sold without affecting the housing market in the region. Economic assumptions on supply and demand suggest that the seller’s market would be less competitive as the number of homes listed for sale at any given time increases. Though the South Florida housing market historically has wide swings, to maintain a balance between market oversupply and demand from homeowners participating in the Voluntary Sales Assistance Program, it is important that this program does not contribute to the surplus of homes for sale.

**Implementation – Voluntary Sales Assistance Program**

The property owner will enter into an agreement with the County agreeing to participate in the Voluntary Sales Assistance Program. The property owner will be responsible for marketing and selling their home through a licensed real estate agent, including listing the property on the open market. The listing price is based on the FMV as established by appraisal following federal appraisal guidelines. If the property does not sell at FMV within a reasonable timeframe, the County will provide a differential payment that shall not exceed 25% of the FMV.

Once a property sells through the Voluntary Sales Assistance Program, the property is then considered noise compatible under FAA criteria and a subsequent property owner will not be eligible for any of the programs under the Noise Mitigation Plan.

---

\(^{19}\) The number of single-family and two unit homes eligible for this program will be identified during the Sound Insulation Program.  
\(^{20}\) The average annual property sales as determined by the Absorption Study for calendar years 2009 and 2010.
Amended Noise Mitigation Plan
Fort Lauderdale-Hollywood International Airport
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Figure 18 depicts the major milestones that are achieved during each phase of the sales assistance process.

**Figure 18**
Voluntary Sales Assistance Program Flow Chart

![Voluntary Sales Assistance Program Flow Chart](image)

Source: The Urban Group, Inc.

Figure 19 depicts the Voluntary Sales Assistance phases and timeline. The most recent market absorption study would allow up to 22 properties per year to be eligible for this program. The County will update the absorption study annually.
**Project Eligibility – Voluntary Sales Assistance Program**

To be eligible for the Voluntary Sales Assistance Program, a property owner must:

- Have title to a single-family home, condominium unit, townhome or 2-unit (duplex) residence located within the 65+ DNL noise contour on or before October 25, 2011.
- Have completed the acoustical treatments as part of the Voluntary Residential Sound Insulation Program.
- Enter into a Voluntary Sales Assistance Agreement with the County, and convey a Conveyance and Release Agreement to the County, which will be recorded.
- Not have participated in the CAR Program

**Estimated Costs & Benefits – Voluntary Sales Assistance Program**

There are an estimated 857 housing units eligible for participation in this program component. The estimated average cost is $101,563 per single-family home and $43,750 per duplex unit. A maximum of 22 properties per year will initially be eligible for participation in the program based on the most recent market absorption study. The estimated budget for the Voluntary Sales Assistance Program is $70 million as show in Table 11, if all eligible properties participate.

**Table 11**
Voluntary Sales Assistance Program
Estimated Average Cost by Housing Type

<table>
<thead>
<tr>
<th>Type of Unit</th>
<th>Estimated Unit Cost</th>
<th>Number of Units</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family</td>
<td>$101,563</td>
<td>571</td>
<td>$57,992,473</td>
</tr>
<tr>
<td>Multi-Family (Two Unit Duplex)</td>
<td>$43,750</td>
<td>286</td>
<td>$12,512,500</td>
</tr>
<tr>
<td>Total</td>
<td>-</td>
<td>857</td>
<td>$70,504,973</td>
</tr>
</tbody>
</table>

Source: The Urban Group, Inc.

The Sales Assistance Program provides a level of assurance to a property owner they will receive FMV for their property if they choose to relocate by providing a cost differential. The City of Dania Beach will retain its residential neighborhoods and ad valorem tax base. The community will be stabilized by avoiding vacant properties.

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21 The estimated the average price for single-family properties located in the Noise Impact Area is $325,000. It is estimated that the County would contribute $81,250 per home. Administrative costs are estimated at 25 percent or $20,313 per home. Therefore, the total cost estimated per single-family home is $81250 + $20,313 or $101,563. The estimated the average price for a 2-unit residence located in the noise impact area is $140,000 per unit. It is estimated that the County would contribute $35,000 per unit. Administrative costs are estimated at 25 percent or $8,750 per unit. Therefore, the total cost estimated per unit is $35,000 + $8,750 or $43,750 per unit.
Funding Sources – Voluntary Sales Assistance Program

The FAA and the County will provide the funding for the Sales Assistance Program. The federal funding formula provides that the FAA will contribute 80 percent of the project costs through AIP funds and the County will contribute 20 percent of the project costs through PFC’s. There is no monetary cost to the local municipalities. Table 12 depicts the costs by funding source.

