

**Miami Economic
Associates, Inc.**

December 14, 2015

Mr. Jack Osterholt
Director
Department of Regulatory and Economic Resources
Miami-Dade County
Miami, Florida

**Re: Application to Amend the Miami-Dade County CDMP
Filed by The Graham Companies
November 2015 Cycle**

Dear Mr. Osterholt:

Miami Economic Associates, Inc. (MEAI) has analyzed the above-captioned application to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP) in order to evaluate whether its request to re-designate approximately 339 gross acres of land in northwestern portion of Miami-Dade County from Industrial and Office to Business and Office and Employment Center use merits approval. The Application also requests that a prohibition on the development of residential units that currently applies to 280 of the 339 acres be removed. If the application is approved, the Applicant intends to develop a mixed-use project that would be comprised of a 3.0 million square foot business park with office, warehouse and flex space and several hotels together with 1.0 million square feet of retail space and 2,000 rental apartment units. It should be noted that while the application seeks to remove the Industrial and Office designation from the subject property, the Applicant has formulated a preliminary development program for the

6861 S.W. 89th Terrace Miami, Florida 33156
Tel: (305) 669-0229 Fax: (866) 496-6107 Email: meaink@bellsouth.net

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business park that it intends to develop at the proposed Employment Center that would contain more than 2.0 million square feet of industrial and office uses in combination with several hotels.

The subject property is located between Intertstate 75 on the east and the Homestead Extension of Florida's Turnpike (HEFT) on the west. The southern boundary of the property is NW 170th Street while the northern boundary is NW 180th Street. Approximately 280 acres of the property are located west of NW 97th Avenue with remainder on the east side of that roadway. The portion of the property located west of NW 97th Avenue was, along with other parcels to the south of the NW 170th Street, the subject of Application No.5 of the April 2005 CDMP Amendment Cycle. With the adoption of that application, those 280 acres were included within the Urban Development Boundary; however, the development of residential units on them was prohibited by a Declaration of Restrictions that is recorded in the Public Records of Miami-Dade County. It is that restriction on residential use that te current Application seeks to remove.

The analysis contained in this report was undertaken in accordance with CDMP Land Use Policy 8E that states in part that applications requesting to amend the CDMP Land Use Map shall be evalutated to consider consistency with the Goals, Objectives and Policies of all Elements (of the CDMP) and other timely issues. It also enumerates other factors that should be considered including "the extent to which the proposal, if approved, would satisfy a deficiency in the Plan Map to accommodate projected population or economic growth of the County." In this regard, we also considered CDMP Land Use Policy LU-8F which states in part that "the adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB."

The purpose of this letter report is to apprise you of the findings of our analysis.

Summary of Findings

MEAI believes that the subject application should be approved based on the following findings of our analysis:

- The Applicant, The Graham Companies, was founded in 1927 and has established itself as one the most respected developers in Miami-Dade with a reputation for making long-term commitments to its projects. The Graham Companies are best known as the master developer of the 3,000-acre Miami Lakes project. That project, which MEAI considers to be the premiere planned community in Miami-Dade County, was begun in the 1960's and continues in development today with a mixture of residential, office, retail, industrial and hospitality uses as well as a wide variety of recreational and civic spaces.
- According to the CDMP, designation of a property for Business and Office use provides that an "Employment Center" designation may also be applied if the property is: 1) located within the Urban Development Boundary; 2) contains a minimum of 10

Miami Economic Associates, Inc. 6861 S.W. 89th Terrace Miami, Florida 33156
Tel: (305) 669-0229 Fax: (305) 669-8534 Email: meaink@bellsouth.net

acres; and 3) has direct access to a Major Roadway, as identified on the CDMP Land Use Plan Map. The property that is the subject of the application filed on behalf of The Graham Companies clearly meets all three criteria since: 1) it has in its entirety been included in the UBD since the adoption of Application 5 of the April 2005 CDMP Amendemnt Cycle; 2) it is compised of 339 acres; and 3) it has access to a number of major roadways including NW 97th Avenue and anticipated connections to Interstate 75 and HEFT.

