



**CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

**DATE:** November 26, 2013

**TO:** Robert Baldwin, City Manager

**VIA:** Marc LaFerrier, AICP, Director

**FROM:** Corinne Lajoie, AICP, Principal Planner, LEED GA *Corinne Lajoie*

**SUBJECT:** **VA-41-13/DR-42-13/SP-40-13:** The applicant, John C. Halliday III, on behalf of Griffin Pointe Partners, LLP, is requesting a variance, delegation request and site plan approval for the construction of three buildings totaling 142,138 square feet located at 2301 Griffin Road.

**REQUEST  
VARIANCE**

To allow a building height of 5-stories/75 feet; code limites building height to 3-stories/40 feet, per Section 205-10.

**DELEGATION REQUEST**

To amend the non-vehicular access line and change the restrictive note on the plat.

**SITE PLAN**

To allow the construction of three buildings totaling 142,138 square feet.

**PROPERTY INFORMATION**

**EXISTING ZONING:** Commercial (C-1)  
**LAND USE DESIGNATION:** Commercial/Office Park

The subject property is approximately nine (9) acres in size located on the north side of Griffin Road, just west of Ravenswood Road. The property extends from Griffin Road to SW 45 Street. It is currently undeveloped with several mature oak trees on the property. Directly west of the property is the Sheldon Mobile Home Park and single family homes that were built by Habitat for Humanity.

The proposed project is for the development of a corporate office park which consists of one (1) out parcel and three (3) separate buildings tied together through a common site plan with shared access.

**VARIANCE**

The site plan includes construction of three (3) buildings. Building 1 is proposed to be a four (4) stories and 61 feet overall height. Building 2 is proposed to be a five (5) story building and 74 feet overall height. Both exceed the maximum allowable building height of three (3) stories and 40 feet. The first floor of both Buildings 1 and 2 consists of surface parking in order to limit the impervious areas on the site and preserve more of the existing trees. Accordingly, the four

stories building contains only three stories of actual office space and the five story building contains only four stories of office space.

The land use designation of a majority of the property is Office Park, which contemplates the type of corporate park and employment center activities proposed with this site plan. The applicant has designed a site plan to maximize the preservation of the existing tree stands, which requires the building to have less of a foot print and more height. This design necessitates the variance request.

The request satisfies the variance criteria identified in Section 625-40 as shown below.

(1) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

The requested variance maintains the basic intent and purpose of the subject regulations. Since applying the current C-1 zoning designation on the subject property, the character of the Griffin Road/Interstate 95 area has substantially changed. Granting the variance will allow the development of this property which will increase the stability and appearance of the city.

(2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

The requested variance is compatible with the surrounding land uses and will not be detrimental to the community. The expansion of the south runway at the Fort Lauderdale/Hollywood International Airport has significantly affected the character of the immediate area. The proposed development is compatible with the airport expansion and will provide the city with new economic development.

(3) That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city.

The requested variance will provide new office space and serve as an employment center in the area, which is consistent with the Future Land Use Element of the City's Comprehensive Plan.

(4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome.

The applicant is proposing buildings taller than the code allows in order to preserve as many of the existing trees as possible in their current location. To do so, the foot print of each building must be smaller, resulting in an increase building height in order to achieve the same building square footage.

(5) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

The requested variance is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

DELEGATION REQUEST

The applicant is requesting to change the note on the plat limiting the use of the property from the existing language that reads in part:

This plat is restricted to 90,000 square feet of Office and 37,000 square feet of Commercial use.

To the proposed language that reads in part:

This plat is restricted to 140,000 square feet of Office; 5,000 square feet of Commercial use and 5,000 square feet of Bank use with three (3) drive-thru lanes for said Bank.

In addition, the applicant is proposing to amend the non-vehicular access line by reducing the access throat depth into the site from one hundred (100) feet to seventy (70) feet, consistent with the Florida Department of Transportation minimum requirements. The subject amendment is located in the south west corner of the property.

#### SITE PLAN

The proposed development consists of one (1) out parcel and three (3) buildings. The outparcel is located on the south end of the site, fronting on Griffin Road and is anticipated to be a bank site. The building north of the outparcel will be a two (2) story building, 24,742 square feet in size with restaurants accessory to the primary office park and office service uses on the ground floor with offices on the second floor. The next building north will be the four (4) story building providing 50,538 square feet of Class A office space. The last building, located on the north end of the site, will be five (5) stories and 66,858 square feet of Class A office space. The northern building is 82 feet from the western property line, which is adjacent to single family homes and includes two landscape buffers, one along the property line and other next to the building.

#### Development Review Committee

The site plan was reviewed by the Development Review Committee, which includes representative from the Fire Marshal's office, Public Services, the City's landscape consultant and the Planning Division. The following outstanding comments remain, which are identified below:

1. SIGNS: provide copy of master sign program for staff approval, per Section 505-200. 2<sup>nd</sup> time requested (Community Development).
2. Project requires FAA/BCAD approval. 2<sup>nd</sup> time requested (Community Development).
3. WILDLIFE PROTECTION: Identify how Article 250 is being implemented. 2<sup>nd</sup> time requested (Community Development).
4. The proposed parking ration of 1:75 for restaurant indicates a take-out restaurant is proposed. Please identify 'take-out restaurant' on site plan. (Community Development).
5. There is a discrepancy between the Fire Protection Water Supply Design application for approval and the signed/sealed Fire Flow Calculations from Killingsworth Engineering Co. with regards to the construction type and the water flow demand for the largest demand. These need to match (Fire Marshal).

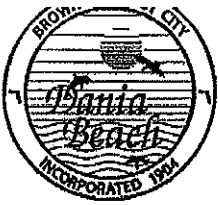
6. The hydrant flow test that was submitted is missing the date for the 24 hour recoding of the pressure fluctuations. Please provide (Fire Marshal).
7. PROVIDE DETAILS FOR PROPERTY ADDRESS TO INCLUDE SIZE, LOCATION AND INDICATE THAT THE COLORS OF THE NUMBERING SHALL CONTRAST ITS BACKGROUND. Second time requested (Fire Marshal).
8. KNOX BOX KNOX KEY SWITCHES IKNOX PAD LOCKS Access boxes for access to the structure, Key switches for electronic locking mechanisms and/or padlocks for manual gates are required. Contact the B.S.O. Fire Marshal's Office (Dania Beach District) to obtain an application. 954-342-4262. THESE ARE REQUIRED FOR THE BUILDINGS. Second time requested (Fire Marshal).
9. "NO PARKING" SIGNAGE IS REQUIRED IN ADDITION TO THE PAINTED CURBS FOR FIRE LANES, FIRE DEPARTMENT ACCESS ROADS AND IN FRONT OF FIRE DEPARTMENT CONNECTIONS IN ACCORDANCE WITH THE REQUIREMENTS BELOW. Second time requested.
  - a. All pavement markings shall be of thermoplastic paint.
  - b. Demonstrate that these areas are to be marked with freestanding signs with the wording, "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT" or similar wording.
  - c. Such signs shall be 12 inches by 18 inches with a white background and red letters.
  - d. These signs shall be a maximum of seven feet in height from the roadway to the bottom of the sign.
  - e. These signs shall be within sight of the traffic flow and be a maximum of 60 feet apart. [ I : I 8.2.3.51 (Fire Marshal).
10. ADDITIONAL "NO PARKING" AREAS ARE REQUIRED AS DETERMINED BY THE FIRE MARSHAL'S OFFICE (Fire Marshal).
11. PROVIDE A COPY OF THE COMPLETE SET OF APPROVED PLANS IN PDF FORMAT ON CD-ROM DISC(Fire Marshal).
12. DEMONSTRATE FIRE DEPARTMENT ACCESS ROUTES DURING THE CONSTRUCTION PHASE (At Permit) (Fire Marshal).
13. DEVELOP A FIRE SAFETY AND PREVENTION PROGRAM IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 241 (2004 ED.), CHAPTER 7 FOR THE CONSTRUCTION SITE DURING THE CONSTRUCTION PHASE (At Permit) (Fire Marshal).

**STAFF RECOMMENDATION**

VARIANCE – approve.

DELEGATION REQUEST - approve

SITE PLAN – approve provide the applicant addresses all of staff's comments.



City of Dania Beach, Florida  
 Department of Community Development  
 Planning and Zoning Division  
 (954) 924-6805 X3643  
 (954) 922-2687 Fax

**Standard Development Application**

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: DELEGATION REQUEST (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: \_\_\_\_\_

Petition No.: \_\_\_\_\_

**THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS.** Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 2301 GRIFFIN ROAD, DANIA BEACH, FLORIDA 33312

Lot(s): A Block: \_\_\_\_\_ Subdivision: GRIFFIN POINTE (P.B. 178, PG. 19)

Recorded Plat Name: GRIFFIN POINTE (P.B. 178, PG. 19)

Folio Number(s): 504229530010 Legal Description: PARCEL "A", GRIFFIN POINTE (P.B. 178, PG. 19)

Applicant/Consultant/Legal Representative (circle one) JOHN C. HALLIDAY, III

Address of Applicant: 1800 S.E. 10 AVENUE, SUITE 300, FORT LAUDERDALE, FLORIDA 33316

Business Telephone: (954) 767-7700 Home: \_\_\_\_\_ Fax: (954) 767-7800

E-mail address: jhalliday@hallidaygroup.com, jcu@meco400.com, rgcocker@cocker-feiner.com

Name of Property Owner: GRIFFIN POINTE PARTNERS, LLLP

Address of Property Owner: 1800 S.E. 10 AVENUE, SUITE 300, FORT LAUDERDALE, FLORIDA 33316

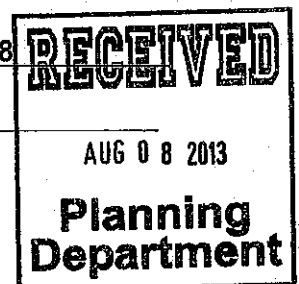
Business Telephone: (954) 767-7700 Home: \_\_\_\_\_ Fax: (954) 767-7800

Explanation of Request: \_\_\_\_\_

*For Plats please provide proposed Plat Name for Variances please attach **Criteria Statement** as per Section 625.40 of the Land Development Code.*

Prop. Net Acreage: 9.39 Gross Acreage: 9.39 Prop. Square Footage: 137,138

Existing Use: VACANT Proposed Use: COMMERCIAL



Is property owned individually, by a corporation, association, or a joint venture? FLORIDA LIMITED PARTNERSHIP

**AUTHORIZED REPRESENTATIVE**

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize COKER & FEINER / McLAUGHLIN ENGINEERING COMPANY (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA  
COUNTY OF BROWARD  
The foregoing instrument  
was acknowledged

By: [Signature]  
(Owner / Agent signature\*)

BEFORE ME THIS 7th DAY OF AUGUST, 2013

By:

John C. Halliday  
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Diana L. Donahoe  
(Signature of Notary Public – State of FLORIDA)



Personally known  or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

**\*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

**NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.**

**ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.**

## AIR-PORT CORPORATE PARK

### GENERAL PROJECT DESCRIPTION

Griffin Pointe Partners, LLLP is the owner of a 9.39± acre parcel of land located on the north side of Griffin Road west of Ravenswood Road. The property is 329.21 feet in width (frontage on Griffin Road) and 1257 feet and 1241 feet in depth. The property extends from Griffin Road to SW 45<sup>th</sup> Street. The property is designated Office Park on the City and County land use plans and is zoned C-1.

The property is platted as the Griffin Pointe Plat recorded in Plat Book 178, Page 19. The existing plat note restricts the property to 90,000 square feet of office uses and 37,000 square feet of commercial uses. The property is one of the last remaining commercial properties in the Griffin Road/I-95 corridor and is particularly suited for a Class A office park development especially given the expansion of the Fort Lauderdale-Hollywood Airport and the determination that residential uses in this area are incompatible with the Airport expansion plans.

Directly west of the property is the Sheldon Mobile Home Park which is designated for residential use on the applicable land use plans and developed and used as a mobile home park. This use has been determined to be incompatible with the Airport use. In fact, ultimately most of the entire surrounding area is planned to be transitioned to a non-residential use.

The proposed Air-Port Corporate Park will consist of four separate buildings tied together through a common site plan with appropriate covenants to be developed and recorded prior to a conveyance of any portion of the property to a third party. The Air-Port Corporate Park is designed to fulfill the need for a corporate office presence in Dania Beach with easy access to the airport and the various services associated with the airport. The components of the development are as follows:

a. There is a .90 acre outparcel on the Griffin Road frontage which the developer anticipates will be developed as a branch banking facility. The parcel is shown as "Proposed Bank Outparcel" on the site plan. The site plan will have to be amended when the actual user is determined. The outparcel has been designed to retain and preserve a significant stand of existing trees.

b. The building to the north of the Bank Outparcel is a two-story building 24,742 square feet in size with offices on the second floor and walk up offices, restaurants accessory to the primary office park use and office service uses planned for the first floor.

c. The next buildings going north on the property are a four-story 50,538 square feet Class A office building and then a five-story 66,858 square feet Class A office building. These buildings have been designed and arranged to preserve a significant stand of existing trees and to create a park-like atmosphere between the office buildings. The northern office building is 214 feet from the northern property line at SW 45<sup>th</sup> Street and a green area/retention area has been placed at the northern property line to create additional buffering for the residential areas on the north side of SW 45<sup>th</sup> Street.

## VARIANCE JUSTIFICATION STATEMENT

**General Statement.** The developer is requesting a variance from the height limitations of the C-1 zoning district in order to develop the type of corporate office park and employment center that is needed in Dania Beach especially in light of the airport expansion and the determination that residential uses are incompatible with the re-designed airport. The variance requests are as follows:

1. The C-1 zoning district restricts the height of a two story building to 35 feet while the top of the decorative parapet wall on the two story building is 38 feet. This is purely a design element variance to create a more professional looking exterior. Accordingly, the developer is requesting a three foot variance for the two story building.
2. The C-1 zoning district restricts the height of a three-story building to 40 feet. The code does not contemplate buildings in excess of three stories. The top of the parapet for the four story building is up to 65 feet in height and the top of the parapet for the five story building is up to 75 feet in height. Accordingly, the developer is requesting a variance from the C-1 standards to permit one four story building up to 65 feet in height and one five story building up to 75 feet in height. The first floor of the four and five story buildings consists of parking areas in order to limit the impervious areas on the property and preserve more of the existing trees. Accordingly, the four story building contains only three stories of actual office uses and the five story building contains only four stories of office uses.

The property is designated Office Park on the City and County land use plans which contemplates the type of corporate park and employment center activities shown on the Air-Port Corporate Park site plan. However, the C-1 zoning district was developed well before the expansion of the airport and the re-evaluation of the appropriate uses in this area. Accordingly, the height limitations contained in the C-1 zoning district do not contemplate the type of corporate park that is envisioned and needed for this area. In addition, the project was designed to maximize the preservation of existing tree stands which required the buildings to have less of a first floor footprint and more height including providing additional parking areas under four and five story buildings as discussed above.



## VARIANCE CRITERIA

1. *Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.*

Since the adoption of the C-1 zoning ordinance and the designation of the property C-1, the character of the Griffin Road/I-95 area has substantially changed. The expansion of the airport has made residential uses undesirable and most of the residential uses in the area will be phased out. The changes in the area have resulted in a need for a corporate park development that will generate an employment base. Further, reducing the footprint of the buildings and increasing the height will assist in preserving more of the existing tree canopy which is a common goal of both the City and the developer.

In addition, the narrow but very deep configuration of the property makes the development of the property consistent with the land development code very difficult without reducing the footprint of the buildings and increasing the height.

Accordingly, special circumstances and conditions exist which are peculiar to the land and the result of any actions or inactions of the developer.

2. *The special conditions and circumstances do not result from the actions of the applicant.*

As stated in number 1 above, the special circumstances and conditions are peculiar and unique to the land and not a result of the developer's actions or inactions.

3. *Granting the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings or structures in this same zoning district.*

The property is uniquely located and its narrow configuration and existing desirable tree canopy result in a unique situation that is not present in other similarly zoned properties. Accordingly, the granting of the variances requested will not confer any special privilege on the applicant.

4. *Literal interpretation of the provisions of this code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this code and would work unnecessary and undue hardship on the applicant.*

As discussed above, the property is unique in several respects and the literal interpretation of the height provisions of the code will result in an undue hardship when compared to other similarly zoned properties.

5. *The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.*

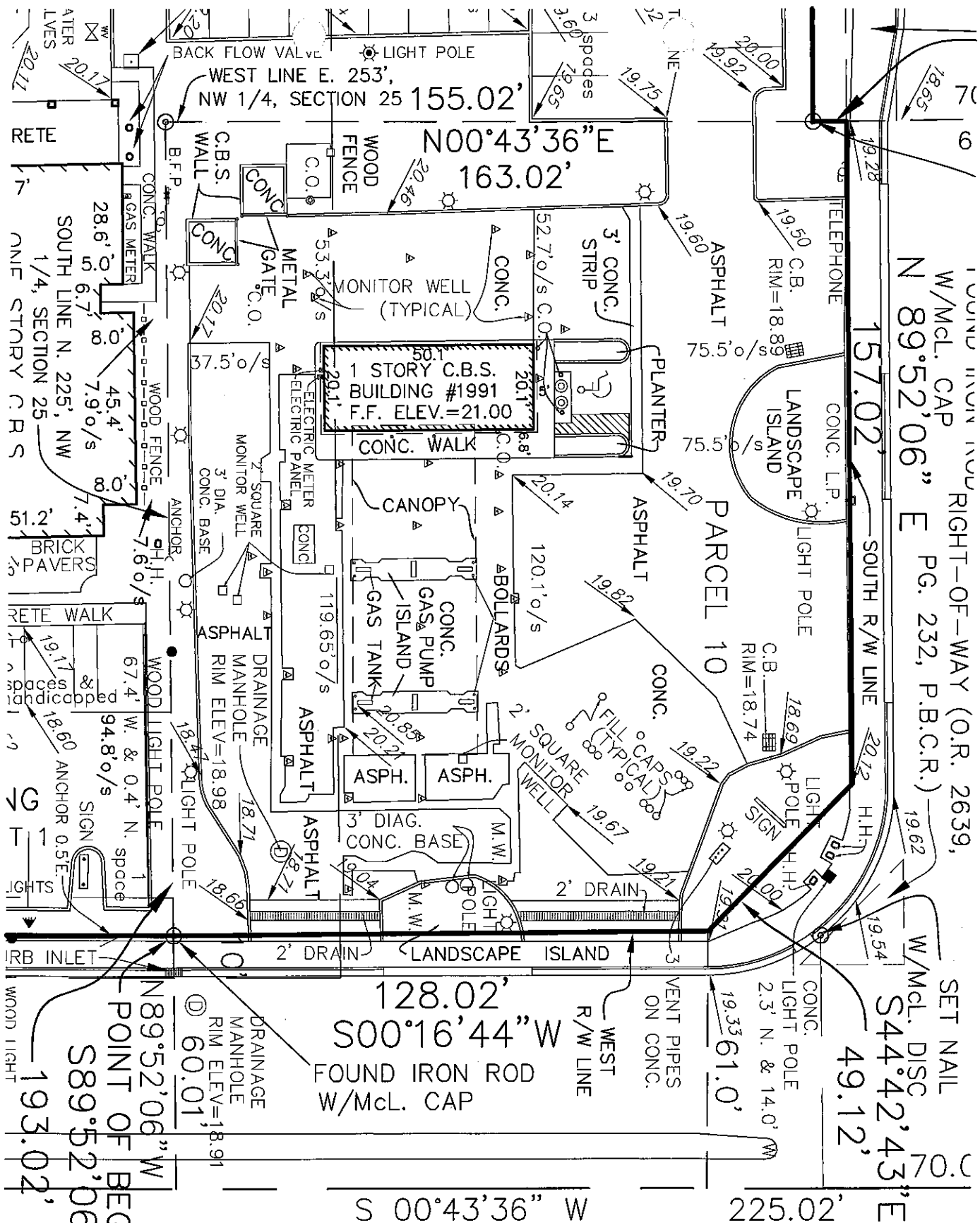
Given the location, configuration and composition of the property, the variances requested are the minimum variances necessary to develop the kind of corporate office park and employment center which is needed in this location.

6. *The variance granted will be in harmony with the general intent and purpose of this Land Development Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

The granting of the variances will result in the development of a quality professional and corporate office park which is the goal of the Land Development Code. The development of a quality professional and corporate office park will be a major employment generator and will not be injurious or detrimental to the public welfare in general or the surrounding areas specifically.

FOUND IRON ROD RIGHT-OF-WAY (O.R. 2639,  
 W/McL. CAP  
 N 89°52'06" E PG. 232, P.B.C.R.)

SET NAIL  
 W/McL. DISC  
 S 44°42'43" E  
 49.12'





**Tinter Traffic, LLC**  
 2857 N.E. 25 Street  
 Ft. Lauderdale, FL 33305-1722

September 4, 2013

**Griffin Pointe Partners, LLLP**  
 1800 S.E. 10<sup>th</sup> Avenue  
 Ft. Lauderdale, FL 33316

Attn: John Halliday  
 Subject: Air-Port Corporate Park  
Tinter Traffic Proj. No. 13-018

Dear Mr. Halliday:

As requested, this office has reviewed the anticipated impacts of the proposed office/restaurant/bank development to be located on the north side of Griffin Road, west of Ravenswood Road, in the vicinity of S.W. 24<sup>th</sup> Avenue. See Figure 1 for Site Location. Our investigation included an estimate of the traffic generating potential of the 146,138 Square Foot (SF) facility (including the future bank site), distribution and assignment of that site traffic onto the surrounding roadway network and evaluation of the affect that that traffic will have on the operating characteristics of those surrounding highways. No significant, negative impacts are anticipated as a result of the development of the Air-Port Corporate Park.