Table 12
Voluntary Sales Assistance Program
Estimated Costs, By Funding Source

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>% of Contribution</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAA</td>
<td>80%</td>
<td>$56,403,978</td>
</tr>
<tr>
<td>County</td>
<td>20%</td>
<td>$14,100,995</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>$70,504,973</td>
</tr>
</tbody>
</table>

Source: FAA FEIS, Landrum & Brown, June 2008
Voluntary Conveyance & Release Agreement Program

Description – Voluntary Conveyance & Release Agreement Program

Due to the slow housing market and limited number of properties that could participate annually in the Voluntary Sales Assistance Program, a Voluntary Conveyance and Release Agreement Program (CAR Program) is provided. The CAR Program will be administered in accordance with procedures and criteria acceptable to the FAA to achieve federal funding eligibility for the program. This program is provided to allow property owners an alternative to participation in a potentially lengthy process under the Voluntary Sales Assistance Program.

The County will provide the CAR Program to single-family and two-unit (duplex) residences, located within the 65+ DNL noise contour. Properties that contain three or more units are not eligible for this program. Under the CAR Program, the County will offer a payment to participating eligible homeowners in exchange for a recorded Conveyance and Release Agreement. The methodology, procedures and criteria utilized in this program, including the determination of the amount of compensation that a participating property owner may receive due to the impacts of the Airport Expansion Program on property value, shall be in accordance with FAA's criteria, including federal funding criteria.

Owners participating in the CAR Program must have first completed participation in the Voluntary Sound Insulation Program. An owner that has participated in the Voluntary Sales Assistance Program is not eligible to participate in the CAR Program.

Once a property participates in the CAR Program and a Conveyance and Release Agreement is recorded, the property is then considered noise compatible under FAA criteria and a subsequent property owner will not be eligible for any of the programs under this Noise Mitigation Plan.

Objective – Voluntary Conveyance & Release Agreement Program

The CAR Program will provide property owners an alternative to participation in a potentially lengthy process under the Voluntary Sales Assistance Program. The CAR Program is intended to provide compensation to property owners based on a valuation of impacts of the Airport Expansion Program, determined in accordance with FAA requirements for federal funding eligibility.

Project Schedule – Voluntary Conveyance & Release Agreement Program

In cooperation with the FAA and the City of Dania Beach, the criteria for the CAR Program (including method for establishing compensation to the property owner for the Conveyance and
Amended Noise Mitigation Plan
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Release Agreement) are being developed, including a valuation study, in order to establish federal funding eligibility for the program. It is anticipated this study process will take six to nine months. At the conclusion of this process and once the FAA has determined the funding eligibility for the CAR Program, this program will be offered to eligible property owners.

Implementation – Voluntary Conveyance & Release Agreement Program

Subject to FAA determination of funding eligibility for the CAR Program, the property owner and County will enter into an agreement for participation in the CAR Program, which will provide that in exchange for Conveyance and Release Agreement, which will be recorded against the property, the County will provide the property owner with a payment. The method approved by the FAA for valuation of the Conveyance and Release Agreement will determine the payment calculation. The property owner must also provide the County with a recordable agreement from any existing mortgagees and lien holders that subordinates their lien to the Conveyance and Release Agreement and such subordination agreements will be recorded against the property. The Conveyance and Release Agreement shall acknowledge receipt of the payment under the CAR Program.

Participants in the CAR Program are not eligible to participate in the Voluntary Sales Assistance Program. Once a property has a Conveyance and Release Agreement recorded against it, it is considered noise compatible under FAA criteria and a subsequent property owner will not be eligible for any of the programs under this Noise Mitigation Plan.

Project Eligibility – Voluntary Conveyance & Release Agreement Program

Under the CAR Program, a property owner must:

- Have title to a single-family home, condominium unit, townhome or 2 unit (duplex) residence located within the 65+ DNL noise contour
- Enter into a Voluntary Conveyance and Release Acquisition Agreement with the County and record a Conveyance and Release Agreement against the property.
- Provide the County with a recordable agreement from any existing mortgagees and lien holders that subordinates their lien to the recorded Conveyance and Release Agreement.
- Not have participated in the Voluntary Sales Assistance Program.
- First complete participation in the Voluntary Residential Sound Insulation Program.