The Employment Center designation was established to foster good planning and the efficient use of infrastructure. As the CDMP states, “[e]mployment centers are intended to create a synergistic relationship between industries that rely on one other for the exchange of goods, ideas and services and allow for the efficient use of shared resources and infrastructure” and “to create an environment that connects industries with customers and the local workforce”. The development program that The Graham Companies have formulated for its 339 acres of property is fully consistent with this intent by proposing to integrate office and industrial, hospitality, residential and retail uses in a horizontal mixed-use project. Further, the proposed mixed use development will be compatible with: 1) the industrial and office use to the south of the subject property on the west side of NW 97th Avenue; 2) the residential use to the south of the east side of NW 97th Avenue as well as the residential uses east of Interstate 75; and 3) the retail and entertainment uses being proposed to the north by the Application filed by International Atlantic LLC in this same amendment cycle that would allow for the development of American Dream Miami.

- The creation of the Employment Center envisioned by The Graham Companies’ application will also be supportive of a number of other Goals, Objectives and Policies of the CDMP that are designed to promote good planning. Notable among these in MEAI’s opinion are the following:
 - Land Use Objective LU-1 which states in part that “the location and configuration of Miami-Dade County’s urban growth through the year 2030 shall emphasize concentration and intensification of activity, development of well-designed communities containing a variety of uses, housing typres and public services ...”
 - Land Use Policy LU-1A which states that “high intensity, well designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.”
 - Land Use Policy LU-1B which states that “major centers of activity, industrial complexes, regional shopping centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations of countywide mutltimodal accessibility.”

- Land Use Policy LU-1C which states in part that "Miami-Dade County shall give priority to in-fill development on vacant site in the currently urbanized areas ... where all necessary urban services and facilities are projected to have adequate capacity to accommodate additional demand."
- Land Use Policy LU-1T which seeks to promote bicycling and pedestrianism.

With respect to the Objective and Policies identified above, the following points are noted.

- In addition to access to several major roadways including NW 97 Avenue, Interstate 75 and HEFT, the area in which the Graham Companies' property is located is expected to be served by the proposed Palmetto Express Bus Route which will run from the intersection of Interstate 75 and NW 186 Street to the Palmetto Metrorail Station.
 - The Graham Companies' property, which is vacant, is located between active development of residential and industrial uses to the south on the east and west sides of NW 97th Avenue, respectfully, and the proposed American Dream Miami retail and entertainment project to the north that is expected to attract more than 30.0 million visitors a year and employ more 14,500 workers on the full-time equivalent (FTE) basis.
 - The mixture of uses proposed for development on The Graham Companies' property will encourage pedestrianism and with the inclusion of appropriate facilities, bicycling as well.
- MEAI recognizes that re-designation of 339 acres from Industrial and Office to Business and Office and Employment Center use will reduce the amount of vacant land designated for Industrial and Office use in Miami-Dade County overall as well as the County's Northern Planning Tier and MSA 3.1. However, even if the total 533.5 acres that comprise the The Graham Companies' property and the site of American Dream Miami are deducted from the vacant supply of land designated for industrial and Office Use during the current CDMP amendment cycle, the remaining land so-designated on a countywide basis as well as that in the County's Northern Planning Tier and in MSA 3.1 would not be depleted until after 2030, the County's current planning horizon. The paragraphs that follow discuss this point in greater detail.
 - According to data compiled by the Planning Division of the Miami-Dade County Department of Regulatory and Economic Resources in December, 2015, there are currently 3,766.8 acres of vacant land designated for Industrial and Office use in Miami-Dade County. That information further estimates that the land so-designated throughout the County is being absorbed at a rate of 158.14 acres per year, which means that the vacant acreage would not be fully depleted until approximately 2040, or ten years after the County's current planning horizon of 2030. Removal of all of the approximately 339 acres that are the subject of

the application filed by The Graham Companies from that supply would only shorten the countywide depletion period by 2.1 years, or to sometime in 2037. In fact, if the subject application and the application filed with respect to American Dream Miami site in this same cycle are both approved, MEAL estimates that sufficient supply of industrial and Office land would continue to exist countywide to last until approximately 3036, or 6 years beyond the 2030 planning horizon. It also should again be emphasized that removal of The Graham Companies' 339 from the vacant supply of land designated for Industrial and Office will not change the fact that the Companies' plans for the property still envision the development of more than 2.0 million square feet of industrial uses on it.