SITE TRAFFIC

In order to estimate the future traffic volumes anticipated to be generated by the proposed non-residential development, the Institute of Transportation Engineers (ITE) "Trip Generation" Report, 9<sup>th</sup> Edition, was consulted. That document includes trip generation rates for a variety of developments, including office, restaurant and (future) bank developments such as that proposed at Air-Port Corporate Park. Land Use Codes "710 - General Office Building", "931 - Quality Restaurant" and "912 - Drive-In Bank" contained in that ITE document appears to be the most appropriate for the types of development proposed. The formulas for Daily, AM and PM Peak Hour are:

	<u>Daily</u>	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>
Office	$\text{Ln}(T)=0.76\text{Ln}(X)+3.68$	$\text{Ln}(T)=0.80\text{Ln}(X)+1.57$	$T = 1.12(X)+78.45$
Restaurant	$T = 89.95 * X$	$T = 0.81 * X$	$T = 7.49 * X$
Bank	$T = 148.15 * X$	$T = 12.08 * X$	$T = 24.30 * X$

where T = the total number of trips (in vehicles per day (vpd) or hour (vph)) and  
 X = the size of the project in 1,000 SF.

**Air-Port Corporate Park**

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During the AM Peak Hour, it is expected that 82.4% will be entering and 17.6% will be exiting the site. During the PM Peak Hour, it is expected that 30.9% will be entering and 69.1% will be exiting the site. Using these statistics from the ITE Report, the site is expected to generate the following traffic:

	<u>Daily</u>	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>
Entering	1,030 vpd	234 vph	102 vph
Exiting	1,030 vpd	50 vph	228 vph
Total	2,061 vpd	284 vph	330 vph

Table 1 shows the calculations for these estimates of site traffic. In addition, Appendix A details the calculations for internalization of the site traffic, i.e. trips that are made between portions of the site, thus not impacting the surrounding roadways.

EXISTING TRAFFIC

Traffic volumes on the surrounding roadway system were obtained from the Florida Department of Transportation (their website includes a document entitled "FDOT Florida Traffic Online (2012)"), as well as a Peak Hour turning movement count that was conducted on Griffin Rd. at S.W. 24<sup>th</sup> Ave. on August 7, 2013 by this office. The latter traffic count is included as Appendix B. In summary, the existing traffic volumes on the surrounding roadway network are as follows:

<u>Location</u>	<u>Daily Traffic</u>	<u>AM Peak Hr.</u>	<u>PM Peak Hr.</u>
Griffin Rd., West of Site	29,000 vpd	2,068 vph	2,661 vph
Griffin Rd., East of Ravenswood	33,500 vpd	2,390 vph*	3,070 vph*
Ravenswood Rd., South of Griffin	15,100 vpd	1,080 vph*	1,390 vph*
Ravenswood Rd., North of Griffin	7,800 vpd	560 vph*	720 vph*

\*Estimated based on ratio of Griffin Rd. Peak Hour to Daily Traffic Volume

TRAFFIC DISTRIBUTION AND ASSIGNMENT

Using the existing traffic volumes on the surrounding roadways as a basis for the distribution of traffic onto those highways, the following distribution was estimated:

Griffin Rd., West of the Site	34.0%
Griffin Rd., East of Ravenswood	39.2%
Ravenswood Rd., South of Griffin	17.7%
Ravenswood Rd., North of S.W. 45 <sup>th</sup> St.	9.1%

Given the above described distribution, and the site configuration and development types proposed for the Air-Port Corporate Park, it was estimated that approximately 29.9% of the site traffic will utilize the access from S.W. 45<sup>th</sup> St. (all of the site traffic to/from the north on Ravenswood Rd. and a portion of the traffic destined to/from the

## **Air-Port Corporate Park**

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east on Griffin Rd. and south on Ravenswood Rd.). In order to eliminate traffic that is destined to/from the west on Griffin Rd. from doing so via S.W. 45<sup>th</sup> St. and connections to the south to Griffin Rd., the driveway onto S.W. 45<sup>th</sup> Street has been designed to prohibit left turns out of the site and right turns into the site (see the latest site plan prepared by McLaughlin Engineering Company, dated August 29, 2013).

Utilizing the previously described distribution characteristics, coupled with the driveway restrictions described above, AM and PM Peak Hour traffic volumes were assigned to the various roadway segments surrounding the proposed development. This is shown in Figure 2.

### TRAFFIC ANALYSIS

Existing traffic volumes, as well as post-development traffic volumes, were compared to roadway capacities of the surrounding roadway segments. Roadway capacities (at level of Service "D") were taken from Table 4, "Generalized Peak Hour Two-Way Volumes for Florida's Urbanized Areas" from the FDOT document "2012 Quality/Level of Service" (see Appendix C). The results of these comparisons are as follows:

Roadway	Location	Capacity (vph)	Traffic Volume (vph)			
			AM		PM	
			Exist w/ Site	Exist w/ Site	Exist w/ Site	Exist w/ Site
Griffin Rd.	West of Site	5,390	2,068	2,165	2,661	2,773
	East of Ravenswood	5,390	2,390	2,501	3,070	3,199
Ravenswood Rd.	South of Griffin	2,920	1,080	1,130	1,390	1,448
	Griffin to S.W. 45 <sup>th</sup>	1,330	560	619	720	789
S.W. 45 <sup>th</sup> St.	North of S.W. 45 <sup>th</sup> St.	1,330	560	586	720	750
	Site to Ravenswood	1,064	----	85	----	99

As can be seen from this table, traffic volumes both without and with the estimated site traffic are below the capacities of these roadways. In the case of S.W. 45<sup>th</sup> St., although there are no counts of existing traffic, the low traffic volume that will be caused by this development leaves adequate capacity to accommodate the low traffic volume that is estimated for this roadway.

### CONCLUSIONS

As a result of the analysis completed and summarized in this letter, it has been demonstrated that the proposed Air-Port Corporate Park can be completed and the expected traffic generated by the development will not adversely affect traffic operating characteristics on the surrounding roadway network. In fact, no significant negative impacts are expected to result from the traffic expected to be generated by this office development.

**Air-Port Corporate Park**

September 4, 2013

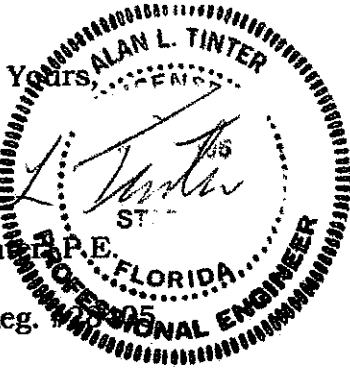
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Of course, should you have any questions about this information, please do not hesitate to contact this office.

Very Truly Yours,



Alan L. Tinter, P.E.  
President  
Fla. P.E. Reg.



Xc: Lou Campanile, P.E.  
Richard Coker, Esq.  
Frank Perez

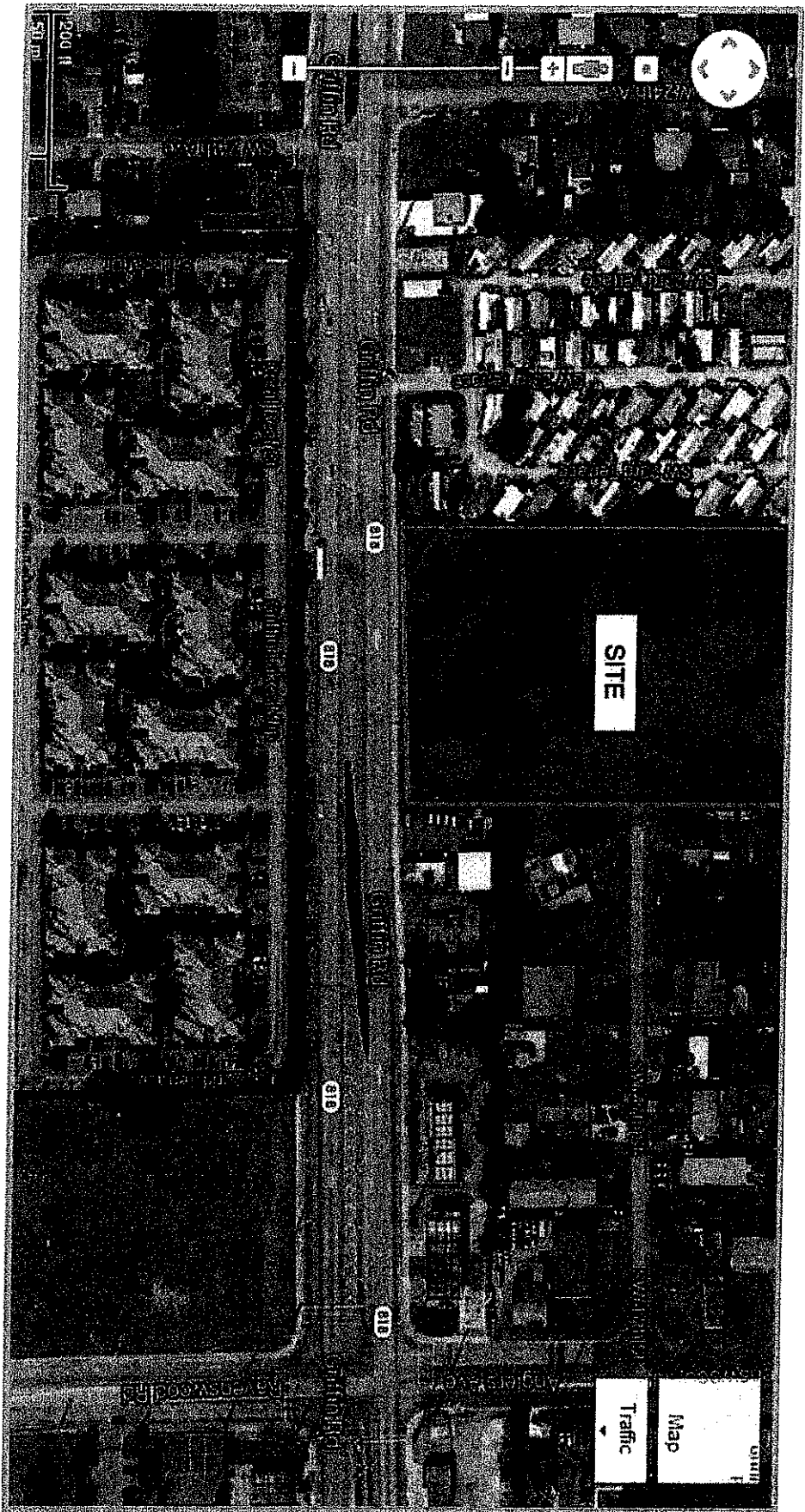


Figure 1  
Site Location



**TABLE 1**  
**Air-Port Corporate Park**  
 Based on August 8, 2013 Site Plan by McLaughlin Engineering Company

AM PEAK HOUR									
CATEGORY	ITE	L.U.C.	Devel/ Size	Variable	AM PEAK HOUR TRIP GENERATION RATE <sup>*</sup>	SITE TRAFFIC			
						Total (yph)	Enter (yph)	Exit (yph)	
General Office	710	137.138	1,000 SF	Ln(T) = 0.80Ln(X) + 1.57	246	217	30		
Restaurant	931	5,000	1,000 SF	T = 0.81 * X	4	2	2		
Bank	912	4,000	1,000 SF	T = 12.08 * X	48	28	21		
<b>GROSS TOTAL</b>					<b>299</b>	<b>247</b>	<b>52</b>		
Office Internalization					-7	-8	-1		
Restaurant Internalization					-1	-1	-1		
Bank Internalization					-7	-6	-1		
<b>Total Trips</b>					<b>284</b>	<b>234</b>	<b>50</b>		

PM PEAK HOUR									
CATEGORY	ITE	L.U.C.	Devel/ Size	Variable	PM PEAK HOUR TRIP GENERATION RATE <sup>*</sup>	SITE TRAFFIC			
						Total (yph)	Enter (yph)	Exit (yph)	
General Office	710	137.138	1,000 SF	T = 1.12(X) + 78.45	232	39	193		
Restaurant	931	5,000	1,000 SF	T = 7.48 * X	37	25	12		
Bank	912	4,000	1,000 SF	T = 24.30 * X	97	49	49		
<b>GROSS TOTAL</b>					<b>367</b>	<b>113</b>	<b>254</b>		
Office Internalization					-15	-4	-11		
Restaurant Internalization					-7	-4	-3		
Bank Internalization					-15	-4	-11		
<b>Total Trips</b>					<b>330</b>	<b>102</b>	<b>228</b>		

Daily									
CATEGORY	ITE	L.U.C.	Devel/ Size	Variable	DAILY TRIP GENERATION RATE <sup>*</sup>	SITE TRAFFIC			
						Total (yph)	Enter (yph)	Exit (yph)	
General Office	710	137.138	1,000 SF	Ln(T) = 0.76Ln(X) + 3.68	1,669	834	834		
Restaurant	931	5,000	1,000 SF	T = 89.95 * X	450	225	225		
Bank	912	4,000	1,000 SF	T = 148.15 * X	593	296	296		
<b>GROSS TOTAL</b>					<b>2,711</b>	<b>1,356</b>	<b>1,356</b>		
Office Internalization					-261	-130	-130		
Restaurant Internalization					-128	-64	-64		
Bank Internalization					-261	-130	-130		
<b>Total Trips</b>					<b>2,061</b>	<b>1,030</b>	<b>1,030</b>		

\* From Institute of Transportation Engineers "Trip Generation" Report, 9th Edition

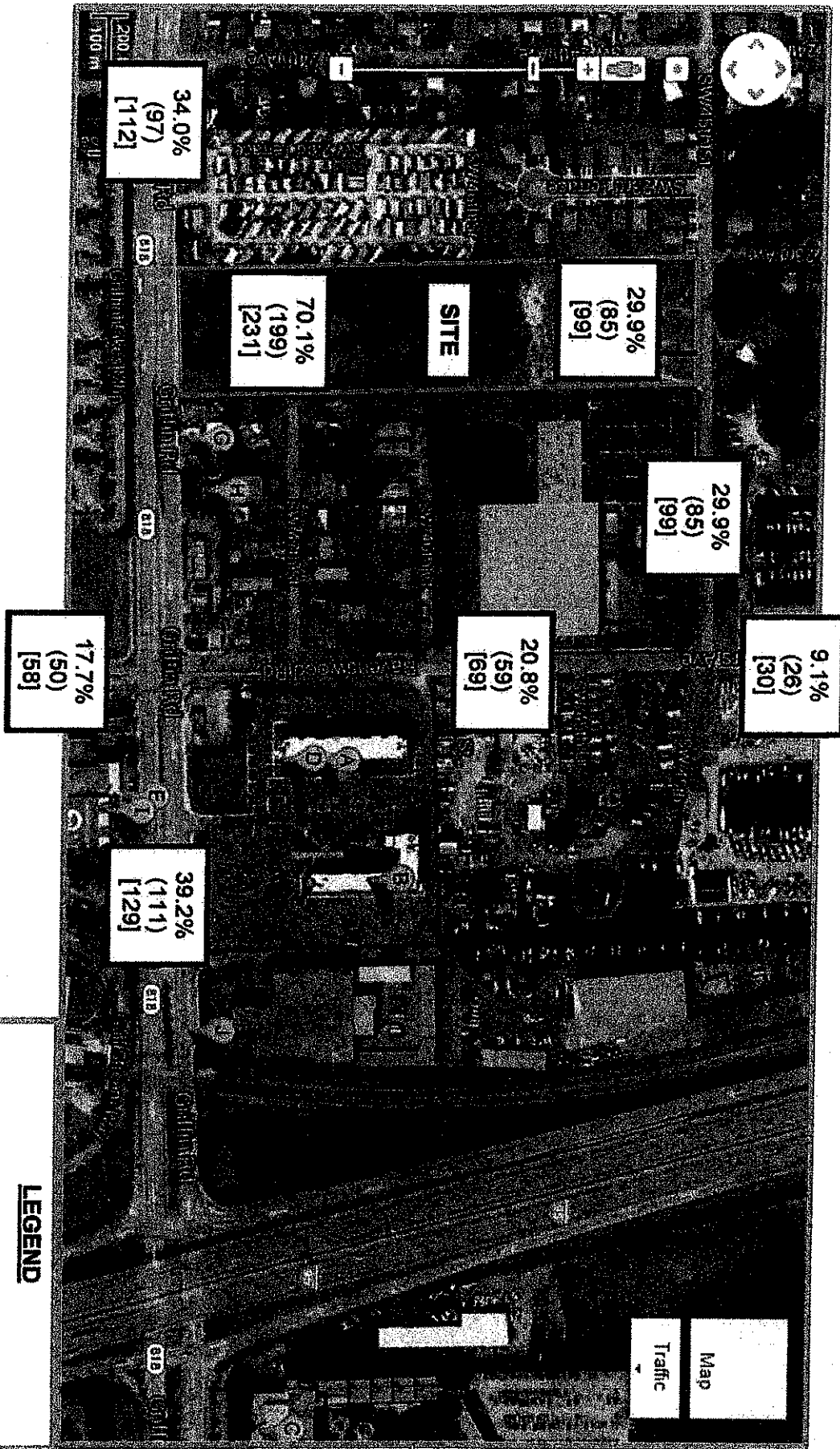


Figure 2  
 Site Traffic Distribution

**Appendix A**  
**Internalization Calculations**

**MULTI-USE DEVELOPMENT  
TRIP GENERATION  
AND INTERNAL CAPTURE SUMMARY**

Analyst: ALT  
Date: 9/8/2019

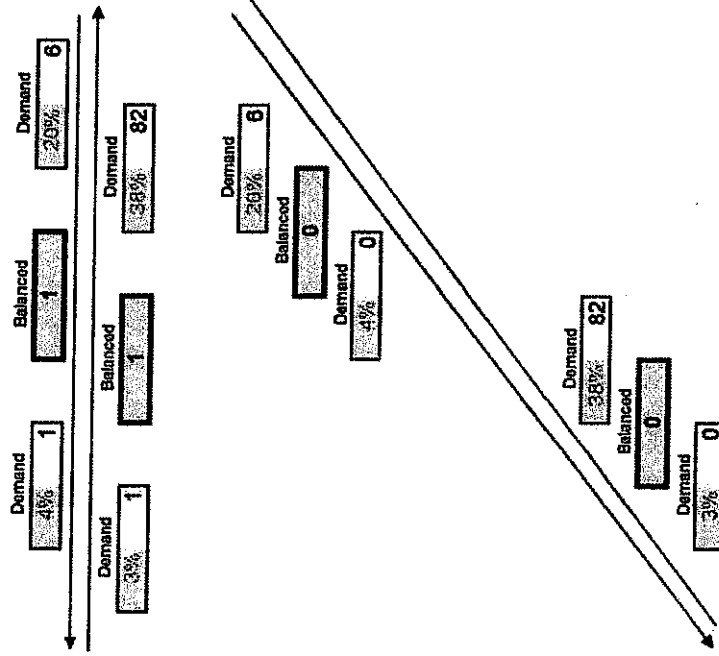
Development: All Port Corp  
Time Period: AM Peak

Land Use A: Bank

TE LU Code	<u>312</u>	Size		4,000 SF	
		Total	Internal	External	
Enter		28	2	26	
Exit		21	2	19	
Total		48.3	4	44	
Percent		100%	8%	92%	

Land Use B: Office

TE LU Code	<u>710</u>	Size		137,138	
		Total	Internal	External	
Enter		217	1	216	
Exit		30	1	29	
Total		246	2	244	
Percent		100%	1%	99%	



Land Use C: Restaurant

TE LU Code	<u>931</u>	Size		5,000 SF	
		Total	Internal	External	
Enter		2	1	1	
Exit		2	1	1	
Total		4.05	2	2	
Percent		100%	49%	51%	

Land Use C: Restaurant

TE LU Code	<u>931</u>	Size		5,000 SF	
		Total	Internal	External	
Enter		2	1	1	
Exit		2	1	1	
Total		4.05	2	2	
Percent		100%	49%	51%	

**Net External Trips for Multi-Use Development**

	Land Use A	Land Use B	Land Use C	Land Use D	Total
Enter	26	216	1	0	243
Exit	19	29	1	0	48
Total	44	244	2	0	291
Single Use Trip Gen. Est.	48	246	4	0	299
					Internal Capture 2.7%

# MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: ALT  
Date: 8/6/2013

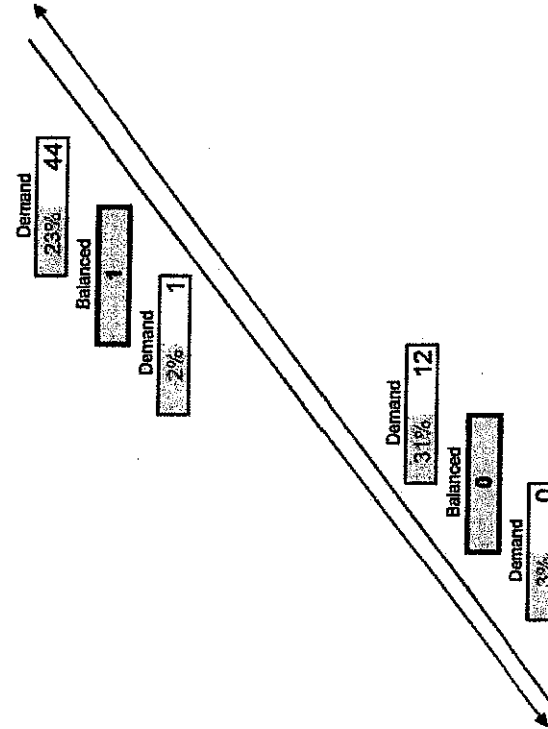
Development: Air-Port Corb  
Time Period: PM Peak

Land Use A: Bank

TELU Code	Size	Total	Internal	External
912	4,000 SF	43	3	46
Enter		49	6	43
Exit		97.2	9	88
Percent		100%	9%	91%

Land Use B: Office

TELU Code	Size	Total	Internal	External
710	137,138	39	1	38
Enter		193	2	191
Exit		232	3	229
Percent		100%	1%	99%



Land Use A: Bank

Demand	10	20%
Balanced	5	
Demand	5	20%

Land Use C: Restaurant

TELU Code	Size	Total	Internal	External
931	5,000 SF	25	6	19
Enter		42	2	40
Exit		37.5	8	29
Percent		100%	21%	79%

### Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Land Use D	Total
Enter	46	38	19	0	103
Exit	43	191	10	0	244
Total	88	229	29	0	347
Single Use Trip Gen. Est.	97	232	37	0	367
Internal Capture					5.5%

# MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: **ALT**  
Date: **3/6/2013**

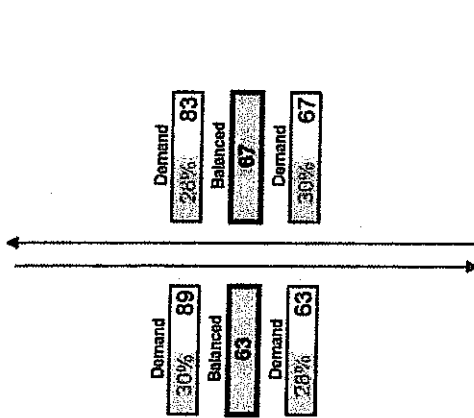
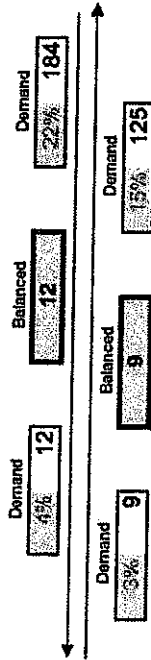
Development: **Air-Port-Comp**  
Time Period: **Daily**

Land Use A: **Bank**

TE LU Code	Size	912	4,000 SF
Enter	Total	296	79
Exit	Internal	236	72
Total	External	593	151
Percent		100%	25%
			75%

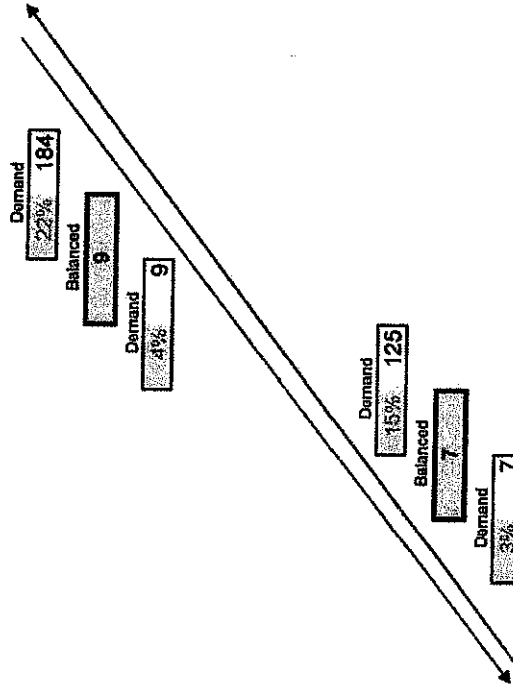
Land Use B: **Office**

TE LU Code	Size	740	137,138
Enter	Total	334	16
Exit	Internal	334	21
Total	External	1669	37
Percent		100%	2%
			98%



Land Use C: **Restaurant**

TE LU Code	Size	581	5,000 SF
Enter	Total	226	72
Exit	Internal	226	74
Total	External	450	146
Percent		100%	32%
			68%



### Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Land Use D	Total
Enter	217	818	153	0	1189
Exit	224	813	151	0	1189
Total	442	1632	304	0	2377
Single Use Trip Gen. Est.	592.6	1668.951169	449.75	0	2711.301169
Internal Capture					12.3%

**Appendix B**  
**Traffic Count**

PD&E

10891 LA REINA ROAD, SUITE 100

DELRAY BEACH, FL 33446

TEL 561.498.2304 FAX 561.498.2305

LOCATION: GRIFFIN ROAD @  
S.W. 24TH AVENUE (NORTHBOUND)  
CITY: DANIA BEACH  
COUNTY: BROWARD

File Name : GRIFFIN@SW24NB  
Site Code : 00000000  
Start Date : 8/7/2013  
Page No : 1

Groups Printed- VEHICLES

Start Time	N/A Southbound					GRIFFIN RD Westbound					SW 24TH AVE Northbound					GRIFFIN RD Eastbound					Int. Total
	Left	Thru	Right	Uturn	App. Total	Left	Thru	Right	Uturn	App. Total	Left	Thru	Right	Uturn	App. Total	Left	Thru	Right	Uturn	App. Total	
07:00 AM	0	0	0	0	0	1	112	0	3	115	1	0	1	0	2	0	181	0	0	181	299
07:15 AM	0	0	0	0	0	4	146	0	4	154	4	0	2	0	6	0	294	2	0	296	456
07:30 AM	0	0	0	0	0	0	159	3	5	167	2	0	2	0	4	0	290	1	0	291	462
07:45 AM	0	0	0	0	0	1	153	3	4	161	3	0	1	0	4	0	398	0	0	398	563
Total	0	0	0	0	0	6	570	6	16	598	10	0	6	0	16	0	1163	3	0	1168	1780
08:00 AM	0	0	0	0	0	0	182	2	1	185	1	0	1	0	2	0	327	1	0	328	515
08:15 AM	0	0	0	0	0	0	161	2	1	164	0	0	2	0	2	0	299	0	0	299	465
08:30 AM	0	0	0	0	0	2	194	1	4	201	0	0	0	0	0	0	341	0	0	341	542
08:45 AM	0	0	0	0	0	1	155	4	2	162	2	0	3	0	5	0	276	1	0	277	444
Total	0	0	0	0	0	3	692	9	8	712	3	0	6	0	9	0	1243	2	0	1245	1966
*** BREAK ***																					
04:00 PM	0	0	0	0	0	1	350	4	0	355	1	0	1	1	3	0	236	1	1	238	596
04:15 PM	0	0	0	0	0	6	332	4	3	345	1	0	0	0	1	0	250	3	0	253	599
04:30 PM	0	0	0	0	0	4	357	3	3	367	5	0	1	0	6	0	248	0	0	248	621
04:45 PM	0	0	0	0	0	3	369	3	2	377	3	0	0	0	3	0	242	3	0	245	625
Total	0	0	0	0	0	14	1408	14	6	1444	10	0	2	1	13	0	976	7	1	984	2441
05:00 PM	0	0	0	0	0	5	336	5	3	349	2	0	2	0	4	0	268	2	1	291	644
05:15 PM	0	0	0	0	0	2	495	3	1	501	5	0	1	0	6	0	222	2	0	224	731
05:30 PM	0	0	0	0	0	2	374	3	3	382	3	0	4	0	7	0	269	2	0	301	690
05:45 PM	0	0	0	0	0	2	350	2	1	355	2	0	4	0	6	0	222	1	0	223	584
Total	0	0	0	0	0	11	1558	13	6	1587	12	0	11	0	23	0	1031	7	1	1039	2649
Grand Total	0	0	0	0	0	34	4226	42	40	4341	35	0	25	1	61	0	4413	19	2	4434	8836
Approch %	0.0	0.0	0.0	0.0	0.0	0.8	97.3	1.0	0.9	97.4	57.4	0.0	41.0	1.8	57.4	0.0	69.5	0.4	0.0	69.9	
Total %	0.0	0.0	0.0	0.0	0.0	0.4	47.8	0.5	0.5	49.1	0.4	0.0	0.3	0.0	0.7	0.0	49.9	0.2	0.0	50.2	



PD&E

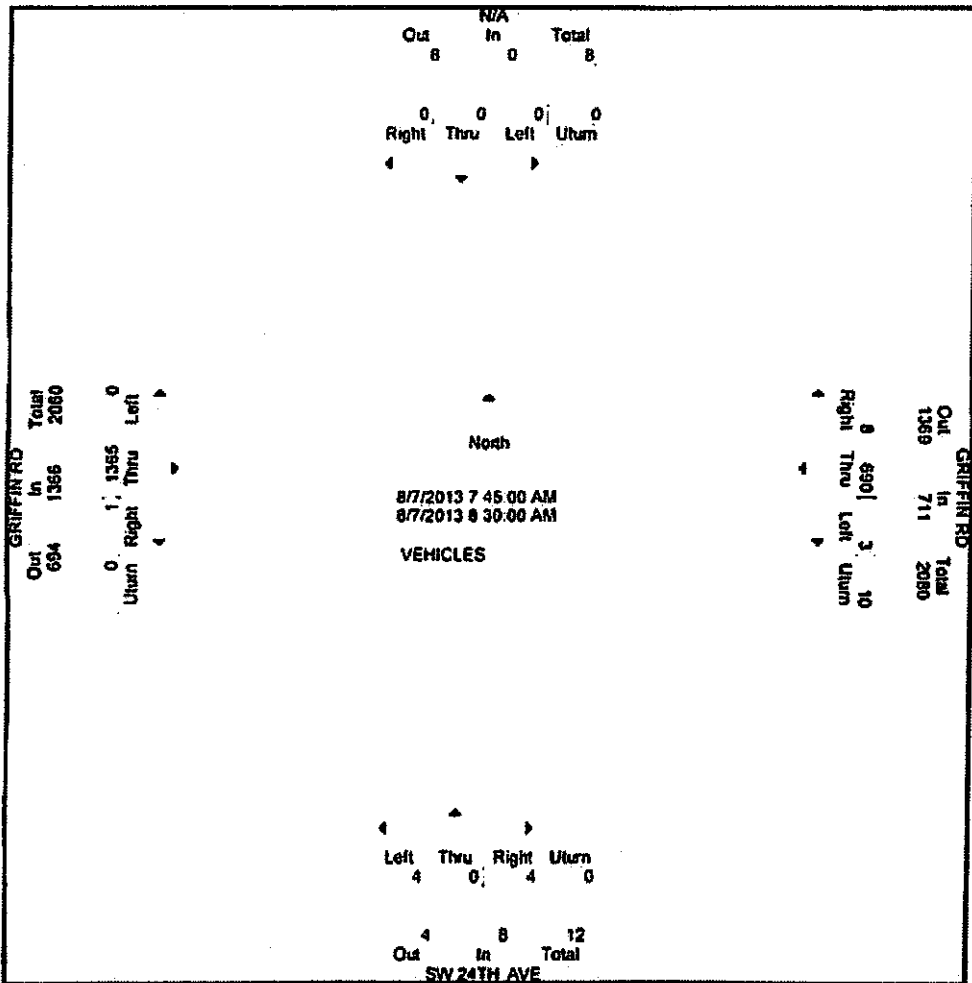
10891 LA REINA ROAD, SUITE 100  
 DELRAY BEACH, FL 33446

LOCATION: GRIFFIN ROAD @  
 S.W. 24TH AVENUE (NORTHBOUND)  
 CITY: DANIA BEACH  
 COUNTY: BROWARD

TEL 561.498.2304 FAX 561.498.2305

File Name : GRIFFIN@SW24NB  
 Site Code : 00000000  
 Start Date : 8/7/2013  
 Page No : 2

Start Time	N/A Southbound					App. Total	GRIFFIN RD Westbound				App. Total	SW 24TH AVE Northbound				App. Total	GRIFFIN RD Eastbound				
	Left	Thru	Right	Uturn	Left		Thru	Right	Uturn	Left		Thru	Right	Uturn	Left		Thru	Right	Uturn	App. Total	Int. Total
Peak Hour From 07:00 AM to 12:30 PM - Peak 1 of 1																					
Intersection	07:45 AM																				
Volume	0	0	0	0	0	3	590	8	10	711	4	0	4	0	8	0	1365	1	0	1366	2085
Percent	0.0	0.0	0.0	0.0	0.0	0.4	97.0	1.1	1.4	100.0	50.0	0.0	50.0	0.0	100.0	0.0	99.9	0.1	0.0	100.0	
07:45 Volume	0	0	0	0	0	1	153	3	4	161	3	0	1	0	4	0	398	0	0	398	563
Peak Factor																					
High Int	6:45:00 AM					08:30 AM				07:45 AM				07:45 AM							
Volume	0	0	0	0	0	2	194	1	4	201	3	0	1	0	4	0	398	0	0	398	398
Peak Factor						0.684				0.500				0.658							



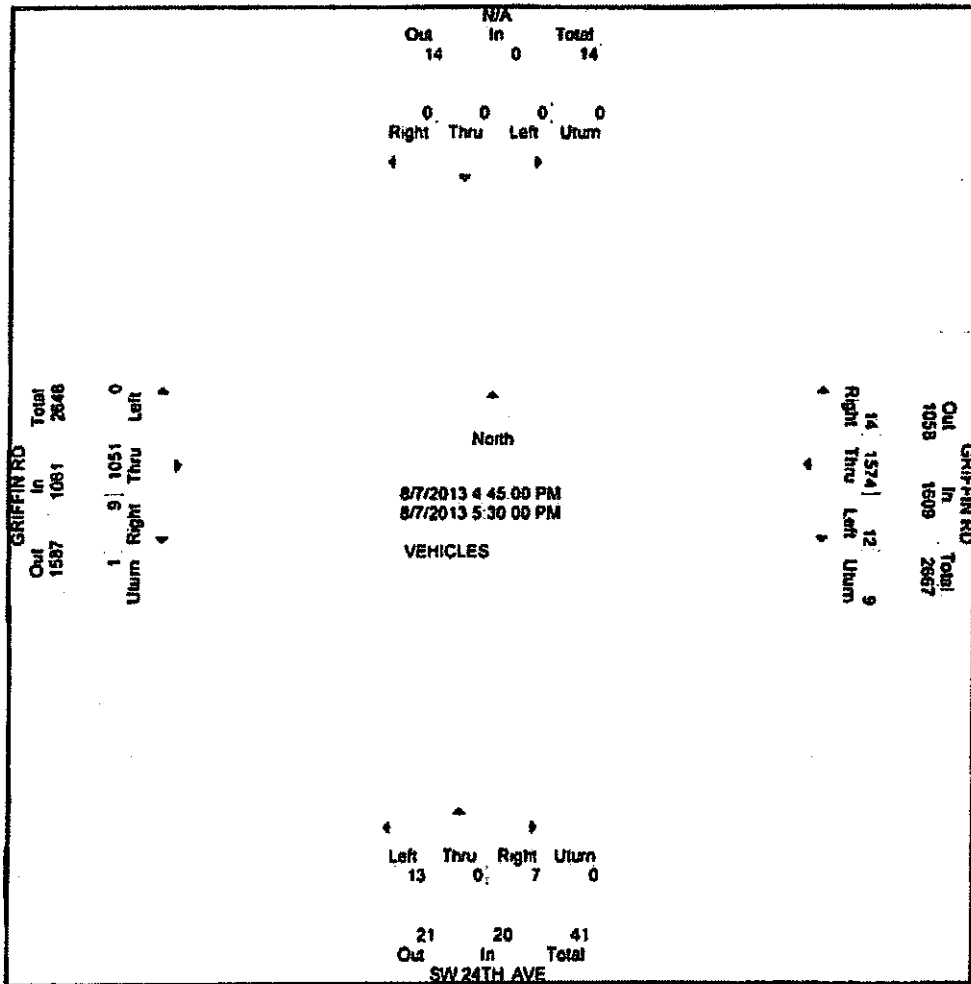
PD&E

10891 LA REINA ROAD, SUITE 100  
 DELRAY BEACH, FL 33446  
 TEL 561.498.2304 FAX 561.498.2305

File Name : GRIFFIN@SW24NB  
 Site Code : 00000000  
 Start Date : 8/7/2013  
 Page No : 3

LOCATION: GRIFFIN ROAD @  
 S.W. 24TH AVENUE (NORTHBOUND)  
 CITY: DANIA BEACH  
 COUNTY: BROWARD

Start Time	N/A Southbound					GRIFFIN RD Westbound					SW 24TH AVE Northbound					GRIFFIN RD Eastbound					App Total	Int Total
	Left	Thru	Right	Uturn	App Total	Left	Thru	Right	Uturn	App Total	Left	Thru	Right	Uturn	App Total	Left	Thru	Right	Uturn	App Total		
Peak Hour From 12:45 PM to 05:45 PM - Peak 1 of 1																						
Intersection	04:45 PM																					
Volume	0	0	0	0	0	12	1574	14	9	1609	13	0	7	0	20	0	1051	9	1	1061	2690	
Percent	0.0	0.0	0.0	0.0	0	0.7	97.8	0.9	0.6	65.0	0.0	35.0	0.0	0.0	0.0	0.0	99.1	0.8	0.1	106.1	73.1	
05:15 Volume	0	0	0	0	0	2	495	3	1	501	5	0	1	0	6	0	222	2	0	224	731	
Peak Factor																						
High Int.	05:15 PM					05:30 PM					05:30 PM											
Volume	0	0	0	0	0	2	495	3	1	501	3	0	4	0	7	0	299	2	0	301	0.920	
Peak Factor						0.803					0.714					0.681						



**Appendix C**  
**Capacity Table**

**Generalized Peak Hour Two-Way Volumes for Florida's Urbanized Areas<sup>1</sup>**

**TABLE 4**

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES								
<b>STATE SIGNALIZED ARTERIALS</b>						<b>FREEWAYS</b>								
Class I (40 mph or higher posted speed limit)						Lanes	B	C	D	E				
Lanes	Median	B	C	D	E	4	4,120	5,540	6,700	7,190				
2	Undivided	*	1,510	1,600	**	6	6,130	8,370	10,060	11,100				
4	Divided	*	3,420	3,580	**	8	8,230	11,100	13,390	15,010				
6	Divided	*	5,250	5,390	**	10	10,330	14,040	16,840	18,930				
8	Divided	*	7,090	7,210	**	12	14,450	18,880	22,030	22,860				
Class II (35 mph or slower posted speed limit)						<b>Freeway Adjustments</b>								
Lanes	Median	B	C	D	E	Auxiliary Lanes		Ramp						
2	Undivided	*	660	1,330	1,410	Present in Both Directions		Metering						
4	Divided	*	1,310	2,920	3,040	+ 1,800		+ 5%						
6	Divided	*	2,090	4,500	4,590									
8	Divided	*	2,880	6,060	6,130									
<b>Non-State Signalized Roadway Adjustments</b>						<b>UNINTERRUPTED FLOW HIGHWAYS</b>								
(Alter corresponding state volumes by the indicated percent.)						Lanes	Median	B	C	D	E			
Non-State Signalized Roadways - 10%						2	Undivided	770	1,530	2,170	2,990			
<b>Median &amp; Turn Lane Adjustments</b>						4	Divided	3,300	4,660	5,900	6,530			
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors			6	Divided	4,950	6,990	8,840	9,790		
2	Divided	Yes	No	+5%			<b>Uninterrupted Flow Highway Adjustments</b>							
2	Undivided	No	No	-20%			Lanes	Median	Exclusive left lanes	Adjustment factors				
Multi	Undivided	Yes	No	-5%			2	Divided	Yes	+5%				
Multi	Undivided	No	No	-25%			Multi	Undivided	Yes	-5%				
-	-	-	Yes	+5%			Multi	Undivided	No	-25%				
<b>One-Way Facility Adjustment</b>						<b>BICYCLE MODE<sup>2</sup></b>								
Multiply the corresponding two-directional volumes in this table by 0.6						(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)								
<b>Paved Shoulder/Bicycle</b>						Lane Coverage	B	C	D	E				
0-49%						*	260	680	1,770					
50-84%						190	600	1,770	>1,770					
85-100%						830	1,770	>1,770	**					
<b>PEDESTRIAN MODE<sup>2</sup></b>						<b>PEDESTRIAN MODE<sup>2</sup></b>								
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)								
<b>Sidewalk Coverage</b>						B	C	D	E					
0-49%						*	*	250	850					
50-84%						*	150	780	1,420					
85-100%						340	960	1,560	>1,770					
<b>BUS MODE (Scheduled Fixed Route)<sup>3</sup></b>						<b>BUS MODE (Scheduled Fixed Route)<sup>3</sup></b>								
(Buses in peak hour in peak direction)						(Buses in peak hour in peak direction)								
<b>Sidewalk Coverage</b>						B	C	D	E					
0-84%						> 5	≥ 4	≥ 3	≥ 2					
85-100%						> 4	≥ 3	≥ 2	≥ 1					
						<p><sup>1</sup> Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.</p> <p><sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.</p> <p><sup>3</sup> Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.</p> <p>* Cannot be achieved using table input value defaults.</p> <p>** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.</p> <p>Source: Florida Department of Transportation Systems Planning Office <a href="http://www.dot.state.fl.us/planning/systems/smp/bs/default.shtml">www.dot.state.fl.us/planning/systems/smp/bs/default.shtml</a></p>								

# GRIFFIN POINTE

A REPLAT OF A PORTION OF LOT 16, BLOCK 4, MARSHALL'S EVERGLADES SUBDIVISION OF SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST (PLAT BOOK 2, PAGE 32, PUBLIC RECORDS OF DADE COUNTY, FLORIDA) CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

CFN # 108073430.  
Page 1 of 2  
Recorded 08/08/2008 at 08:23 AM

DEDICATION  
STATE OF FLORIDA  
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS THAT GRIFIN POINTE PARTNERSHIP, L.L.P. A FLORIDA LIMITED LIABILITY PARTNERSHIP IS HEREBY DEDICATING TO THE PUBLIC THE RIGHT-OF-WAY SHOWN ON THIS PLAT AND HEREBY REQUESTING TO THE PUBLIC FOR PROPER PURPOSES.