Once a property completes CAR Program, the property is then considered noise compatible under FAA criteria and any subsequent property owner will not be eligible for any of the programs under this Noise Mitigation Plan.

Estimated Costs & Benefits

The estimated costs and benefits for this program will be determined during the six to nine month study process being undertaken by the County, in cooperation with the FAA and the City of Dania Beach. This study process will determine the methodology, criteria and procedures for this program (including method for establishing compensation to the property owner for the
Amended Noise Mitigation Plan
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Conveyance and Release Agreement), in order to establish federal funding eligibility for the program.

Conclusion

The Noise Mitigation Plan is consistent with the noise mitigation measures identified in the ROD for the expansion of Runway 9R/27L. Its objective is to achieve land use compatibility within the 65+ DNL long term/ultimate noise contour (2020) by the time Runway 9R/27L becomes operational in 2014 and to provide strategies that maintain the community cohesion and integrity of the neighborhoods.

This Plan includes the implementation of the following noise mitigation measures:

- Voluntary Sound Insulation of Single-Family and eligible Multi-Family Units, located within the 65+ DNL 2020 Ultimate Noise Contour and Adjacent Areas
- Voluntary acquisition of the Marshalls Everglade Mobile Home Park (Sheldon MHP) and Ocean Waterway Mobile Home Park
- Voluntary Sales Assistance for Single-Family and eligible Multi-Unit residences located within the 65+ DNL 2020 Ultimate Noise Contour, and
- Voluntary Conveyance & Release Agreement Program (CAR Program).

The Voluntary Sound Insulation Program will reduce aircraft noise inside a home by upgrading windows, doors and ventilation systems. This program will commence following approval of this Plan. To be eligible, homeowners must execute a Homeowner Participation Agreement. The County will provide all materials and labor, valued at an estimated $81,250 per unit.

The Mobile Home Park Acquisition Program will seek to voluntarily acquire the Marshalls Everglade Mobile Home Park (Sheldon MHP) and the Ocean Waterway Mobile Home Park. This program will commence following approval of this Plan. This program will involve the voluntary acquisition of the mobile home park followed by the acquisition of the individual mobile home units and relocation of the tenants. The County will then coordinate with the City of Dania Beach to rezone the land. The land will be sold on the open market to provide a compatible land use and the proceeds will be available for use pursuant to this Noise Mitigation Plan.

The Voluntary Sales Assistance Program will commence following approval of this Plan. This program will be available to single-family, condominium, townhome and duplex (two unit) residences located within the 65+ DNL noise contour. Properties will be eligible whether or not they are owner-occupied.

The Sales Assistance Program requires each participating owner to be responsible for marketing and selling his or her property. The listing price of the property will be based on the Fair Market Value as established by a state certified real estate appraiser following federal appraisal guidelines. The County will provide a cost differential of up to 25% of the FMV taking into consideration the property’s appraised value and the property’s purchase price on the open market. The estimated cost for this component assuming 100% participation is $70 million. Upon closing of the sale of a property participating in this program, a Conveyance and Release Agreement will be recorded against the property. To protect the area’s housing market, initially
a maximum of 22 homes per year will be eligible for participation in Voluntary Sales Assistance Program. The County will update the absorption study annually.

The intention of the Voluntary CAR Program is to provide a methodology to determine the compensation that property owners may receive due to the Airport Expansion Program without having to participate in a potentially lengthy process under the Voluntary Sales Assistance Program, and to implement such program in accordance with procedures, criteria and methodology that establishes federal funding eligibility for the program. Under the CAR Program, the County will provide the property owner with a payment in exchange for a Conveyance and Release Agreement, which will be recorded against the property. The study process being undertaken by the County, with the cooperation of the FAA and the City of Dania Beach, will determine the payment calculation method. The property owner must also provide the County with a recordable agreement from any existing mortgagees and lien holders that subordinates their lien to the Conveyance and Release Agreement and such subordination agreements will be recorded against the property. The Conveyance and Release Agreement shall acknowledge receipt of the payment under the CAR Program.