- The data referenced in the preceding paragraph further shows that there are a total of 1,626.7 vacant acres of land designated for Industrial and Office use in the County's Northern Planning Tier. Approximately 85 percent of them, 1,381.8 acres are in MSA 3.1, which also comprises the western sub-tier of the Northern Planning Tier. All but 5.5 of the remaining 244.9 vacant acres in the Planning Tier are located in MSA 2.4. The data compiled by the Planning Division indicates that at a total of 31.83 acres of land designated for Industrial and Office use are absorbed annually in the the Northern Planning Tier, including 16.08 acres in MSA 3.1. On this basis, the supply of vacant land designated for Industrial and Office use in the Northern Tier would not be fully depleted for more than 50 years while that in MSA 3.1 for nearly 86 acres. In both instances the depletion period would extend well beyond the County's current planning horizon in 2030. Accordingly, even if both the subject application and the one filed with respect to the America Dream Miami site are approved, resulting in the reduction of 533.5 acres from the supply of vacant land designated for Industrial and Office use, the remaining supply of land so-designated in the Northern Planning Tier and MSA 3,1 would still not be depleted until well beyond 2030.
- The Planning Division of Miami-Dade County's Department of Regulatory and Economic Resources estimates that:
 - The County has a sufficient future residential capacity to accommodate 15 years of population growth, consistent with the mandate of the CDMP; and
 - That the existing supply of vacant land designated for commercial development on a countywide basis as well as in the County's Northern Planning Tier and MSA's 3.1 will not be fully depleted until after 2030, the County's current planning horizon. It will also not be fully depleted in MSA 3.2 until after 2030.

Accordingly, MEAL recognizes the there are not deficiencies on the Plan Map with respect to either residential or commercial land that re-designation of The Graham Companies' 339 acres of property to Business and Office and Employment use would satisfy. However, based on our review of the vacant residential and commercial

parcels in the unincorporated portion of the County, we believe that the proposed re-designation of the property represents one of the best --- if not the best --- opportunities to create a mixed-use project of the type envisioned when the Employment Center designation was established with a wide range of non-residential uses all integrated with each other as well as with residential units. Accordingly, approval of the subject application would be an affirmation of the CDMP's intent to foster good planning.

- Economic Policy ECO-7A states in part that "Miami-Dade County's strategy for meeting countywide employment needs for the next several years should emphasize its strengths in international commerce, the visitors industry and aviation-related activities, and endeavor to expand in the areas of biomedical, film and entertainment, financial services, information technology and telecommunications..." MEAI believes the office and industrial space developed on the subject acreage will potentially be very attractive to companies in the sectors targeted for expansion because many of the companies in those sectors seek to locate in buildings that provide them with high degrees of exposure. The subject property with its frontage of the HEFT is one of the few properties remaining in Miami-Dade County on which such exposure to a major roadway can be achieved. MEAI has learned through the course of a number of engagements in which it has conducted interviews with realtors and economic development officials that such companies are also increasingly looking to locate in mixed-use projects that include retail and food and beverage uses, hotels and residential units rather than traditional office and industrial parks which they perceive to be sterile environments.

An engagement we performed with respect to the Arvida Park of Commerce (APOC) in Boca Raton was particularly illustrative of this point. For many years, APOC was considered one of the premiere office and industrial parks in South Florida, if not the nation, and the individual properties within it uniformly enjoyed high levels of occupancy. In recent years, however, vacancy rates have soared. While partially a function of economic conditions, the property owners within APOC have also found that their efforts to attract new tenants have been stymied by the fact that prospective tenants dislike the fact there are few places within APOC to shop and eat and there is no housing for their employees within the area. Confronted with this situation, the owners of properties within APOC, with MEAI's assistance, proposed to the City that the zoning code for APOC be amended to allow shops and restaurants as well as residential uses to be retrofit into the APOC zoning district. To date, this effort has been rebuffed and despite the fact the economy is recovering, high vacancy rates persist. The development program being proposed by The Graham Companies for its 339 acres of property is designed to address the problems that APOC is experiencing. It also reflects lessons learned at their Miami Lakes project where the office and industrial space is integrated into planned community that also includes retail, hospitality and residential uses.

- MEAI estimates that the Employment Center project that The Graham Companies envision developing would be highly beneficial to the economy of Miami-Dade County. Appendix A contains an expert from supplemental materials that were submitted with

the subject application. As evidenced, it is estimated that 9,955 people will be employed at the proposed Employment Center project on a full-time equivalent basis when development of the entirety of the project has been completed. Of that number, more than 94 percent are expected to earn more \$40,000 a year because a high proportion of the nearly 6,700 workers who will occupy the proposed office and flex space will make more than \$60,000 a year. The retail jobs will be lower paying; however, the Appendix shows that allowing retail uses to be included in the project will accelerate the pace at which its positive impact on the economy will be felt. As shown in Table 10.3.3, 1,800 of the 5,128 jobs created between 2020 and 2024, or more than a third, will be retail jobs. The rapid pace at which the proposed retail space will be developed reflects the fact that it will be located to capitalize on the traffic generated by the proposed American Dream Miami retail and entertainment project on the property immediately to the north of the proposed Employment Center.