THE ADDITIONAL RIGHT-OF-WAY SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

GRIFIN POINTE PARTNERSHIP, L.L.P.  
A FLORIDA LIMITED LIABILITY PARTNERSHIP  
BY: John C. Halliday III  
MANAGER

IN WITNESS WHEREOF, HE HERETO SET ONE HAND AND SEAL THIS 20th DAY OF October, 2007

John C. Halliday III  
MANAGER

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF BROWARD  
I, John C. Halliday III, AS GENERAL PARTNER, DO HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME John C. Halliday III, AS GENERAL PARTNER, WHO HAS SIGNED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION, HE IS PERSONALLY KNOWN TO ME AND I DO NOT TAKE AN OATH.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT  
THIS 20th DAY OF October, 2007, A.D.

MY COMMISSION EXPIRES: NOV 15 2008  
BY: John C. Halliday III  
NOTARY PUBLIC - STATE OF FLORIDA



AREA TABULATION  
PARCEL: 1.1  
TOTAL AREA: 6,300.00 SQUARE FEET, 0.1438 ACRES  
ADDITIONAL: 0.00  
TOTAL: 6,300.00 SQUARE FEET, 0.1438 ACRES

PREPARED BY:  
**Sun-Tech Engineering, Inc.**  
1100 West Oakland Park Boulevard  
Davie, Florida 33317  
Phone: (954) 775-9323  
Fax: (954) 775-9111  
E-Mail: suntech@suntecheng.com

**LEGAL DESCRIPTION:**

ALL AS SHOWN ON SHEET 2 OF 2 OF THE RIGHT-OF-WAY MAP FOR THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING CERTAIN OTHER SURVEY DATA, ARE AS SHOWN ON SHEET 2 OF 2 OF THE RIGHT-OF-WAY MAP FOR THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING CERTAIN OTHER SURVEY DATA, ARE AS SHOWN ON SHEET 2 OF 2 OF THE RIGHT-OF-WAY MAP FOR THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING CERTAIN OTHER SURVEY DATA.

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BROWARD COUNTY PLANNING COUNCIL  
THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVES THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEPARTMENT OF REVENUE'S REQUIREMENTS FOR THE PLAT, DATE OF APPROVAL: 08/08/2008, 10:52 A.M.

BY: John C. Halliday III  
DIRECTOR

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE PLAT AND IS APPROVED AND ACCEPTED FOR RECORD THIS 20th DAY OF October, 2007, A.D.

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT  
COUNTY RECORDS DIVISION - RECORDING SECTION

THIS INSTRUMENT WAS RECORDED THIS 20th DAY OF October, 2007, AND RECORDED IN PLAT BOOK 118, PAGE 19.

BY: John C. Halliday III  
ATTORNEY AT LAW

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT  
COUNTY RECORDS DIVISION - FINANCE SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLETES THE REQUIREMENTS OF CHAPTER 177, F.S., AND COUNTY, FLORIDA, AND IS APPROVED AND ACCEPTED FOR RECORD THIS 20th DAY OF October, 2007, A.D.

BY: John C. Halliday III  
ATTORNEY AT LAW

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT  
COUNTY RECORDS DIVISION - FINANCE SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLETES THE REQUIREMENTS OF CHAPTER 177, F.S., AND COUNTY, FLORIDA, AND IS APPROVED AND ACCEPTED FOR RECORD THIS 20th DAY OF October, 2007, A.D.

BY: John C. Halliday III  
ATTORNEY AT LAW

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT  
COUNTY RECORDS DIVISION - RECORDING SECTION

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE PLANNING AND ZONING BOARD OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, THIS 20th DAY OF September, 2007.

BY: John C. Halliday III  
CITY ENGINEER

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER THIS 20th DAY OF September, 2007.

BY: John C. Halliday III  
CITY ENGINEER

CITY COMMISSION  
STATE OF FLORIDA  
COUNTY OF BROWARD

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, THIS 20th DAY OF September, 2007.

BY: John C. Halliday III  
CITY COMMISSION

ATTEST: John C. Halliday III  
CITY OF DANIA BEACH

CITY OF DANIA BEACH  
COUNTY SURVEYOR

CITY OF DANIA BEACH  
COUNTY ENGINEER

CITY OF DANIA BEACH  
COUNTY SURVEYOR

CITY OF DANIA BEACH  
COUNTY ENGINEER

CITY OF DANIA BEACH  
COUNTY SURVEYOR

CITY OF DANIA BEACH  
COUNTY ENGINEER

CITY OF DANIA BEACH  
COUNTY SURVEYOR

CITY OF DANIA BEACH  
COUNTY ENGINEER



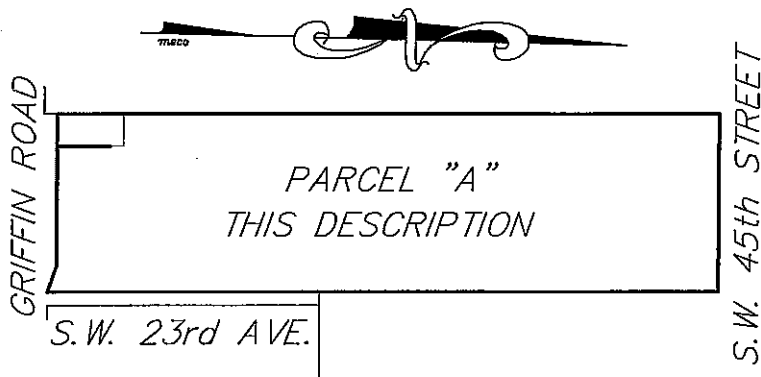


LAUGHLIN ENGINEERING COMPANY  
LB#285

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING.  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
33301 PHONE (954) 763-7611 \* FAX (954) 763-7615

**EXHIBIT "A"**

SKETCH AND DESCRIPTION  
PARCEL "A", GRIFFIN POINTE  
(PLAT BOOK 178, PG.'S 19 & 20, B.C.R.)

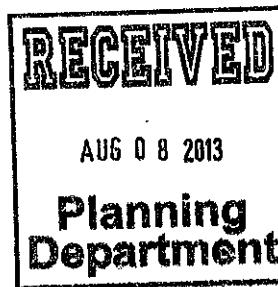


SITE LAYOUT \* NOT TO SCALE

**LEGAL DESCRIPTION:**

*Parcel "A", GRIFFIN POINTE, according to the plat thereof, as recorded in Plat Book 178, Pages 19 and 20, of the public records of Broward County, Florida*

*Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 409,049 square feet or 9.3905 acres more or less.*



FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. U-8440(FPL)

CHECKED BY: LRCjr

C: \JMMjr\2013\U8440 NVAL



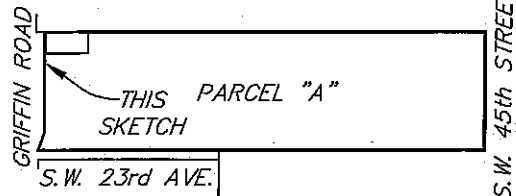
LAUGHLIN ENGINEERING COMPANY  
LB#285

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
33301 PHONE (954) 763-7611 \* FAX (954) 763-7615

SCALE 1" = 80'

EXHIBIT "B"

SKETCH AND DESCRIPTION  
PLATTED NON-VEHICULAR ACCESS LINE  
PARCEL "A", GRIFFIN POINTE  
(PLAT BOOK 178, PG.'S 19 & 20, B.C.R.)



SITE LAYOUT \* NOT TO SCALE

LEGAL DESCRIPTION:

A portion of the South line of Parcel "A" AND a portion of the East and West lines of the 60.00 foot by 124.00 foot platted Access Easement at the Southwest corner of said Parcel "A", GRIFFIN POINTE, according to the plat thereof, as recorded in Plat Book 178, Pages 19 and 20, of the public records of Broward County, Florida, more fully described as follows:

Beginning (1) at the Southeast corner of said Parcel "A", being the beginning of a Non-Vehicular Access Line, thence North 72°47'52" West, on the said South line of Parcel "A", a distance of 52.79 feet; thence South 88°25'20" West, on said said South line, a distance of 219.39 feet to a point on the South edge of a 60.00 feet Access Opening (outbound left turns prohibited); thence North 01°30'06" West, on the East line of said Access Easement, a distance of 100.00 feet to the Point of Termination (1) of the herein described Non-Vehicular Access Line and the Point of Commencement (1) of a tie across said Access Easement; thence South 88°25'20" West, a distance of 60.00 feet; to the Point of Beginning (2) of the herein described Non-Vehicular Access Line, and a point on the West line of said Parcel "A"; thence South 01°30'06" East, on the said West line, a distance of 100.00 feet to the Point of Termination (2) of the said Non-Vehicular Access Line, being the West edge of the said 60.00 feet Access Opening (outbound left turns prohibited) and to the Southwest corner of said Parcel "A".

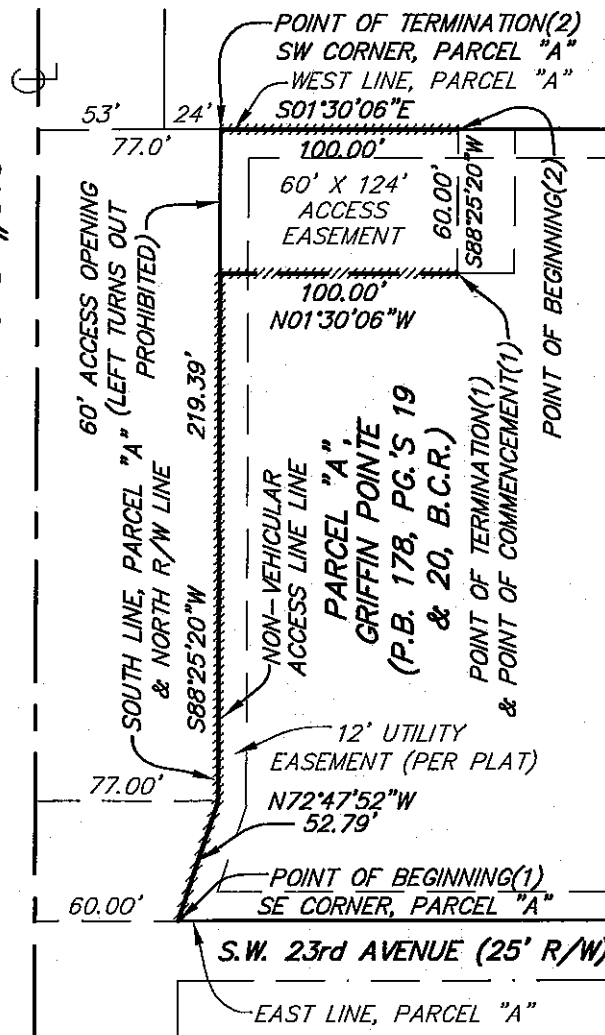
Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 8th day of August, 2013.

McLAUGHLIN ENGINEERING COMPANY

*[Signature]*  
JERALD A. McLAUGHLIN  
Registered Land Surveyor No. 5269  
State of Florida.



NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the refer to record plat (178/19 & 20) and assume the most South line of Parcel "A", as South 89°25'20" West.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr \_\_\_\_\_

JOB ORDER NO. U-8440(NVAL) \_\_\_\_\_

CHECKED BY: LRCjr \_\_\_\_\_

C: \JMMjr/2013/U8440 NVAL





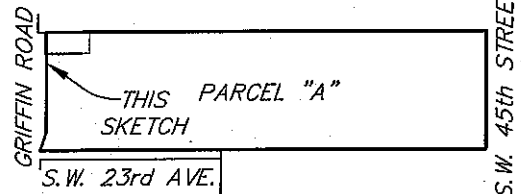
**McLAUGHLIN ENGINEERING CO. ANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
 33301 PHONE (954) 763-7611 \* FAX (954) 763-7615

SCALE 1" = 80'

**EXHIBIT "C"**

**SKETCH AND DESCRIPTION**  
**NEW NON-VEHICULAR ACCESS LINE**  
**PARCEL "A", GRIFFIN POINTE**  
**(PLAT BOOK 178, PG.'S 19 & 20, B.C.R.)**



**SITE LAYOUT \* NOT TO SCALE**

**LEGAL DESCRIPTION:**

A portion of the South line of Parcel "A" AND a portion of the East and West lines of the 60.00 foot by 124.00 foot platted Access Easement at the Southwest corner of said Parcel "A", GRIFFIN POINTE, according to the plat thereof, as recorded in Plat Book 178, Pages 19 and 20, of the public records of Broward County, Florida, more fully described as follows:

Beginning (1) at the Southeast corner of said Parcel "A", being the beginning of a Non-Vehicular Access Line, thence North 72°47'52" West, on the said South line of Parcel "A", a distance of 52.79 feet; thence South 88°25'20" West, on said said South line, a distance of 219.39 feet to a point on the South edge of a 60.00 feet Access Opening; thence North 01°30'06" West, on the East line of said Access Easement, a distance of 70.00 feet to the Point of Termination (1) of the herein described Non-Vehicular Access Line and the Point of Commencement (1) of a tie across said Access Easement; thence South 88°25'20" West, a distance of 60.00 feet; to the Point of Beginning (2) of the herein described Non-Vehicular Access Line, and a point on the West line of said Parcel "A"; thence South 01°30'06" East, on the said West line, a distance of 70.00 feet to the Point of Termination (2) of the said Non-Vehicular Access Line, being the West edge of the said 60.00 feet Access Opening and to the Southwest corner of said Parcel "A".

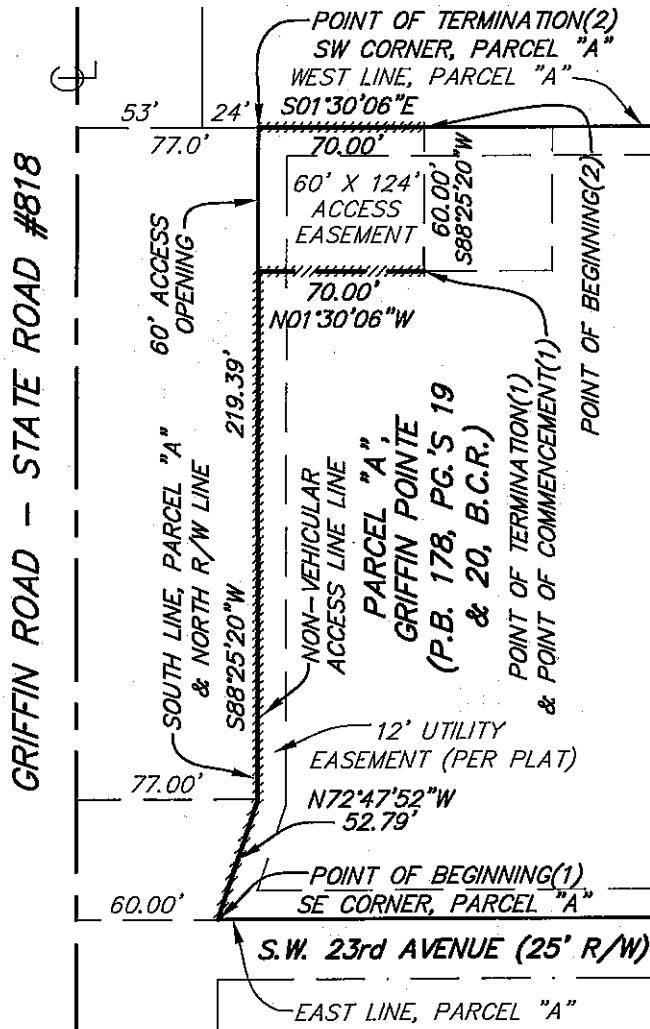
Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 8th day of August, 2013.

McLAUGHLIN ENGINEERING COMPANY

*[Signature]*  
 JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.



**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the refer to record plat (178/19 & 20) and assume the most South line of Parcel "A", as South 89°25'20" West.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. U-8440(NVAL)

CHECKED BY: LRCjr

C:\JMMjr\2013\U8440 NVAL



**LAUGHLIN ENGINEERING CO. COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
33301 PHONE (954) 763-7611 \* FAX (954) 763-7615

**RESTRICTIVE NOTES**  
**PARCEL "A", GRIFFIN POINTE**  
**(PLAT BOOK 178, PG.'S 19 & 20, B.C.R.)**

**LEGAL DESCRIPTION:**

*Parcel "A", GRIFFIN POINTE, according to the plat thereof, as recorded in Plat Book 178, Pages 19 and 20, of the public records of Broward County, Florida*

*Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 409,049 square feet or 9.3905 acres more or less.*

**EXISTING NOTE:**

*This plat is restricted to 90,000 square feet of Office and 37,000 square feet of Commercial use. Banks are not permitted within the office use and stand alone banks and/or drive-thru bank facilities are not permitted within the commercial use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Any commercial uses located within the Northern 8.67 acres of the plat (designated "Office Park" on the effective Land Use Plan) are further restricted to either restaurants or personal services which are accessory to the primary office use.*

*This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. This notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of the property within this plat who took title to the property with reference to this plat.*

*Any structure within this plat must comply with Section IV D.1.f, Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.*

**NEW NOTE:**

*This plat is restricted to 140,000 square feet of Office; 5,000 square feet of Commercial use and 5,000 square feet of Bank use with three (3) drive-thru lanes for said Bank. Any commercial uses located within the Northern 8.67 acres of the plat (designated "Office Park" on the effective Land Use Plan) are further restricted to either restaurants or personal services which are accessory to the primary office use.*

*This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. This notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of the property within this plat who took title to the property with reference to this plat.*

*Any structure within this plat must comply with Section IV D.1.f, Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.*

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. U-8440(FPL)

CHECKED BY: LRCjr

C: \JMMjr\2013\U8440 NVAL

PROPOSED  
**AIR-PORT CORPORATE PARK**  
 CITY OF DANIA BEACH  
 BROWARD COUNTY, FLORIDA

**DEVELOPMENT TEAM:**

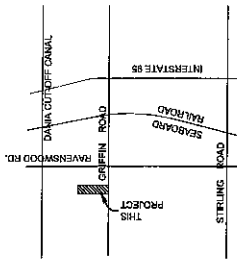
**OWNER/DEVELOPER:**  
 Griffin Pointe Partners, LLP  
 1800 S.E. 10th Avenue, Suite 300  
 Fort Lauderdale, Florida 33316-2807  
 (954) 767-0700

**ARCHITECT:**  
 Perez & Associates, Architects  
 3045 North Federal Highway, Suite 46  
 Fort Lauderdale, Florida 33306  
 (954) 567-2082

**CIVIL ENGINEER/SURVEYOR:**  
 McLaughlin Engineering Company  
 400 N.E. 3rd Avenue  
 Fort Lauderdale, Florida 33301-3234  
 (954) 763-7671

**ATTORNEY:**  
 Coker & Felgar  
 1404 South Andrews Avenue  
 Fort Lauderdale, Florida 33316-1840  
 (954) 761-3836

**LANDSCAPE ARCHITECT:**  
 Landscape Architect Consultants, Inc.  
 5215 West Broward Boulevard  
 Pompano, Florida 33072-2656  
 (954) 381-1710



**LOCATION PLAN**  
 NTS

**INDEX OF DRAWINGS**

TL	TITLE SHEET
SP	SITE PLAN
A-1	BUILDING #1 FLOOR PLANS
A-2	BUILDING #1 BUILDING ELEVATIONS
A-3	BUILDING #2 FLOOR PLANS
A-4	BUILDING #2 BUILDING ELEVATIONS
A-5	BUILDING #3 FLOOR PLANS
A-6	BUILDING #3 BUILDING ELEVATIONS
SM-1	SITE MASSING PLAN
REN	BUILDING IMAGES
MCCP	MASTER CONCEPTUAL CIVIL PLAN
DS	DETAIL SHEET
TS-1	OVERALL TREE INVENTORY PLAN
TS-2	OVERALL TREE INVENTORY LIST
TS-3	TREE REMOVAL PLAN
TS-4	TREE RELOCATION PLAN
TS-5	FINAL TREE DISPOSITION PLAN
TS-6	FINAL TREE DISPOSITION PLAN
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LP-2	LANDSCAPE PLAN
LP-3	LANDSCAPE DETAILS & SPECIFICATIONS
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION PLAN
IR-3	IRRIGATION NOTES & DETAILS
PH-1	PHOTOMETRIC PLAN
SURV	RECORD LAND SURVEY