The estimated total cost for the noise mitigation programs in this Noise Mitigation Plan is a maximum of $250 million, which presumes 100 percent participation by eligible persons for all programs. Anticipated costs include $116 million for the Voluntary Sound Insulation Program, $70 million for the Voluntary Sales Assistance Program (including properties participating in the CAR Program) and $64 million for the Voluntary Mobile Home Park Acquisition Program. The County will fully fund the noise mitigation programs described in this Noise Mitigation Plan. The County has set aside $35 million in a Noise Mitigation Bank with funds raised through Passenger Facility Charges. The FAA will provide up to 80 percent of the estimated costs through Airport Improvement Program (AIP) funds and the County will provide 20 percent matching funds.

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22 Based on market conditions
Appendix A: Broward County Mitigation Principles
November 9, 2007

Ms. Virginia Lane
Federal Aviation Administration (FAA) - Orlando District Office
5950 Hazeltine National Drive
Orlando, FL 32822-5024

Re: Broward County Proposed Noise Mitigation Principles

Ms. Lane:

Pursuant to the FAA’s request, this letter represents the Broward County Aviation Department’s (BCAD) submission of the Noise Mitigation Principles that are proposed for inclusion in the FAA’s Environmental Impact Statement (EIS) and Record of Decision (ROD) associated with development and extension of the preferred runway alternative and other associated projects at the Fort Lauderdale-Hollywood International Airport (FLL). Below is an outline of the seven (7) noise mitigation principles the County is recommending to be considered by the FAA regarding existing and forecasted conditions for FLL.

1. **Apply the long-term/ultimate unrestrained contour** - Apply mitigation principles and identify mitigation eligibility areas using the long-term/ultimate unrestrained contour of the Runway Alternative approved in the ROD.

2. **Establish mitigation areas based on neighborhoods** - Utilizing the contours of the approved project; establish areas eligible for mitigation with the objective of keeping neighborhoods intact by incorporating natural boundaries and neighborhood blocks.

3. **Voluntary acquisition of mobile home parks in the +65 DNL** - Relocation of residents and acquisition of the mobile home park/business. Convert the property to a compatible use. In accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, provide relocation assistance for residents to either County developed affordable housing or other locations. Future use of the acquired property would be controlled by recorded restrictive covenants.

4. **Sound proofing and easement** - Soundproofing offered to all eligible single- and multi-family units; in addition compensation for outdoor impacts will be offered above Uniform Appraisal Standards for Federal Land Acquisitions at a valuation that will be determined at implementation of the program.

5. **Purchase assurance / sales guarantee** - For those that decline soundproofing, implement a purchase assurance program to acquire the property at Fair Market Value. Future use of the acquired property would be controlled by recorded restrictive covenants.

6. **Voluntary acquisition of existing residentially zoned vacant parcels** - Voluntarily acquire existing residentially-zoned, vacant parcels at Fair Market Value and coordinate with the local communities to change the zoning and land use plan to compatible use. Future use of the acquired property would be controlled by recorded restrictive covenants.

7. **Provide noise mitigation in excess of minimum federal guidelines.**
Virginia Lane  
November 9, 2007  
Page Two

Please feel free to contact BCAD staff with any questions or concerns regarding this matter at (954) 359-6181.

Sincerely,

[Signature]

Kent George  
Director of Aviation

cc: Bertha Henry, Interim County Administrator  
    Zach Williams, Assistant County Administrator  
    Dick Brossard, Assistant County Administrator  
    Debbie Bowers, Assistant to the County Administrator  
    Yasmi Govin, Assistant County Attorney  
    Doug Webster, Assistant to the Department Director, Aviation Department  
    Marc Gambrill, Acting Director of Planning & Development, Aviation Department
Appendix B: Market Absorption Study
April 12, 2010

Mr. Howard W. Steinholz
President
The Urban Group, Inc.
1424 South Andrews Avenue, Suite 200
Fort Lauderdale, Florida 33316

RE:  Broward County Aviation Department Cost Estimating Consulting Services
     Updated Residential Absorption Analysis Task

Dear Mr. Steinholz:

In accordance with your request, below is the scope of services for the above reference task:

♦ Research, review and analyze sales market data within the 3 designated areas of sales within a 16 month time period from November 2008 to March 2010.
♦ Sales will be subdivided into single family, condominiums (including townhouses) and multi-family.
♦ Establish a threshold of releasing additional residential units into the market place due to the project.
♦ Discuss the affects of foreclosures on this process
♦ Report the findings in a logical manner.

There are three neighborhood market areas identified in this analysis which primarily comprise of single family homes, duplexes, condominiums and apartment buildings. Each area’s location will be described, with a synopsis of the market data findings of each particular area included on the following pages.