- In addition to positively impacting the economy of Miami-Dade County, the development of American Dream Mall will be highly beneficial to the County fiscally on a non-recurring basis during the development period and on an annual recurring basis once development is completed and the project commences operations. Appendix B also contains an excerpt from supplemental materials submitted with the subject application. Tables 11.1 and 11.2 show the following:¹
 - During the period in which the proposed Employment Center is being developed, impact fees and building permit fees exceeding \$54.0 million will potentially need to be paid, including road impact fees of more than \$43.2 million.²
 - During the period the project is being developed, it will generate more than \$81.1 million in ad valorem taxes for the various funds of Miami-Dade County including \$38.8 million for its General Fund, \$20.1 million for its Fire Fund and \$16.0 million for its UMSA Fund. In 2032, which is the first year that all elements are expected to be on the tax roll, the ad valorem taxes collected by Miami-Dade County for its various funds will approximate \$9.9 million. Of that number, \$4.7 million will be credited to the General Fund, \$2.45 million to the Fire Fund and nearly \$2.0 million to the UMSA Fund.
 - The County will also collect significant amounts of non-ad valorem revenues including, most notably, local option sales taxes and hotel occupancy taxes. In 2032 and thereafter, these two revenues sources will account for nearly \$11.0 million in annual revenues.
 - The Miami-Dade Public School District will also be a major beneficiary of the proposed Employment Center project, collecting more than \$7.5 million in ad valorem taxes for its Operating Fund in 2032 and annually each year thereafter.

¹ All monetary amounts in 2015 Dollars.

² The actual amount of the impact fees will be partially dependent on the extent to which The Graham Companies receive credits for directly funding off-site improvements.

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Closing

MEAI believes that the application filed on by the Graham Companies should be approved. Doing so will affirm the County's commitment to good planning while being highly beneficial to it both economically and fiscally.

Sincerely,
Miami Economic Associates, Inc.



Andrew Dolkart
President

Appendix A

PART 3 DEMOGRAPHIC AND EMPLOYMENT INFORMATION

A. Complete the following Demographic and Employment Information tables.

Table 10-3A, Project Population, provides demographic information with respect to the households that will reside in the 2,000 rental apartment units at the Employment Center project that The Graham Companies are proposing to develop in northwestern Miami-Dade County.

TABLE 10-3A Project Population					
Phase	Total Dwelling Units **	Persons Per HH ***	Total Persons	Total School Age Children ****	Total Elderly
Total	2,000	2.71	5,420	671	N/A
<p><i>** Rental apartments units</i> <i>*** Based from the 2013 ACS 5-Year Estimate compiled by Planning Division of Miami-Dade County Department of Regulatory and Economic Resources.</i> <i>**** Estimate provided by Mr. Ivan Rodriquez of the Miami-Dade Public School District.</i> <i>***** It is anticipated that the overwhelming predominance of the residents will be in households in which one member will be employed at the Employment Center itself, American Dream Miami to the north or the Beacon Countyline industry project to the south.</i></p>					

Source: The Graham Companies; American Community Survey 2013 Five-Year Estimates; Planning Division, Miami-Dade County Department of Regulatory and Economic Resources, Miami-Dade Public School District; Miami Economic Associates, Inc.

With respect to the information presented above, the following points are noted:

- As shown in response to Question 24, it is expected 1,600 of the 2,000 proposed rental apartment units will be either 1-bedroom or 2-bedroom units. On that basis, it is likely that estimate of persons per household shown above is high and the on-site population when all the units are constructed will be lower.
- The Miami-Dade Public School District estimated that he 671 students would include 291 elementary, 187 middle and 193 high school students. The District also indicated that sufficient capacity currently exists at all three levels to accommodate these students.
- It is anticipated that the overwhelming preponderance of the resident will be in households in which at least one member will be employed at the proposed Employment Center itself, American Dream Miami to the north or the Beacon Countyline industrial project to the south. Given that and mix of units be number of bedrooms, it is unlikely that a significant number of elderly people will live in the proposed rental apartment units.