McLAUGHLIN ENGINEERING COMPANY 400 N.E. 3RD AVENUE, FORT LAUDERDALE, FLORIDA 33301-3234 PHONE: (954) 763-7671 FAX: (954) 763-7670 02 5 18 2018		License No. 19339 Professional Engineer No. 2913 Professional Survey and Mapping No. 432	for <b>GRIFFIN POINTE PARTNERS, LLP</b> TITLE SHEET AIR-PORT CORPORATE PARK CITY OF DANIA BEACH BROWARD COUNTY, FLORIDA PROJECT NO. 2018	DATE: 05/13/18 DRAWING NO.: REVISION: SHEET 1 OF 25
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**BUILDING #1  
FOUR STORY OFFICE BUILDING**

**AIR-PORT CORPORATE PARK**

HOLIDAY GROUP REALTY DEVELOPMENT  
FLORIDA

DANIA BEACH

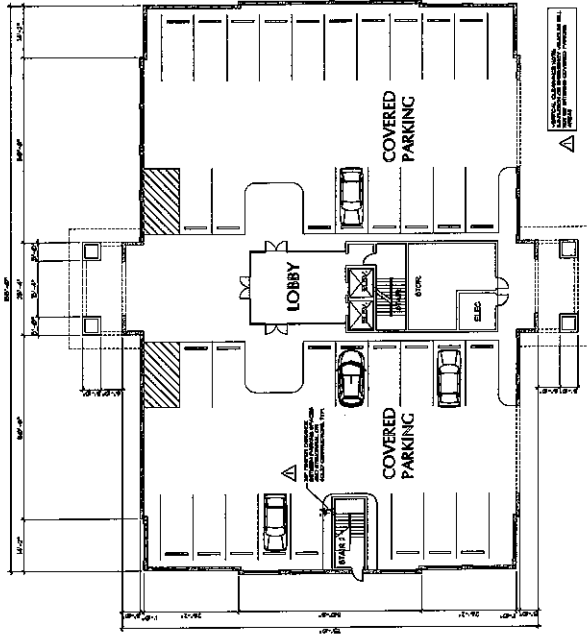
**PHILIPPE  
ASSOCIATES**  
ARCHITECTURAL PLANNING

2045 N. FEDERAL HIGHWAY  
SUITE 1000  
FORT LAUDERDALE, FL 33304  
TEL: 954-575-1100  
FAX: 954-575-1101

Pre-Approved  
Professional Seal

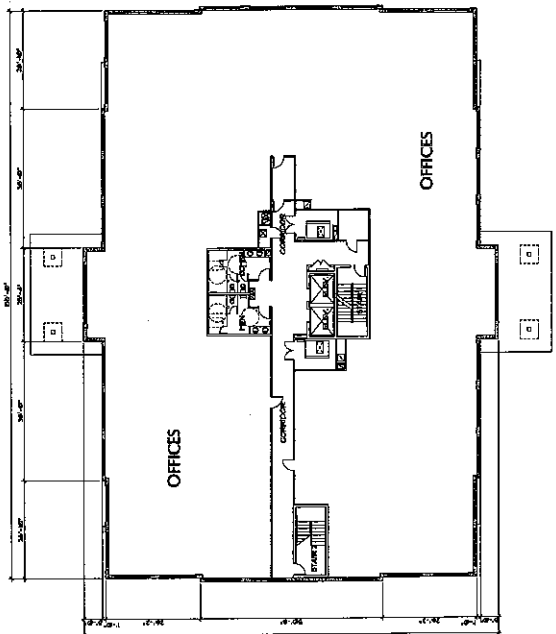
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SCALE	
JOB NO.	2008-09
FILE	AIR-PORT
SHEET NO.	A-1 of 6

REVISIONS	
1	2/10/09
2	
3	
4	
5	
6	
7	
8	
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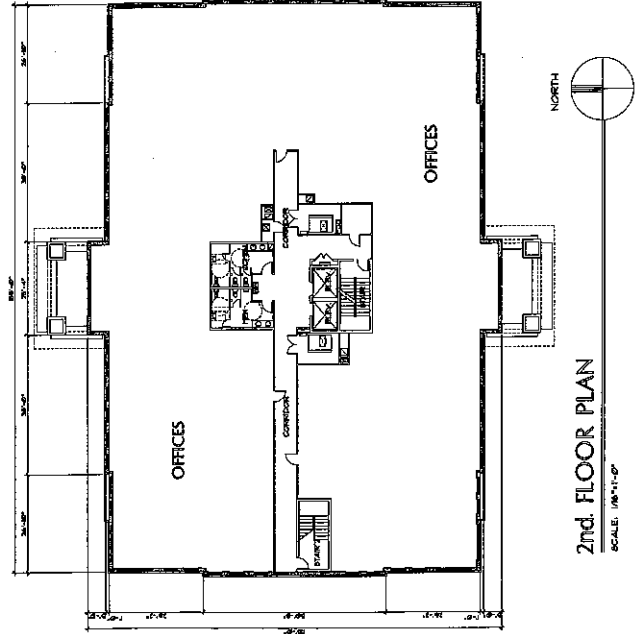


**FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"

AREAS:	
OFFICE FLOOR	13,800 SF
LOBBY	1,200 SF
COVERED PARKING	10,000 SF
TOTAL	25,000 SF



**3rd. and 4th. FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**2nd. FLOOR PLAN**  
SCALE: 1/8"=1'-0"

REVISORS	
DATE	
BY	
DESCRIPTION	

**PERKINS+WILL ASSOCIATES ARCHITECTURE P.L.L.C.**

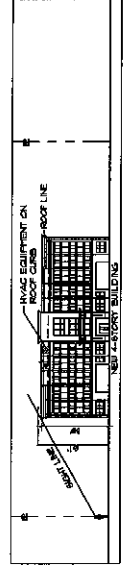
200 N. FEDERAL HIGHWAY  
SUITE 1000  
FORT LAUDERDALE, FL 33304  
TEL: 754.370.1000  
FAX: 754.370.1002

PERKINS+WILL ASSOCIATES ARCHITECTURE P.L.L.C.

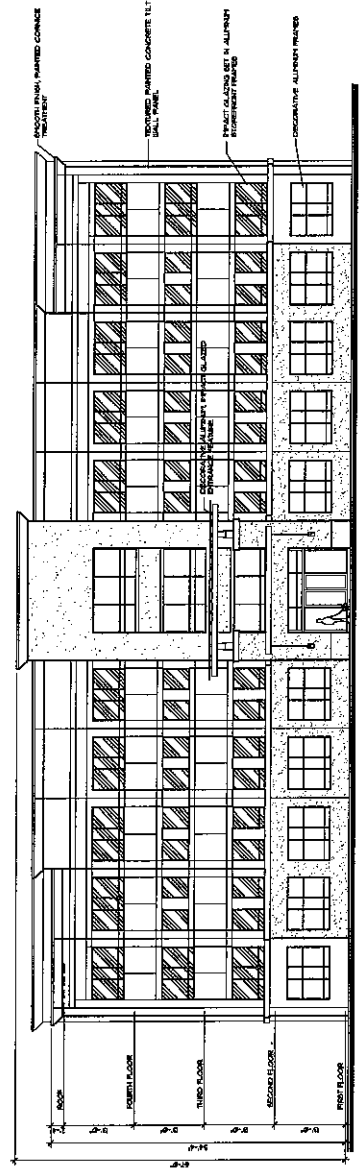
**AIR-PORT CORPORATE PARK**  
HOLIDAY GROUP REALTY DEVELOPMENT  
DANIA BEACH, FLORIDA

DATE	08/08/08
SCALE	1/8" = 1'-0"
JOB NO.	0801-001
FILE	AIR-PORT
SHEET NO.	A-2 OF 6

**BUILDING #1**  
FOUR STORY OFFICE BUILDING

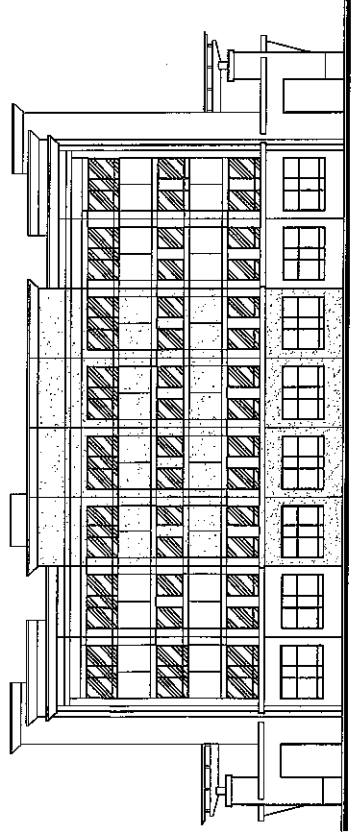


**EQUIPMENT SCREENING ELEVATION**



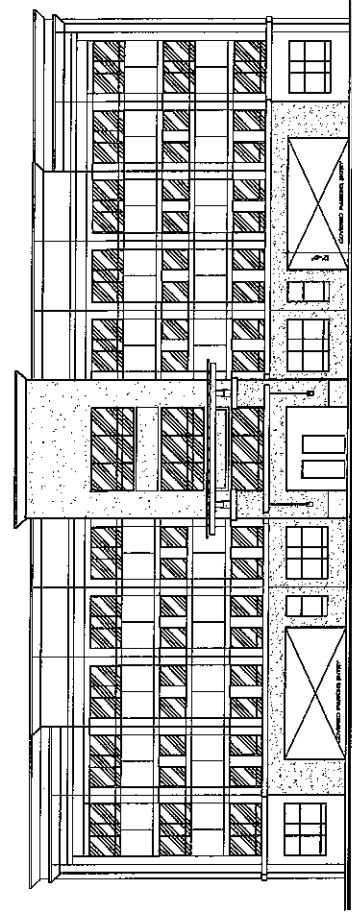
**NORTH / ENTRY ELEVATION**

SCALE: 3/32"=1'-0"



**TYPICAL EAST / WEST ELEVATION**

SCALE: 3/32"=1'-0"



**SOUTH ELEVATION**

SCALE: 3/32"=1'-0"

GENERAL CLARIFICATIONS:  
UNLESS NOTED OTHERWISE, MATERIALS SHALL NOT BE  
EXCEEDING CONTRACT TOLERANCES.

REVISIONS

**DIPRICK ASSOCIATES**  
ARCHITECTURE & PLANNING

3045 N. FEDERAL HIGHWAY  
SUITE 100, BOCA RATON, FL 33433  
TELEPHONE 561-363-3300  
FAX 561-363-3301

DR. DAN RICHARDS  
PROJECT ARCHITECT

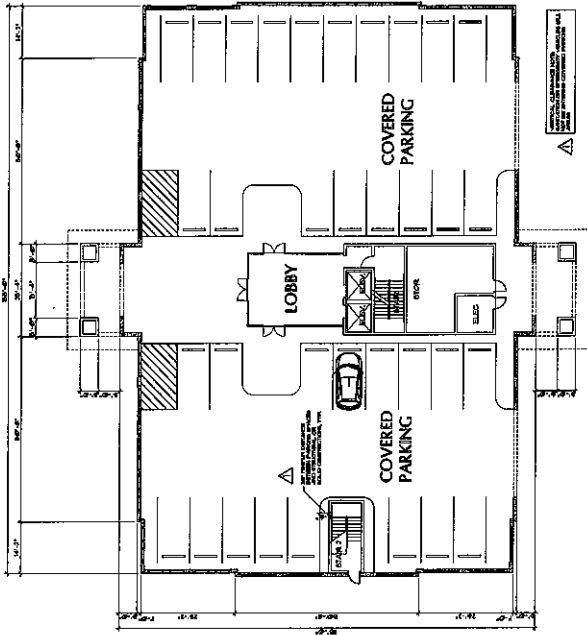
FLORIDA

DANA REICH

**AIR-PORT CORPORATE PARK**  
**HALLIDAY GROUP REALTY DEVELOPMENT**

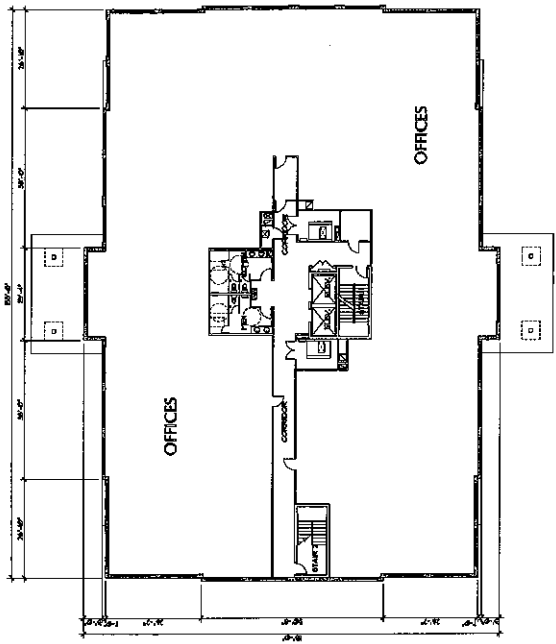
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SCALE: 1/8"=1'-0"
JOB NO.: 2003-029
FILE: AIR-PORT
SHEET NO.: A-3 of 6

**BUILDING #2**  
**FIVE STORY OFFICE BUILDING**



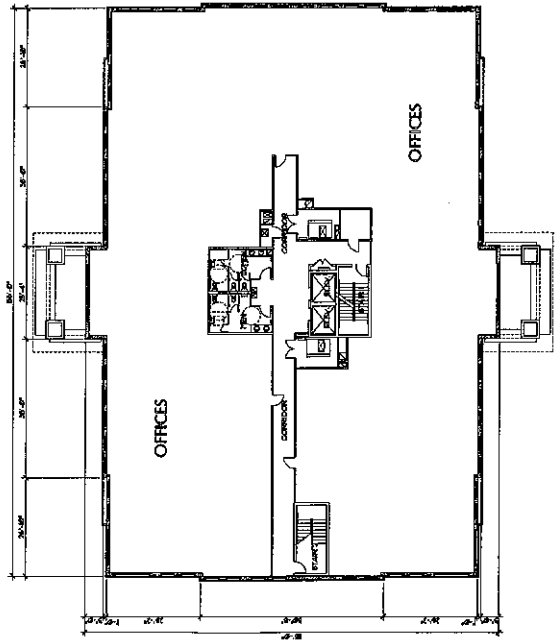
**FIRST FLOOR PLAN**

AREAS:	
COVERED PARKING	10,800 SF
LOBBY	1,200 SF
OFFICES	10,800 SF
STAIRS	1,200 SF
ELEVATOR	1,200 SF
MECHANICAL	1,200 SF
RESTROOMS	1,200 SF
TOTAL	28,400 SF



**3rd, 4th and 5th FLOOR PLAN**

SCALE: 1/8"=1'-0"



**2nd FLOOR PLAN**

SCALE: 1/8"=1'-0"



REVISIONS
DATE
BY
DESCRIPTION

**PERREZ ASSOCIATES**  
ARCHITECTURE & PLANNING

100 N. FEDERAL HIGHWAY  
SUITE 1000  
FORT LAUDERDALE, FL 33304  
TEL: 954-575-1100  
FAX: 954-575-1101

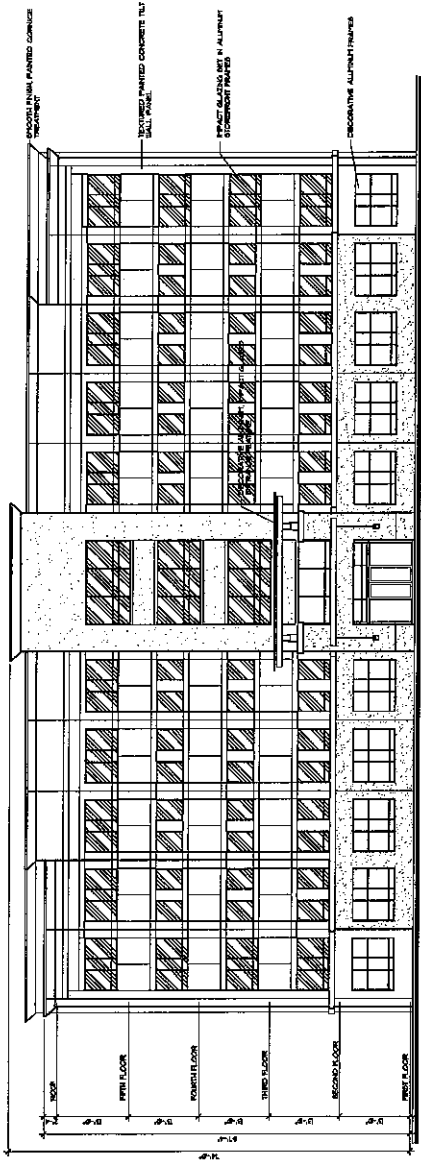
PROJECT NO. 02-0001  
DATE: 02/10/08

**AIR-PORT CORPORATE PARK**  
HOLIDAY GROUP REALTY DEVELOPMENT

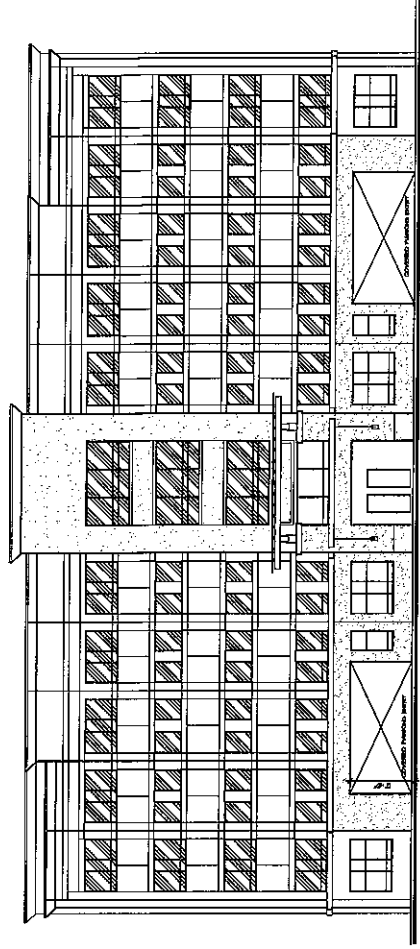
DAWA BEACH, FLORIDA

DATE	02/10/08
SCALE	AS SHOWN
JOB NO.	02-0001
FILE	AIR-PORT
SHEET NO.	A-4 OF 6

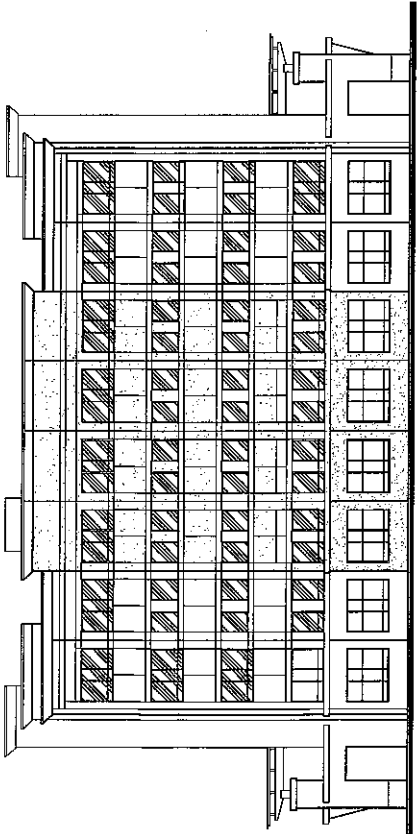
**BUILDING #2**  
FIVE STORY OFFICE BUILDING



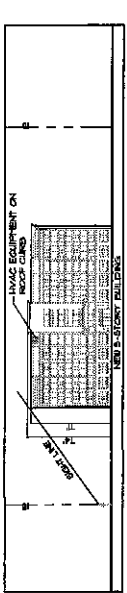
**SOUTH / ENTRY ELEVATION**  
SCALE: 3/32\"/>



**NORTH ELEVATION**  
SCALE: 3/32\"/>



**TYPICAL EAST / WEST ELEVATION**  
SCALE: 3/32\"/>



**EQUIPMENT SCREENING ELEVATION**  
SCALE: 3/32\"/>

ALL ROOF HVAC EQUIPMENT SHALL BE SCREENED BY SCREENING PANELS.

NOTES: 1. ALL WINDOW AND DOOR SCHEDULES OR FINISHES SHALL NOT BE CHANGED WITHOUT THE ARCHITECT'S APPROVAL.