**Area 1**

Area 1 is described as being located west of I-95, lying between Griffin Road on the south and the Dania Cut-off Canal on the north, SW 36th Avenue on the west and SW 21st Avenue on the east.

Research of the Multiple Listing Service (MLS) this neighborhood yielded the following results for the 16 month time period from November 15, 2008 to March 15, 2010:

The total for single family houses was 32 listings which were either active (marketed), closed sales and pending sales. Below is a chart showing the number of listings.

<table>
<thead>
<tr>
<th>Active Listings</th>
<th>Closed Listings</th>
<th>Pending Listings</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>12</td>
<td>5</td>
</tr>
</tbody>
</table>
April 12, 2010
Mr. Howard W. Steinholz
Page 2

The total for condo units was 8 listings which were either active (marketed), closed sales and pending sales. Below is a chart showing the number of active listings.

<table>
<thead>
<tr>
<th>Active Listings</th>
<th>Closed Listings</th>
<th>Pending Listings</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>4</td>
<td>0</td>
</tr>
</tbody>
</table>

There were no multi-family building listings that were either active (marketed), closed sales or pending sales.

**Absorption Rates for Area 1**

*Single Family Units*
Based on MLS, there have been 12 closed sales over the past 16 months which indicates an absorption rate of .75 sales per month. Based on the number of active listings it will take about 20 months to sell the existing inventory in this area.

*Condo Units*
Based on MLS, there have been 4 closed sales over the past 16 months which indicates an absorption rate of .25 sales per month. Based on the number of active listings it will take about 16 months to sell the existing inventory in this area.

*Foreclosures*
There was one property listed as active single family home listed as REO (Real Estate Owned), four of the closed sales were REO and one pending. In the condo category, one active listing indicated it was an REO and three closed sales were REO.

**Area 2**

Area 2 is described as being located east of I-95 and south of the airport, lying between New & Old Griffin Roads and west of Federal Highway (US-1).

Research of the Multiple Listing Service (MLS) this neighborhood yielded the following results for the 16 month time period from November 15, 2008 to March 15, 2010:

The total for single family houses was 27 listings which were either active (marketed), closed sales and pending sales. Below is a chart showing the number of active listings.

<table>
<thead>
<tr>
<th>Active Listings</th>
<th>Closed Listings</th>
<th>Pending Listings</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>14</td>
<td>0</td>
</tr>
</tbody>
</table>

There are no condo units in this market area.

The total for multi-family units (mostly duplexes) was 1 listing is a pending sale. Below is a chart showing the number of listings.

<table>
<thead>
<tr>
<th>Active Listings</th>
<th>Closed Listings</th>
<th>Pending Listings</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
</tbody>
</table>
April 12, 2010
Mr. Howard W. Steinholz
Page 3

**Foreclosures**
There were three properties listed as active single family homes listed as REO (Real Estate Owned) and one of the closed sales was an REO. There was none indicated in the multi-family category.

**Absorption Rates for Area 2**

**Single Family Units**
Based on MLS, there have been 14 closed sales over the past 16 months which indicates an absorption rate of .88 sales per month. Based on the number of active listings it will take about 15 months to sell the existing inventory in this area.

**Condo Units**
There are no condos located in this area.

**Multi-family Units**
Based on MLS, there have been no closed sales over the past 16 months. There is one pending listing. Since there are no records of sales within the past 16 months in this market area, an absorption rate cannot be determined for this classification.

**Area 3**
Area 3 is described as being located east of Federal Highway (US-1), between NE 5th Avenue and Gulfstream Road and south of the Dania Cut-off Canal.

Research of the Multiple Listing Service (MLS) this neighborhood yielded the following results for the 16 month time period from November 15, 2008 to March 15, 2010:

The total for single family houses was 4 listings which were either active (marketed), closed sales and pending sales. Below is a chart showing the number of active listings.

<table>
<thead>
<tr>
<th>Active Listings</th>
<th>Closed Listings</th>
<th>Pending Listings</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>3</td>
<td>0</td>
</tr>
</tbody>
</table>

The total for condo units was 37 listings which were either active (marketed), closed sales and pending sales. Below is a chart showing the number of active listings.