Table 10-3B, Estimated Employment by Income Range, provides information on the estimated employment at the project both during the period in which it is being developed and on a permanent basis after construction is completed. For the purpose of this table, construction employment is expressed in terms of the total number of worker-years of employment that will required to complete the proposed project during the entirety of the period from 2017 to 2031 when site preparation and construction is on-going. The estimate of permanent employment represents the number of workers that will be employed on-site annually when the project has been fully developed. However, it is likely that more people will work on-site annually than the number of FTE’s shown because part-time

workers comprise significant percentages of the people employed in the retail, food and beverage and hospitality industry sectors. The table further assumes that all the construction workers as well as all the FTE's employed on a permanent basis annually will earn wages and salaries at or above minimum wage which currently equates to \$16,744 in the State of Florida for workers who record 40 hours a week for 52 weeks a year.

Type of Employment	\$16,744 – \$19,999**	\$20,000 – \$24,999	\$25,000 – \$29,999	\$30,000 – \$34,999	\$35,000 – \$39,999	\$40,000 or more	Total
Construction***	59	39	68	157	196	8,523	9,043
Permanent ****	833	580	749	649	236	6,908	9,955

** \$16,744 equates to the annual earnings of minimum wage worker in Florida who works 40 hours a week for 52 weeks.

*** Total worker-years over the entirety of the period from 2017 to 2031 in which construction of the project occurs.

**** Full-time equivalents on an annual basis.

Source: International Atlantic, LLC; Annual Census of Employment and Wages for Miami-Dade County, 2014; Miami Economic Associates, Inc.

The above estimate of worker-years of construction employment assumes the following:

- As discussed in the response to Question 10, Part 1F, it is estimated that \$15.0 million of the \$100.0 million spent for site preparation will be spent on wages and salaries. For the purpose of this analysis, it was assumed that the workers involved in the activity would be in NAICS Code 237 and would make an average \$57,001 annually. That figure is based on the Annual Survey of Employment and Wages compiled by the State of Florida Department of Economic Opportunity for Miami-Dade County for 2014, which is most recent such data available. The expenditure of \$15.0 million would support a total of 263 workers at their annual average rate of earnings.
- As discussed in response to Question 10, Part 1F, it is estimated that \$1.142.2 billion will be spent to construct the various uses at the proposed Employment Center in terms of hard costs. Of this amount, \$292.0 million will be spent on rental apartments and the \$850.2 million on the non-residential uses. For the purpose of this analysis, it was assumed that the workers who construct the apartments will be in NAICS Code 2361 and will make an average of \$60,311 annually while the workers who will construct the non-residential uses will be in NAICS Code 2362 and will make an average of \$62,545 annually. On this basis and assuming that labor costs represent 45 percent of total hard cost, the money spent to build the apartments would support 2,163 workers at their annual average rate of earnings while the money spent to build the non-residential uses would support 6,117 workers.

The above estimate of the number of FTE's that will be employed at the proposed Employment when development of the entirety of the project is completed is based on the following assumptions:

- The office space will be generally occupied at a ratio of 4 workers per 1,000 square feet consistent with the industry average; however, 50,000 square feet will be used as an outpatient care center and have a staff of 100 workers.
- The distribution space will be occupied at a ratio of 1.25 workers per 1,000 square feet consistent with the industry average.
- The flex space, which will basically serve as an office use, will be occupied at a ratio of 3 employees per 1,000 square feet reflecting the fact that approximately 70 percent of the total space will be used in that manner while the remainder will be used for storage.
- All of the retail and food and beverage space in both the neighborhood and regional facilities will have a ratio of 2 employees per 1,000 square feet reflecting the presence of supermarket, a major pharmacy and big box retailers in the tenant mix.
- The limited service hotels will have a ratio of 0.35 workers per room while the full service hotels will have a ratio of 0.75 workers per room consistent with industry averages.
- There will be additional workers on the site who will be involved in property management, leasing and promotion as well as maintenance, janitorial, security and parking operations. A staffing schedule for this portion of the on-site workforce has not yet been determined.

Table 10-3C, Distribution of Employees by NAICS Code, shows the distribution of the on-site 9,955 workers reflected in the preceding table by NAICS Code. It also shows their average wage level based in the Annual Census of Employment and Wages for Miami-Dade County for 2014. Finally, it shows the build-up of the workforce during the development period based on the construction schedule provided in response to Question 10, Part 1F. The table also takes into account assumption regarding the pace at which absorption occurs that are present in Question 11 with respect to manner in which sales tax revenues were calculated.