BUILDING #3  
RETAIL / OFFICE BUILDING

DATE	REVISED
SCALE	
JOB NO.	303-09
FILE	AIR-PORT
SHEET NO.	A5-11-6

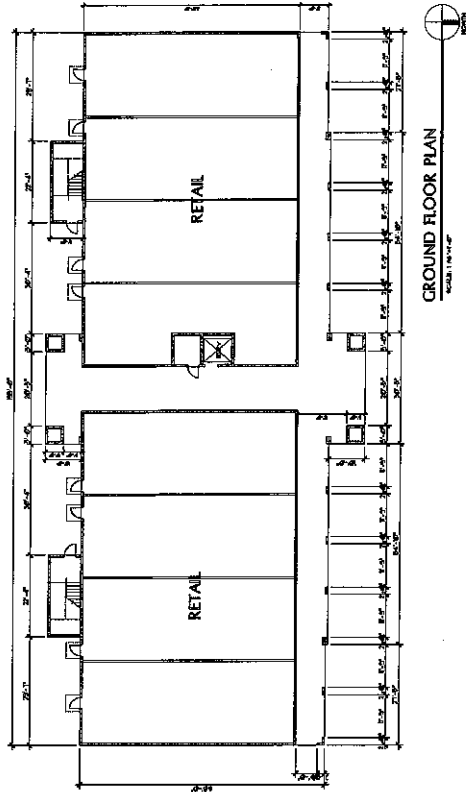
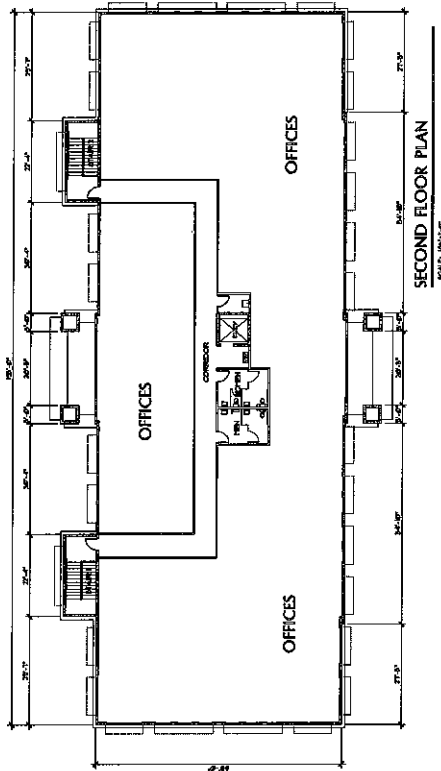
AIR-PORT CORPORATE PARK  
HOLIDAY GROUP REALTY DEVELOPMENT  
DAVIA BEACH, FLORIDA

FOR THE ARCHITECT  
PROJECT

DATE: 11/19/03  
DRAWN BY: J. HENRY  
CHECKED BY: J. HENRY  
DATE: 11/19/03

**PERKINS+WILL**  
ASSOCIATES  
ARCHITECTS OF PLANNING

REVISIONS



AREAS	AREA #	AREA #
RETAIL FLOOR	1000	1000
TOTAL		1000

REVISIONS
DATE
BY
CHKD
APP'D

**PRZYBYL**  
ASSOCIATES  
ARCHITECTS OF FLORIDA

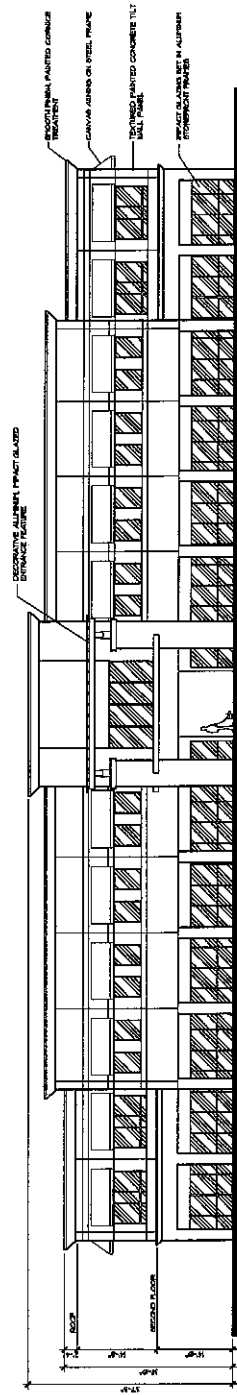
2635 N. FEDERAL HIGHWAY  
SUITE 400  
FORT LAUDERDALE, FL 33309  
TEL: 954-575-3333  
FAX: 954-575-3334

PL. IN ACCORDANCE  
WITH LOCAL ORDINANCES

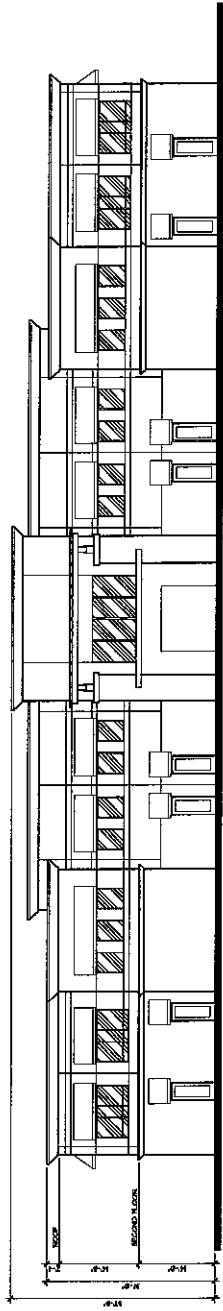
FLORIDA  
DAVA BEACH  
**AIR-PORT CORPORATE PARK**  
HOLIDAY GROUP REALTY DEVELOPMENT

DATE	06/03/03
SCALE	
JOB NO.	0303-09
FILE	AIR-PORT
SHEET NO.	A-6 of 6

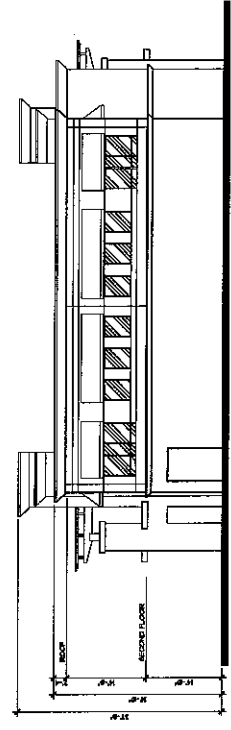
**BUILDING #3  
RETAIL / OFFICE BUILDING**



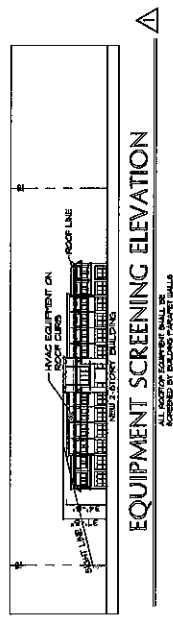
**SOUTH ELEVATION**  
SCALE: 3/32"=1'-0"



**NORTH ELEVATION**  
SCALE: 3/32"=1'-0"



**EAST / WEST ELEVATIONS**  
SCALE: 3/32"=1'-0"



**EQUIPMENT SCREENING ELEVATION**

REVISIONS

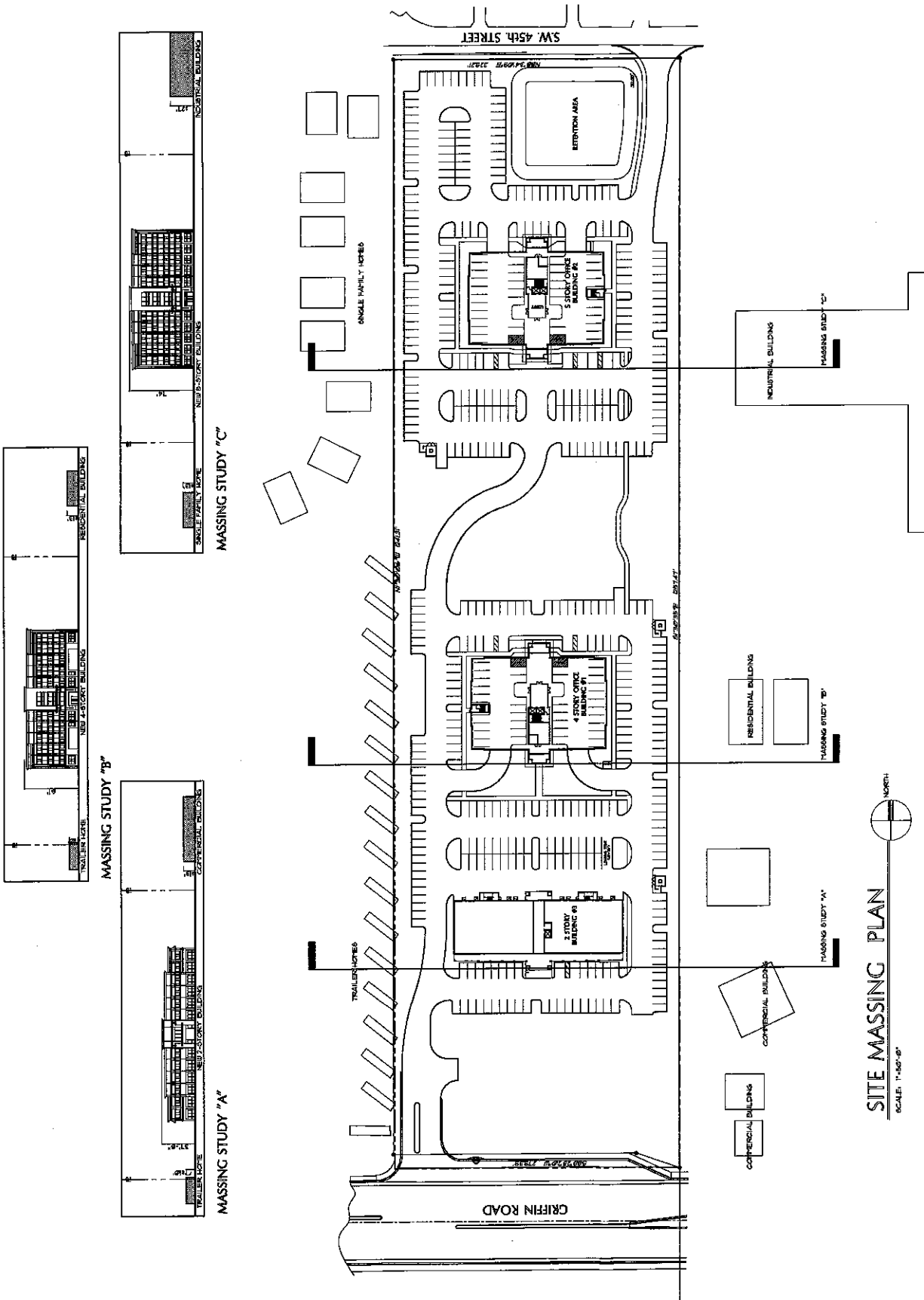
**TRINITY ASSOCIATES**  
ARCHITECTURAL PLANNING

1000 N. FEDERAL HIGHWAY  
SUITE 400 FORT LAUDERDALE, FL 33304  
TELEPHONE 352-451-3300  
FAX 352-451-3305  
WWW.TRINITYASSOCIATES.COM

PH. B. HARRINGTON  
REGISTERED ARCHITECT  
FLORIDA

DANIA BEACH, FLORIDA  
**AIR-PORT CORPORATE PARK**  
HOLIDAY GROUP REALTY DEVELOPMENT

DATE	06/20/03
SCALE	1" = 300'-0"
JOB NO.	HC 303-03
FILE NO.	AIR-PORT
SHEET NO.	SM 1 of 1



**SITE MASSING PLAN**  
SCALE: 1" = 300'-0"

REVISIONS

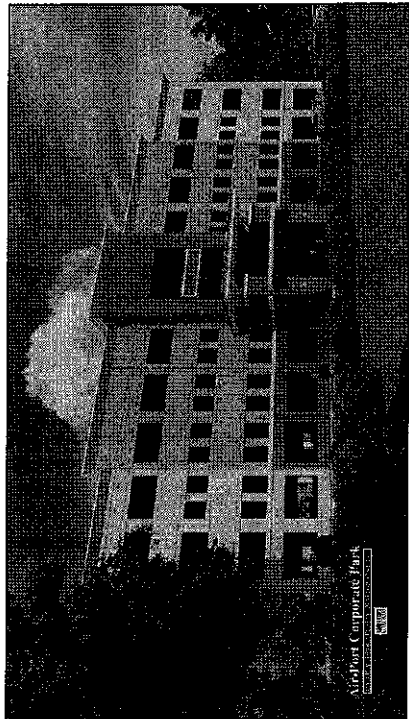
**PERKINS+WILL ASSOCIATES ARCHITECTURAL PLANNING**

200 N. KESWICK AVENUE  
SUITE 100  
CHICAGO, IL 60610  
TEL: 312.345.1234  
FAX: 312.345.5678

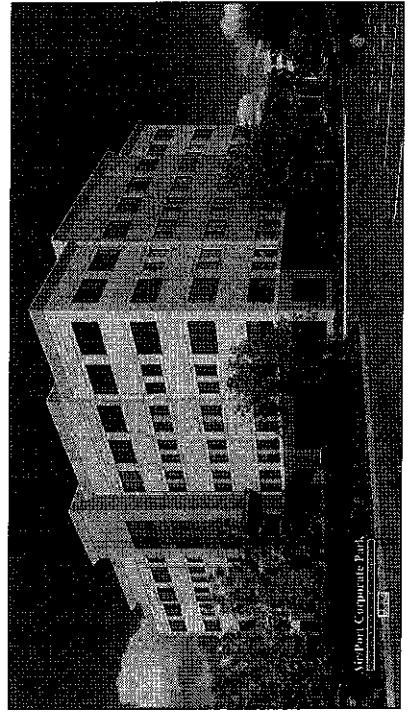
**AIR-PORT CORPORATE PARK**  
HOLIDAY GROUP REALTY DEVELOPMENT  
DAVIA BEACH, FLORIDA

DATE	4/10/09
SCALE	
JOB NO.	300-09
FILE	AIR-PORT
SHEET NO.	REN 01

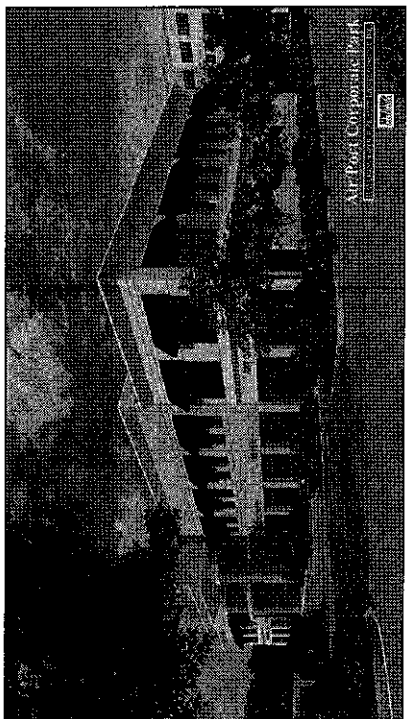
**BUILDING IMAGES**



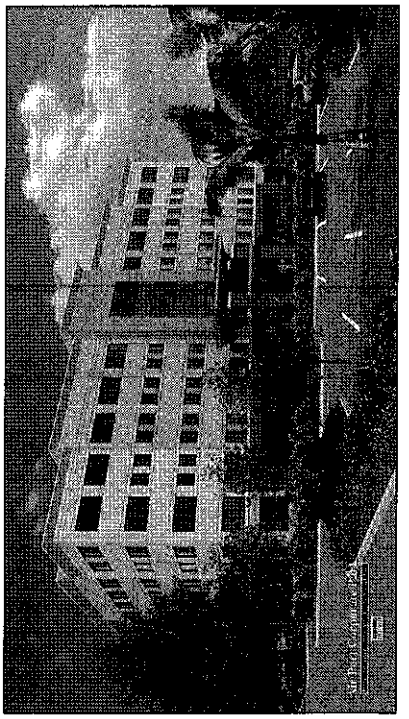
**BUILDING #1 - 4 STORY OFFICE BUILDING**



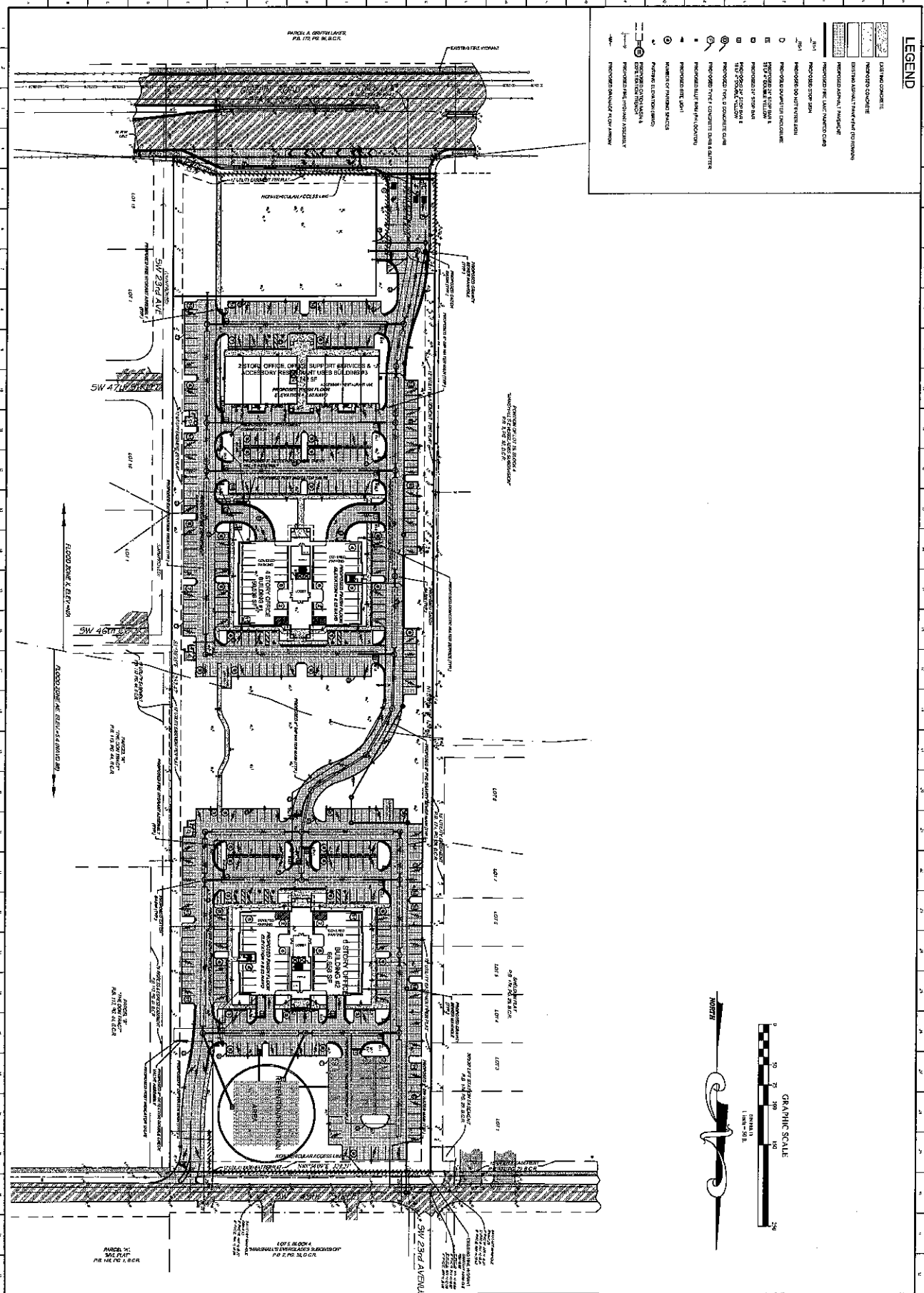
**BUILDING #2 - 5 STORY OFFICE BUILDING**



**BUILDING #3 2-STORY RETAIL / OFFICE BUILDING**



**BUILDING #2 - 5 STORY OFFICE BUILDING**



**MCCP**  
 SHEET 11 OF 25

**AIR-PORT CORPORATE PARK**  
 CITY OF DANIA BEACH  
 BROWARD COUNTY, FLORIDA  
**MASTER CONCEPTUAL CIVIL PLAN**

for  
**GRIFFIN POINTE PARTNERS LLLP**

Leo Corporation, Inc.  
 Professional Engineer No. 14762  
 Professional Surveyor and Mapper No. 4344  
 State of Florida

**McLAUGHLIN ENGINEERING COMPANY**  
 400 N.E. 3rd AVENUE, FORT LAUDERDALE, FLORIDA 33301-3254  
 PHONE: (954) 782-7611  
 FAX: (954) 782-7615  
 C.O. & L.D. #2085