<table>
<thead>
<tr>
<th>Active Listings</th>
<th>Closed Listings</th>
<th>Pending Listings</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>16</td>
<td>6</td>
</tr>
</tbody>
</table>

There are two apartment complexes located within the area and they have not sold and/or are on the market for sale based on MLS.
April 12, 2010
Mr. Howard W. Steinholz
Page 4

**Foreclosures**
There were no single family properties as REO (Real Estate Owned). In the condo category, two active listings indicated they were REO and eight closed sales were REO.

**Absorption Rates for Area 3**

*Single Family Units*
Based on MLS, there have been 3 closed sales over the past 16 months which indicates an absorption rate of .19 sales per month. Based on the number of active listings it will take about 5 months to sell the existing inventory in this area.

*Condo Units*
Based on MLS, there have been 16 closed sales over the past 16 months which indicates an absorption rate of 1.0 sale per month. Based on the number of active listings it will take about 15 months to sell the existing inventory in this area.

*Multi-family Units*
There are two apartment complexes located within this area. Neither has sold in recent years and MLS has no listings within the immediate area. Thus, an absorption rate for this area cannot be determined. Sales of these types of properties would have to have an expanded market area.

**Effects of Foreclosures on the Market**

Forecloses within a neighborhood may or may not affect values or marketability. It depends on the number of foreclosures, since purchasing a foreclosed property posed risks to a potential buyer. A foreclosed property takes longer to purchase and may have been neglected for a period of time. Foreclosed properties are typically purchased “as-is” Therefore, buyer may face potential additional maintenance costs that at are not typically found in a typical dwelling for sale that has been occupied. If there’s sufficient buyer demand and/or properties are fairly different from each other, having a foreclosure property added as a listing shouldn’t affect the values or marketability of surrounding properties.
April 12, 2010
Mr. Howard W. Steinholz
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Conclusions

Based on the period analyzed current market conditions it appears that in all three neighborhood market areas the absorption rates for all types of units have increased.

Thus, based on this analysis, it is apparent that if more residential units were to be placed on the market at this time, the absorption rate would decline based on data analyzed. However, the real estate market is “elastic”, that it expands and contracts. Since we are currently in a down market, the expectation is that this will change in the future and the absorption rates will change with it. However, current economic trends indicate that this may not happen for least another year.

Another consideration regarding absorption is that fact that if houses are purchased, sound insulated and placed back on the market a “submarket” is created for these homes. This submarket in essence would create a lowering of asking prices by those existing listing owners marketing their properties for sale who haven’t relied on assistant from the county.

In addition, if the units placed back on the market have been modified/remodeled, these units may not have the same absorption rates as other units on the market which were not modified/remodeled in compliance with the noise mitigation program.

We appreciate the opportunity to be of service to you. If you have any further questions, please do not hesitate to contact me at (954) 916-3400.

Respectfully submitted,

ADRIAN GONZALEZ & ASSOCIATES, P.A.

G. Adrian Gonzalez, Jr., ASA
President
State-Certified General Real Estate Appraiser
License Number RZ 1555
Enclosures
QUALIFYING ASSUMPTIONS AND LIMITING CONDITIONS

1. The purpose of this estimate is to provide the client, Broward County Aviation Department (BCAD), through The Urban Group/Earth Tech (TUG/ET), an absorption analysis of residential units for three specific areas.

2. This assignment is provided for information and planning purposes only.

3. Resources used to provide this estimate include: First American Real Estate Solutions®, Google Earth aerial photography, Broward County Property Appraiser’s Pages, the Multiple Listing Services, as well as other pertinent real estate information found in our files. Sales/listing dates range from 2008 to present.

4. Information furnished by others is assumed to be true, correct and reliable. A reasonable effort has been made to verify such information; however, the appraiser/consultant assumes no responsibility for its accuracy.

5. The appraiser/consultant, by reasons of this estimate, is not required to give testimony in court with reference to any of the properties herein, nor is he obligated to appear before any governmental body, board or agent except those previously made.

6. Disclosure of the contents of this estimate is governed by the By-Laws and Regulations of the Professional Appraisal Organizations with which the appraisers are affiliated.

7. Employment in and compensation for making the estimate are in no manner contingent upon the indications of value reported.

8. Neither all, nor any part of the content of this estimate or copy thereof (including conclusions as to the estimated values, the identity of the providers, professional designations, reference to any professional organizations, or the firm with which the appraisers are connected); nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without written consent and approval of the appraisers/consultants.

9. This report is prepared for the sole use of the Broward County Aviation Department and their consultant The Urban Group/Earth Tech (Aecom), for planning purposes.