Table 10-3C
Distribution of Employees By NAICS Code

Industry Sector	NAICS Code	Average Earnings	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Office																	
Publishing	511	\$65,454	0	0	18	8	18	8	18	8	18	9	19	9	17	8	158
Telecommunications	517	\$74,205	0	0	94	40	94	40	94	40	94	40	98	42	90	39	805
Data Processing	518	\$78,005	0	0	47	20	47	20	47	20	47	20	49	21	45	19	402
Other Information Services	519	\$83,293	0	0	18	8	18	8	18	8	18	8	19	8	17	7	155
Credit Intermediation	522	\$79,248	0	0	50	0	50	0	50	0	50	0	0	0	0	0	200
Insurance	524	\$70,398	0	0	118	50	118	50	118	50	118	50	123	51	113	47	1,006
Real Estate	531	\$50,506	0	0	117	50	117	50	117	50	117	50	122	51	114	47	1,002
Rental & Leasing Services	532	\$45,995	0	0	22	8	22	8	22	8	22	8	23	9	20	8	180
Professional & Technical Services	541	\$78,392	0	0	94	40	94	40	94	40	94	40	98	42	90	39	805
Management of Companies & Enterprises	551	\$117,922	0	0	94	40	94	40	94	40	94	40	98	42	90	39	805
Office Administrative Services	5611	\$69,559	0	0	47	20	47	20	47	20	47	20	49	21	45	19	402
Outpatient Care Centers	6214	\$50,463	0	100	0	0	0	0	0	0	0	0	0	0	0	0	100
Distribution																	
Merchant Wholesalers, Non-Durable Goods	424	\$58,852	125	0	125	0	125	0	0	0	0	0	0	0	0	0	375
Flex																	
Architecture & Engineering	5413	\$65,910	37	0	56	0	57	0	0	0	0	0	0	0	0	0	150
Scientific Research & Development Services	5417	\$69,586	38	0	56	0	56	0	0	0	0	0	0	0	0	0	150
Other Professional & Technical Services	5419	\$46,851	38	0	56	0	56	0	0	0	0	0	0	0	0	0	150

**Table 10-3C
Distribution of Employees By NAICS Code**

Industry Sector	NAICS Code	Average Earnings	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Activities related to Real Estate	5313	\$49,596	37	0	57	0	56	0	0	0	0	0	0	0	0	0	150
Hotels																	
Traveler Accommodation	7211	\$32,775	0	0	105	375	105	0	0	375	0	0	0	0	0	0	960
Subtotal			275	100	1,174	659	1,174	284	719	659	719	285	698	296	641	272	7,955
Retail																	
Home Furnishings	4421	\$27,708	0	0	200	0	0	0	0	0	0	0	0	0	0	0	200
Electronics & Appliances	443	\$40,457	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6
Building Materials & Garden Supplies	444	\$32,604	0	400	0	0	0	0	0	0	0	0	0	0	0	0	400
Grocery Stores	4451	\$21,938	0	94	0	0	0	0	0	0	0	0	0	0	0	0	94
Specialty Food	4452	\$24,025	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8
Beer, Wine & Liquor	4453	\$23,222	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8
Health & Personal Care	446	\$33,550	0	44	0	0	0	0	0	0	0	0	0	0	0	0	44
Clothing Stores	448	\$23,555	0	0	150	100	0	0	0	0	0	0	0	0	0	0	250
General Merchandise	452	\$22,760	0	300	0	0	0	0	0	0	0	0	0	0	0	0	300
Florist	4531	\$36,198	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6
Office Supplies, Stationery & Gifts	4532	\$28,632	0	0	0	150	0	0	0	0	0	0	0	0	0	0	150
Credit Intermediation	522	\$79,248	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16
Food Services & Drinking Places	722	\$21,561	0	150	50	50	50	0	50	0	50	0	50	0	50	0	500
Personal Services	812	\$23,642	0	18	0	0	0	0	0	0	0	0	0	0	0	0	18
Subtotal			0	1,050	400	300	50	0	50	0	50	0	50	0	50	0	2,000
Total			275	1,150	1,574	959	1,224	284	769	659	769	285	748	296	691	272	9,955

Source: The Graham Companies; Annual Census of Employment and Wages for Miami-Dade County, 2014; Miami Economic Associates, Inc.