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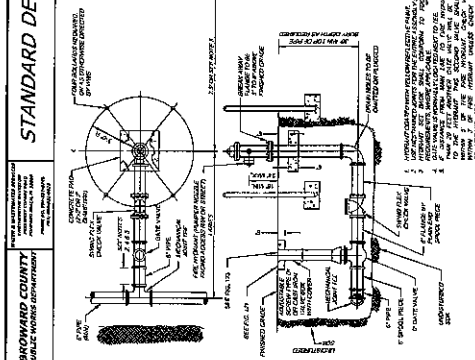
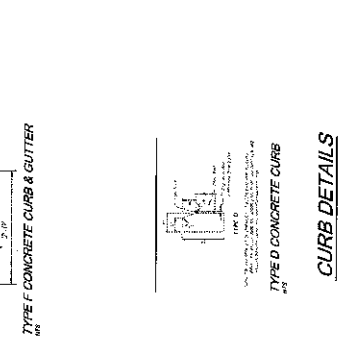
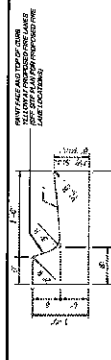
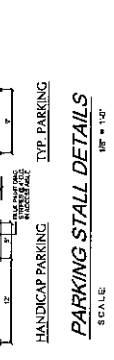
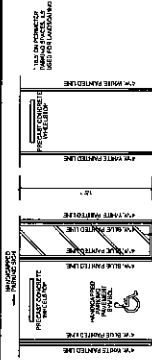
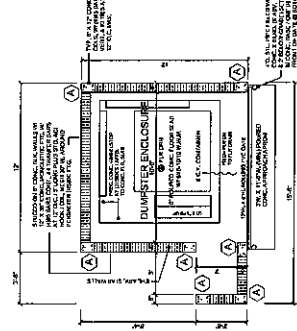
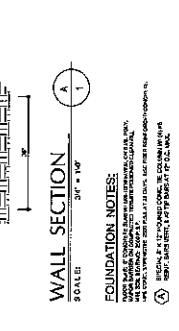
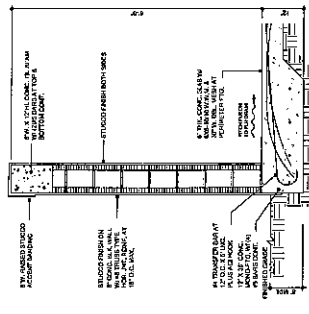
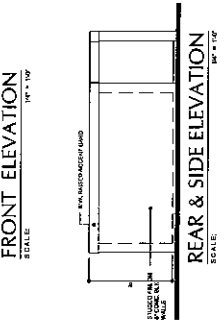
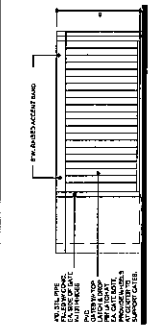


FIGURE 231  
REVISIONS:  
FORMER  
SUBMITTED  
2/27/2011

FIGURE 194  
REVISIONS:  
SUBMITTED  
2/27/2011

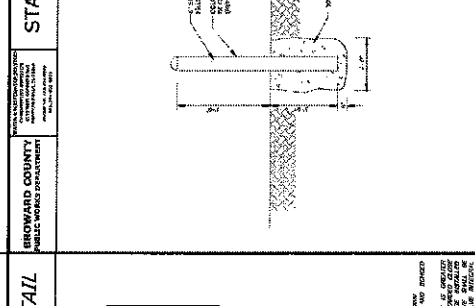
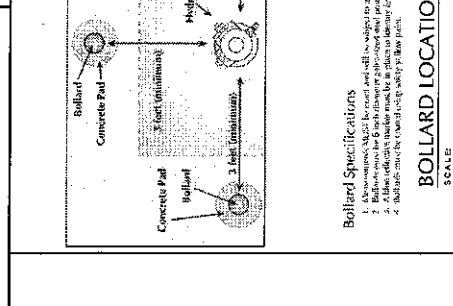
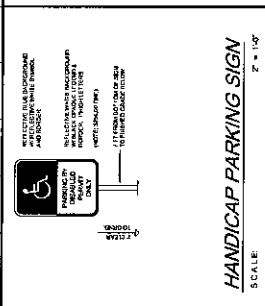
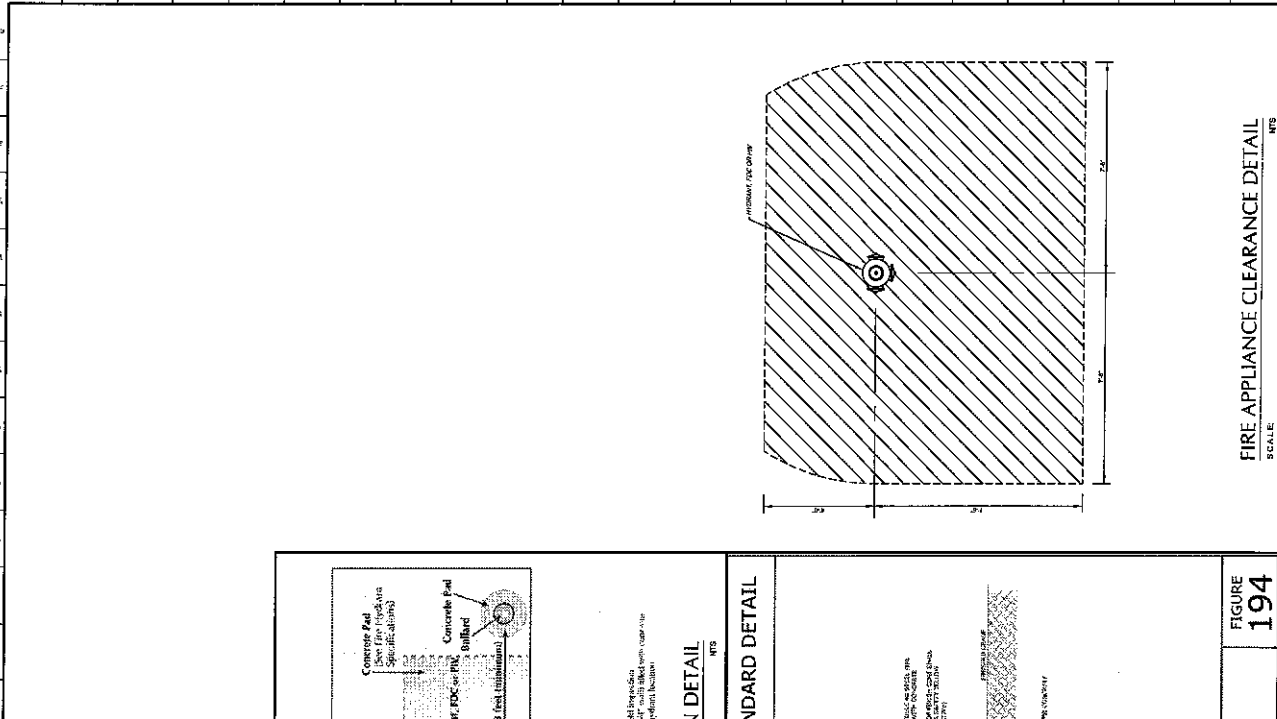
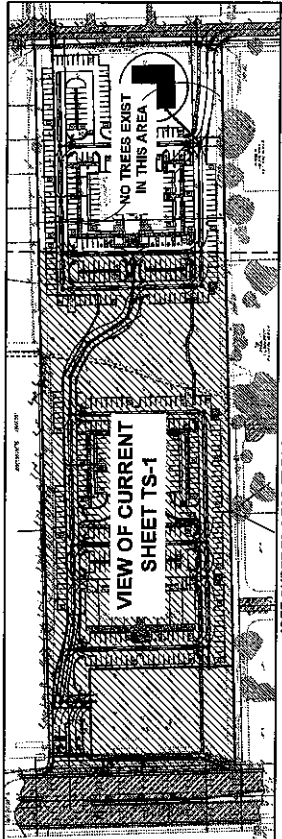


FIGURE 194  
REVISIONS:  
SUBMITTED  
2/27/2011

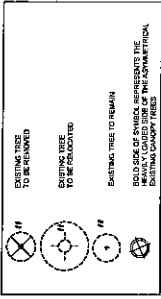


**KEY PLAN:** **VIEW OF CURRENT SHEET TS-1**



ALL EXISTING TREES ARE SHOWN ON THIS SHEET. THEY ARE IDENTIFIED AS REMOVE, REMAIN, OR RELOCATE BY THE TREE SYMBOLS SHOWN IN THE GRAPHIC KEY. SEE SHEET TS-2 FOR EXISTING TREE LIST.

**GRAPHIC KEY:**



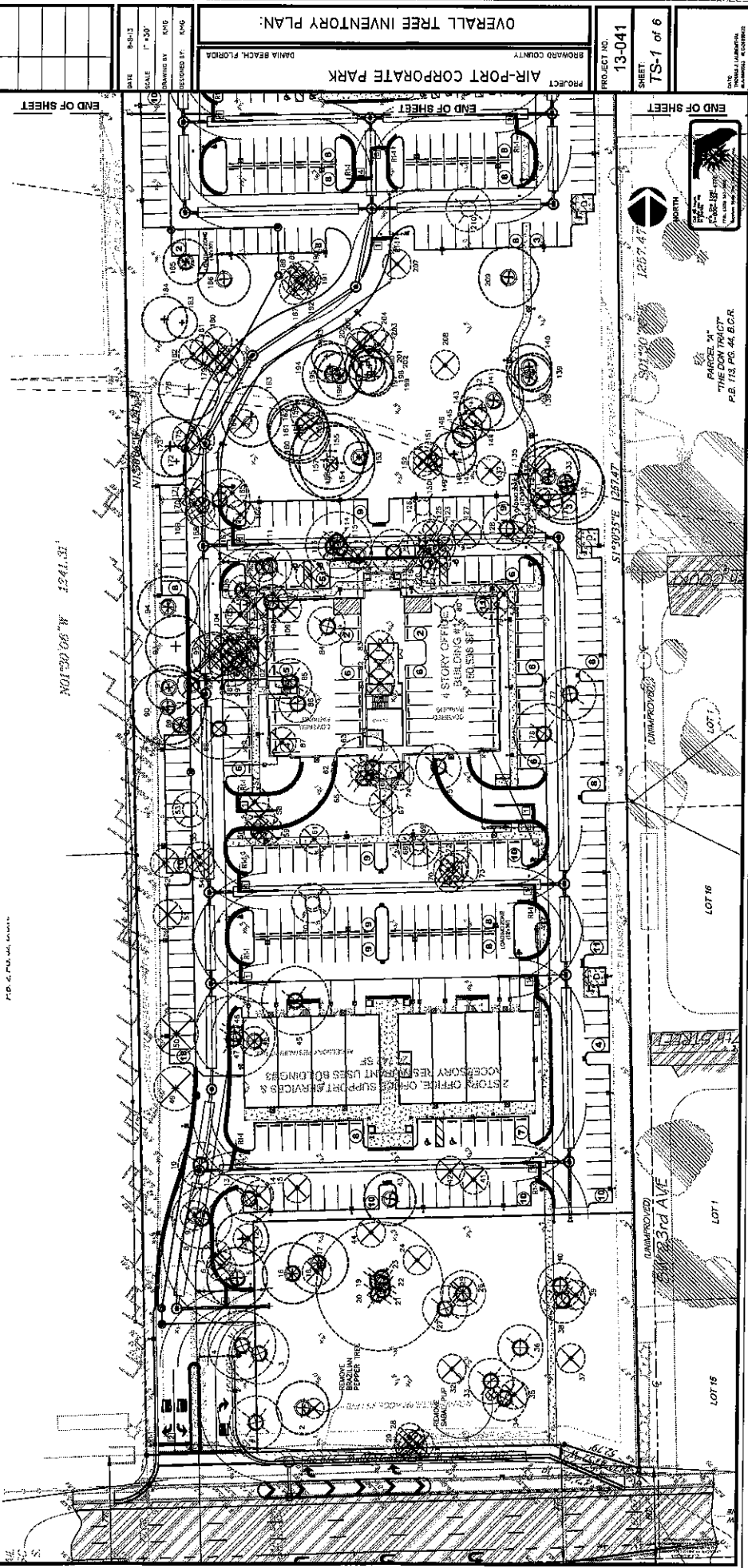
\*SEE SHEET TS-2 FOR TREE INVENTORY LIST

P.F.S. & P.M.S. DRAWING

N01°39'06"W 1241.31'

END OF SHEET

END OF SHEET



DATE:	9-8-13
SCALE:	1"=30'
DRAWN BY:	RMD
CHECKED BY:	RMD

PROJECT: AIR-PORT CORPORATE PARK  
 BOARD COUNTY: PALM BEACH COUNTY, FLORIDA  
 OVERALL TREE INVENTORY PLAN

PROJECT NO.: 13-041  
 SHEET: TS-1 of 6

LANDSCAPE ARCHITECT CONSULTANTS  
 12111 NE 17th Ave, Suite 201  
 Fort Lauderdale, FL 33325  
 TEL: 954-573-4222  
 WWW.LANDSCAPESCI.COM

DATE:	REVISIONS:

REVISIONS:  
 REV. FOR CIRC. COMMENTS



PARCEL #4  
 "THE DON TRACT"  
 P.E. TS, PG 46, E.C.R.

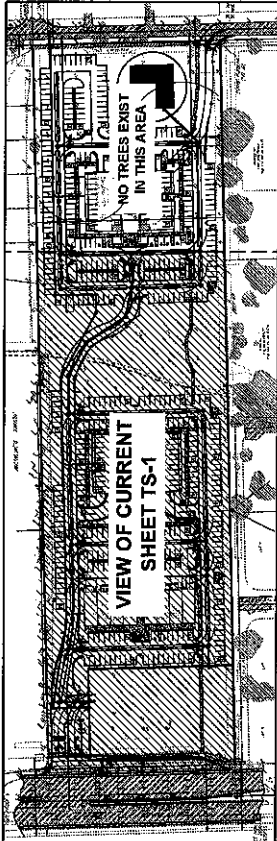
DATE: 9/8/13  
 DRAWN BY: RMD  
 CHECKED BY: RMD

END OF SHEET





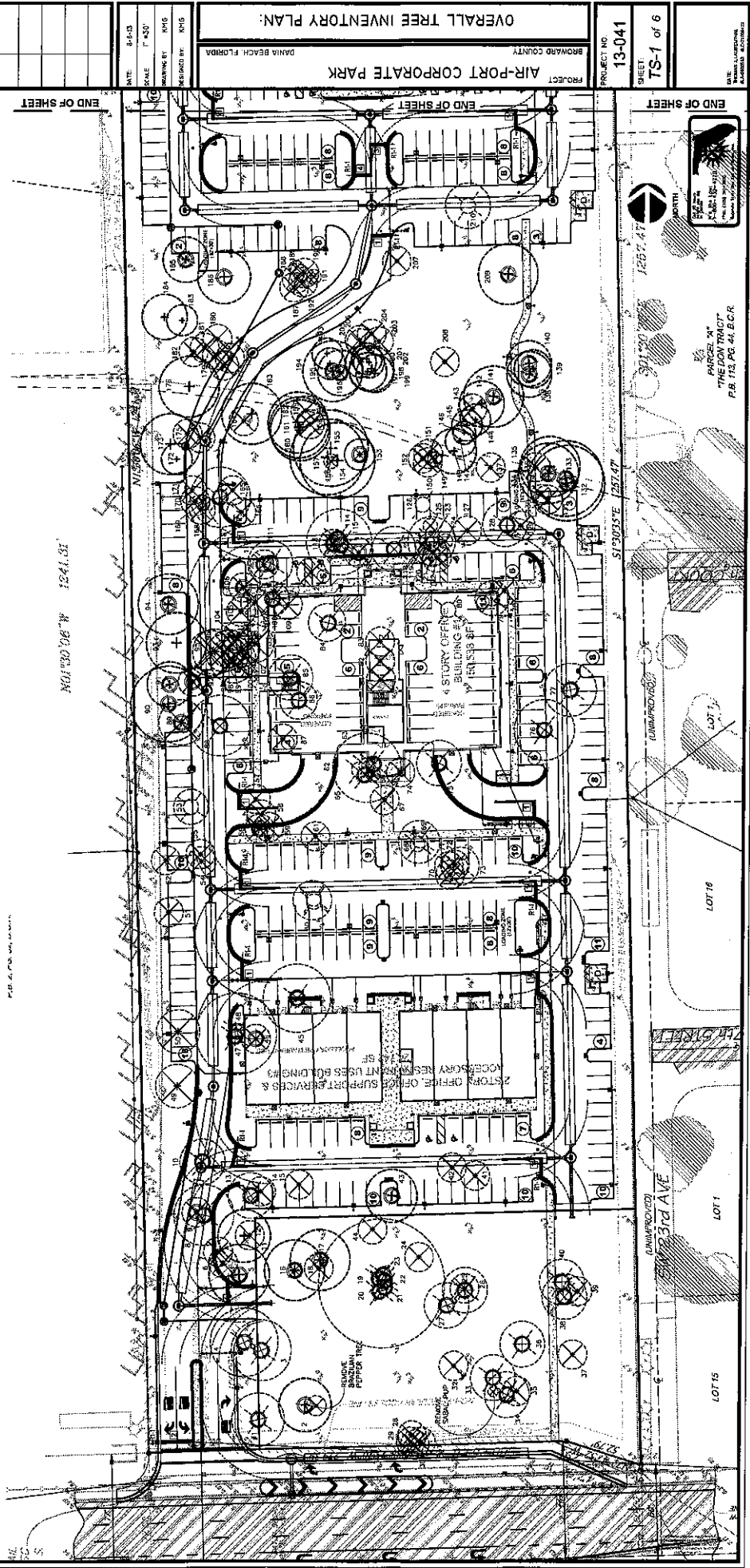
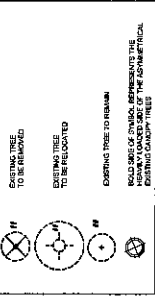
KEY PLAN:



\*SEE SHEET TS-2 FOR TREE INVENTORY LIST

ALL EXISTING TREES ARE SHOWN ON THIS SHEET. THEY ARE IDENTIFIED AS REMOVE, REMAIN, OR RELOCATE BY THE TREE SYMBOLS SHOWN IN THE GRAPHIC KEY. SEE SHEET TS-2 FOR EXISTING TREE LIST.

GRAPHIC KEY:



DATE	REVISIONS
05-13	REV. FOR P.C. COMMENTS
08-13	REV. FOR P.C. COMMENTS

DATE:	05-13
DRAWN BY:	J. HARRIS
REVISIONS BY:	

**LANDSCAPE ARCHITECT CONSULTANTS**  
 2511 W. Emerald Boulevard  
 Fort Lauderdale, FL 33309  
 Telephone: (305) 557-1111  
 Fax: (305) 557-1112  
 www.landscapearchitects.com

DATE	REVISIONS	REV. PER. DSK	COMMENTS
01-14-13			

DATE: 01-14-13  
 SCALE: 1" = 40'-0"  
 DRAWING BY: KMG  
 CHECKED BY: KMG

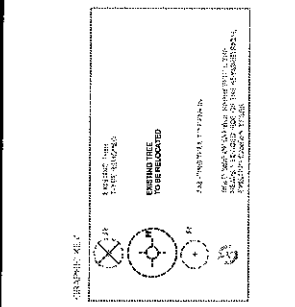
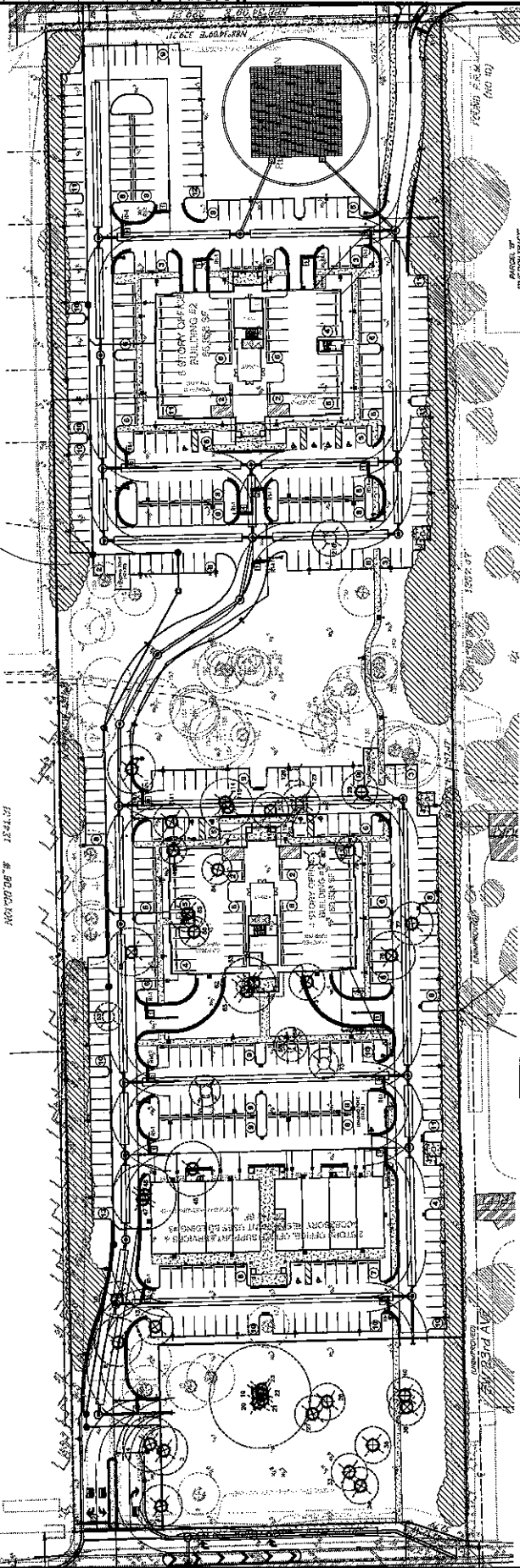
PROJECT: AIR-PORT CORPORATE PARK  
 BROWARD COUNTY  
 DANIA BEACH, FLORIDA  
 TREE RELOCATION PLAN:

PROJECT NO: 13-041  
 SHEET: TS-4 of 6  
 DATE: 01-14-13  
 DRAWN BY: KMG  
 CHECKED BY: KMG

**THIS SHEET SHOWS ALL EXISTING TREES TO BE RELOCATED ARE SHOWN IN BOLD ON THIS SHEET FOR CLARITY PURPOSES. ALL OTHER TREES ARE SHOWN IN GRAYSCALE.**

**\*SEE SHEET LP-1 & LP-2 FOR MITIGATION TREES PROVIDED AND FOR PROPOSED HOMES FOR TREES TO BE RELOCATED.**

**THIS HATCH REPRESENTS AREAS WHERE THE LARGE CANOPY TREES CAN BE RELOCATED.**

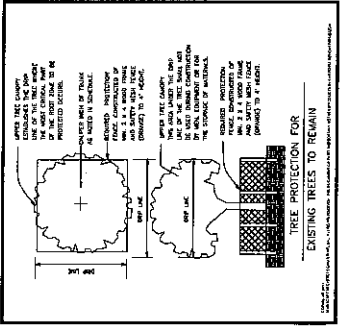
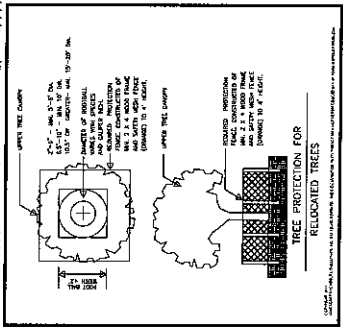


SEE SHEET TS-2 FOR TREE INVENTORY LIST

**TREE RELOCATION NOTES:**

IDENTIFY ALL TREES TO BE RELOCATED WITH THE SCHEDULE ATTACHED AT SHEET TS-3 (SEE) ABOVE THE BOUNDARY. THE SCHEDULE IS ATTACHED AT THE END OF THIS SHEET.

ALL TREES TO BE RELOCATED SHALL BE IDENTIFIED BY A NUMBER AND A TREE TAG SHALL BE PLACED AT THE BASE OF THE TREE. THE TREE TAG SHALL BE 12" X 12" X 1/2" THICK AND SHALL BE MADE OF UNPAINTED ALUMINUM. THE TREE TAG SHALL BE PLACED AT THE BASE OF THE TREE AND SHALL BE MADE OF UNPAINTED ALUMINUM. THE TREE TAG SHALL BE 12" X 12" X 1/2" THICK AND SHALL BE MADE OF UNPAINTED ALUMINUM. THE TREE TAG SHALL BE PLACED AT THE BASE OF THE TREE AND SHALL BE MADE OF UNPAINTED ALUMINUM.



DATE: 01-14-13  
 DRAWN BY: KMG  
 CHECKED BY: KMG

LANDSCAPE ARCHITECT CONSULTANTS  
 251 W. Second Street  
 Palm Beach, Florida 33480  
 PHONE (561) 832-1100  
 FAX (561) 832-1101  
 TRANSPORTATION DIVISION  
 LANDSCAPE ARCHITECTS

DATE	REVISIONS
10-13	REV. PER DDC COMMENTS

PROJECT: AIR-PORT CORPORATE PARK  
 BROWARD COUNTY  
 DAININ BEACH, FLORIDA  
 SHEET: TS-5 of 6  
 PROJECT NO: 13-041

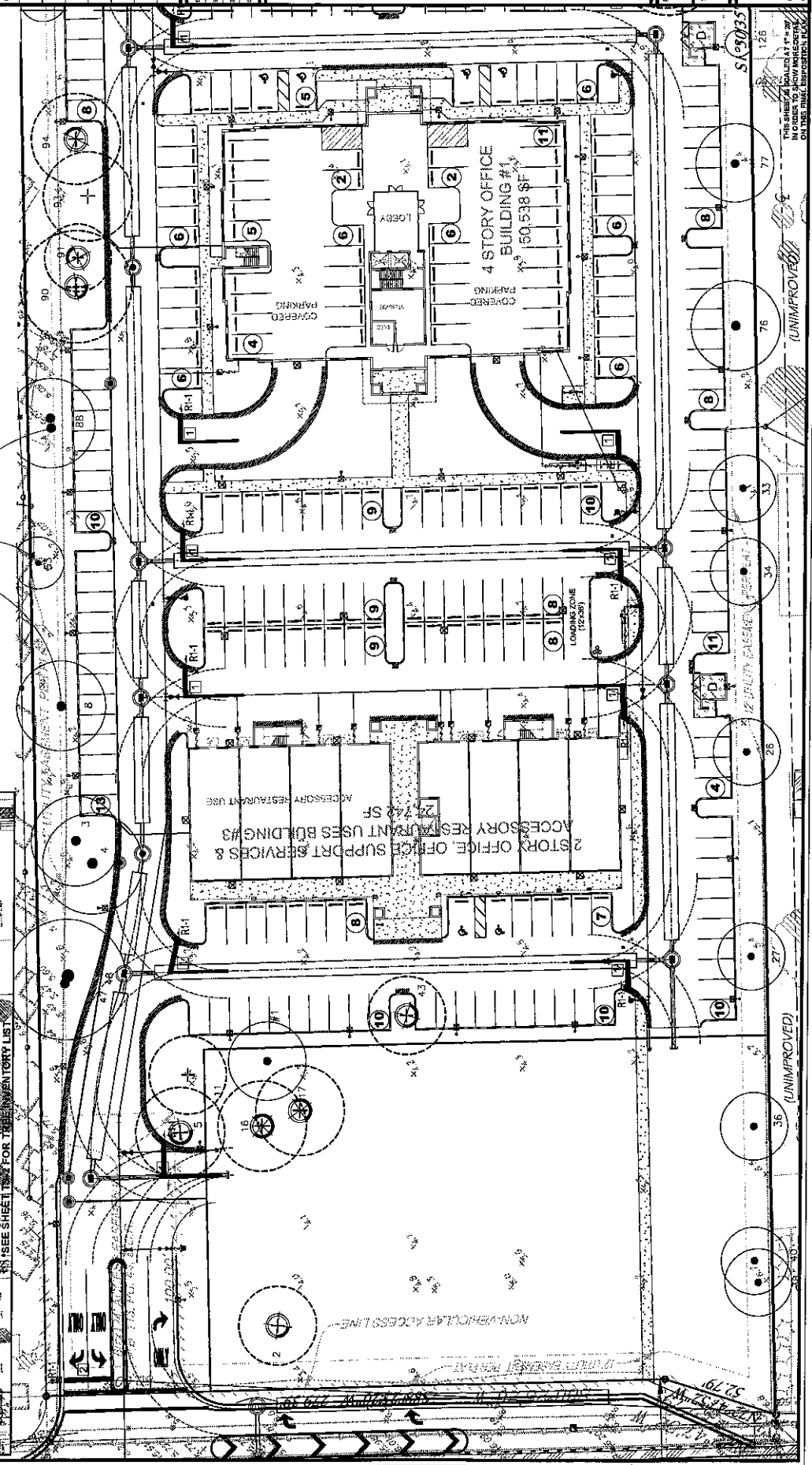
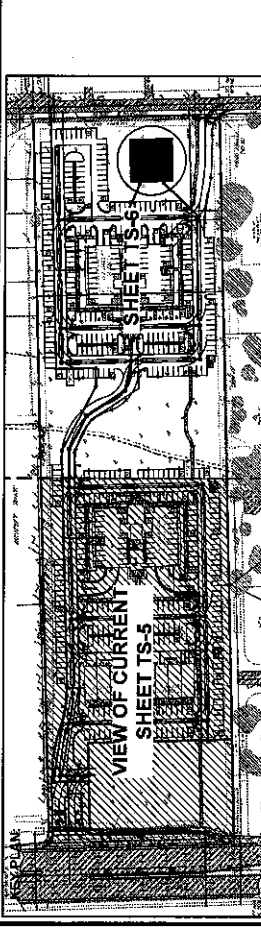
NORTH

GRAPHIC KEY

EXISTING TREE TO REMAIN (Symbol with # in circle)

NEW LOCATION OF EXISTING TREE TO BE RELOCATED (Symbol with # in circle)

THIS SYMBOL REPRESENTS PROPOSED LOCATION OF RELOCATED TREES.



PROJECT: AIR-PORT CORPORATE PARK  
 BROWARD COUNTY  
 DAININ BEACH, FLORIDA  
 SHEET: TS-5 of 6  
 PROJECT NO: 13-041

UNIMPROVED

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LANDSCAPE ARCHITECTS CONSULTANTS  
 2515 W. Broward Boulevard  
 Fort Lauderdale, Florida 33311  
 Phone: (954) 573-1100  
 Fax: (954) 573-1101  
 THOMAS J. LINDSEY, P.E.  
 THOMAS J. LINDSEY & ASSOCIATES, INC.

DATE	REVISIONS	REV. NO.	REV. BY	COMMENTS
8-8-13 <td></td> <td></td> <td></td> <td></td>				
11-28-13 <td></td> <td></td> <td></td> <td></td>				

PROJECT: AIR-PORT CORPORATE PARK  
 BROWARD COUNTY  
 DAINIA BEACH, FLORIDA  
 FINAL TREE DISPOSITION PLAN

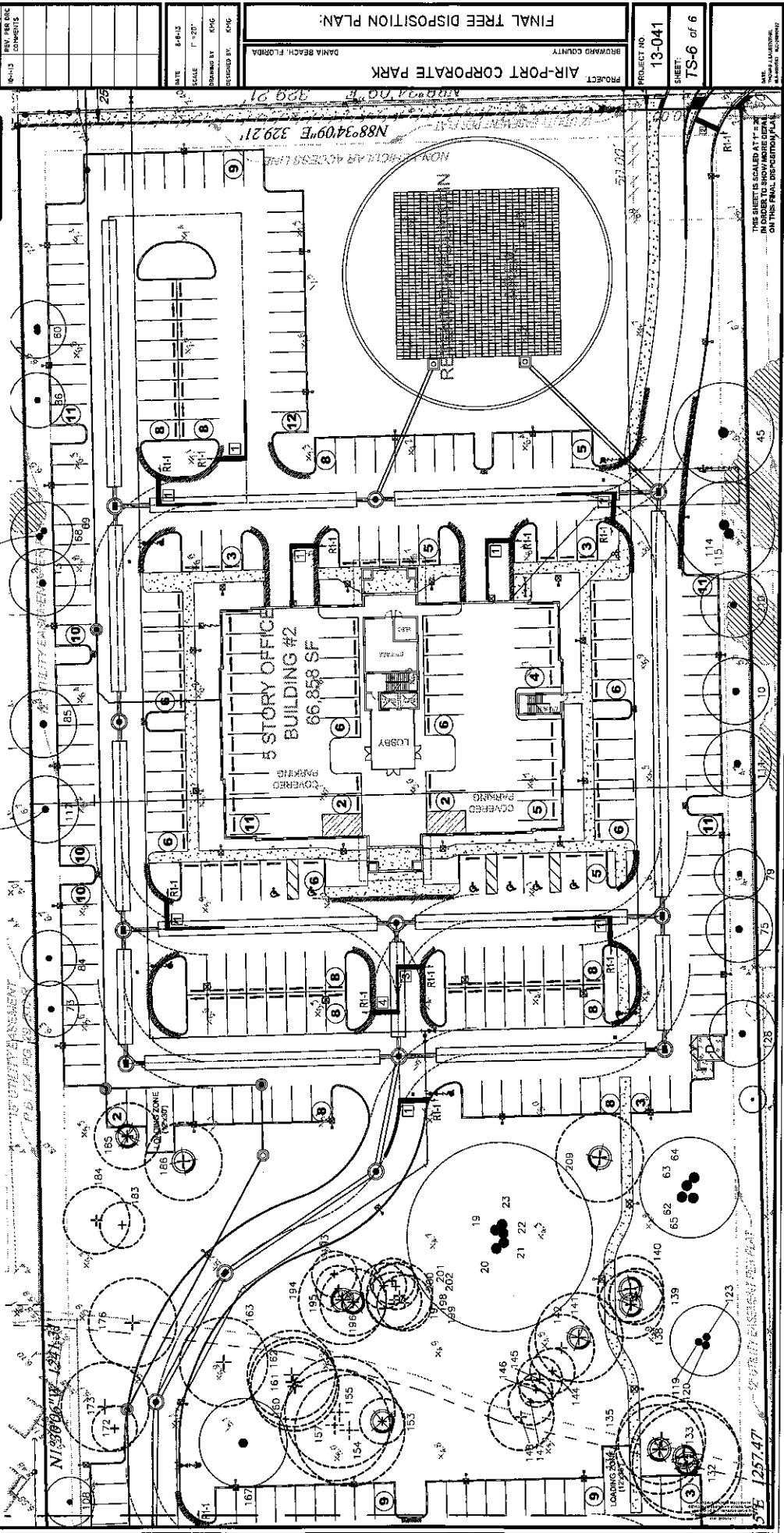
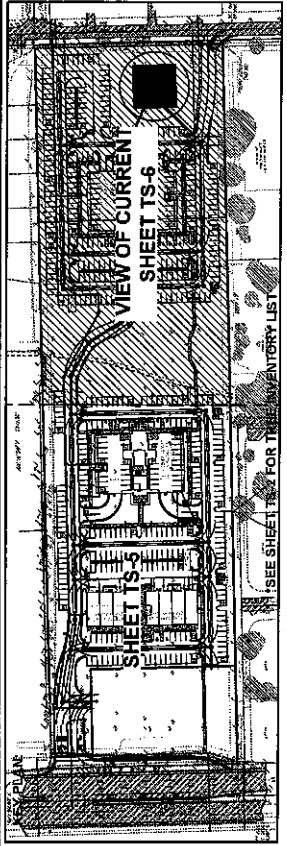
PROJECT NO: 13-041  
 SHEET: TS-6 of 6



GRAPHIC KEY

EXISTING TREE TO REMAIN  
 NEW LOCATION OF EXISTING TREE TO BE RELOCATED

THIS SYMBOL REPRESENTS PROPOSED LOCATION OF RELOCATED TREES.



THIS SHEET IS SCALE 1/4" = 1'-0"  
 IN ORDER TO SHOW MORE DETAIL  
 ON THIS FINAL DISPOSITION PLAN

SHEET: TS-6 of 6





**LANDSCAPE ARCHITECT**  
 DANIEL J. COOPER  
 1515 W. UNIVERSITY BLVD., SUITE 200  
 TAMPA, FL 33606  
 (813) 281-1100  
 www.danielcooper.com

**PROJECT:** AIR-PORT CORPORATE PARK  
**PROJECT NO.:** 13-041  
**SHEET:** LP-2 of 3

**LANDSCAPE PLAN:**  
 DANA BEACH, FLORIDA  
 BROWARD COUNTY  
 DATE: 8-8-13  
 SCALE: 1" = 30'  
 DRAWING BY: KHB  
 CHECKED BY: KHB

KEY	PLANT DESCRIPTION	QTY	SPECIFICATIONS	OPERATIONS
GR1	Groundcover	50	1" x 1" x 1" Sp. Trillium	1" x 1" x 1" Sp. Trillium
GR2	Groundcover	100	2" x 2" x 2" Sp. Trillium	2" x 2" x 2" Sp. Trillium
GR3	Groundcover	200	4" x 4" x 4" Sp. Trillium	4" x 4" x 4" Sp. Trillium

KEY	PLANT DESCRIPTION	QTY	SPECIFICATIONS	OPERATIONS
SH1	Shrub	10	6" x 6" x 6" Sp. Trillium	6" x 6" x 6" Sp. Trillium
SH2	Shrub	20	12" x 12" x 12" Sp. Trillium	12" x 12" x 12" Sp. Trillium
SH3	Shrub	50	24" x 24" x 24" Sp. Trillium	24" x 24" x 24" Sp. Trillium

KEY	PLANT DESCRIPTION	QTY	SPECIFICATIONS	OPERATIONS
PA1	Palm	5	8" DBH at 4' Hgt.	8" DBH at 4' Hgt.
PA2	Palm	10	12" DBH at 4' Hgt.	12" DBH at 4' Hgt.
PA3	Palm	20	18" DBH at 4' Hgt.	18" DBH at 4' Hgt.

KEY	PLANT DESCRIPTION	QTY	SPECIFICATIONS	OPERATIONS
TR1	Tree	10	12" DBH at 4' Hgt.	12" DBH at 4' Hgt.
TR2	Tree	20	18" DBH at 4' Hgt.	18" DBH at 4' Hgt.
TR3	Tree	50	24" DBH at 4' Hgt.	24" DBH at 4' Hgt.

KEY	PLANT DESCRIPTION	QTY	OPERATIONS	TOTAL COST PROVIDED	TOTAL COST REQUIRED
TR1	Tree	10	12" DBH at 4' Hgt.	\$1,000	\$1,000
TR2	Tree	20	18" DBH at 4' Hgt.	\$2,000	\$2,000
TR3	Tree	50	24" DBH at 4' Hgt.	\$5,000	\$5,000

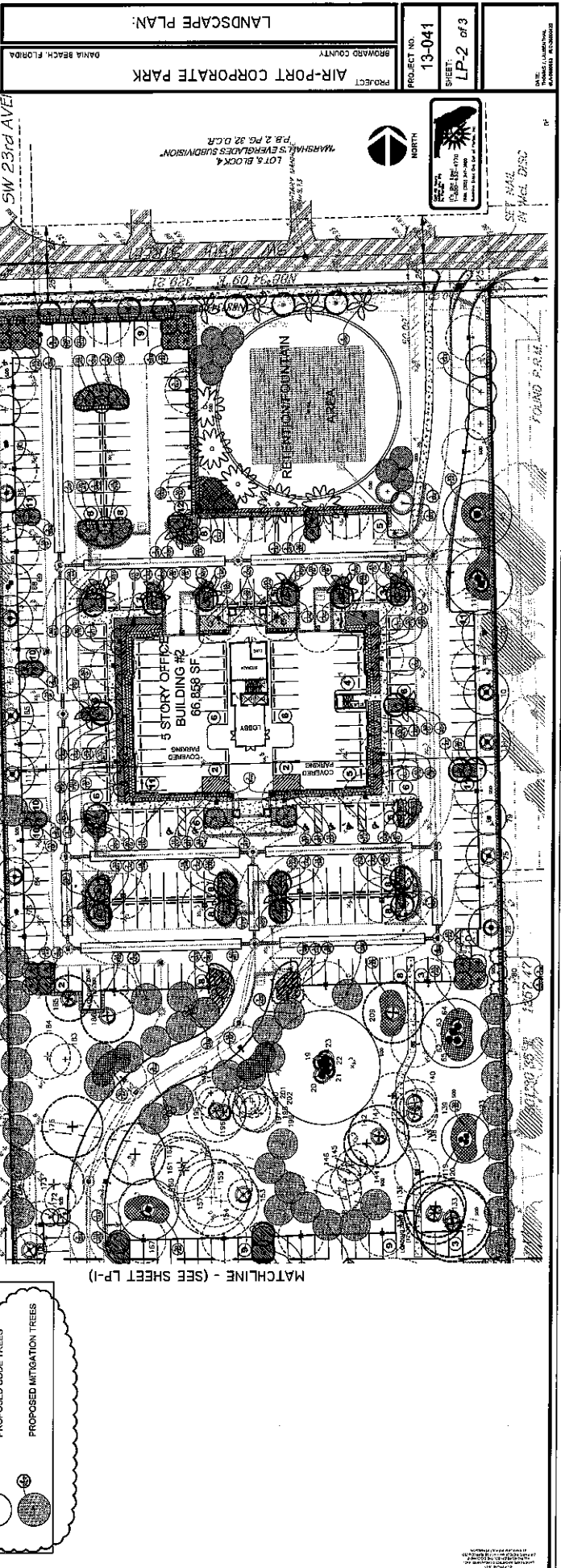
KEY	PLANT DESCRIPTION	QTY	OPERATIONS
GR1	Groundcover	50	1" x 1" x 1" Sp. Trillium
GR2	Groundcover	100	2" x 2" x 2" Sp. Trillium
GR3	Groundcover	200	4" x 4" x 4" Sp. Trillium

KEY	PLANT DESCRIPTION	QTY	OPERATIONS
SH1	Shrub	10	6" x 6" x 6" Sp. Trillium
SH2	Shrub	20	12" x 12" x 12" Sp. Trillium
SH3	Shrub	50	24" x 24" x 24" Sp. Trillium

KEY	PLANT DESCRIPTION	QTY	OPERATIONS
PA1	Palm	5	8" DBH at 4' Hgt.
PA2	Palm	10	12" DBH at 4' Hgt.
PA3	Palm	20	18" DBH at 4' Hgt.

KEY	PLANT DESCRIPTION	QTY	OPERATIONS
TR1	Tree	10	12" DBH at 4' Hgt.
TR2	Tree	20	18" DBH at 4' Hgt.
TR3	Tree	50	24" DBH at 4' Hgt.

KEY	PLANT DESCRIPTION	QTY	OPERATIONS	TOTAL COST PROVIDED	TOTAL COST REQUIRED
TR1	Tree	10	12" DBH at 4' Hgt.	\$1,000	\$1,000
TR2	Tree	20	18" DBH at 4' Hgt.	\$2,000	\$2,000
TR3	Tree	50	24" DBH at 4' Hgt.	\$5,000	\$5,000



**GRAPHIC KEY**

- ⊕ # EXISTING TREE TO REMAIN
- ⊙ # NEW LOCATION OF EXISTING TREE TO BE RELOCATED
- ⊕ # NEW LOCATION OF EXISTING TREE TO BE RELOCATED WITH HEAVILY LOADED ASYMMETRICAL CANOPY
- ⊙ # PROPOSED CODE TREES
- ⊙ # PROPOSED MITIGATION TREES

**REPLACEMENT - PLANT LIST:**

KEY	PLANT DESCRIPTION	QTY	TOTAL COST PROVIDED	TOTAL COST REQUIRED
TR1	Tree	10	\$1,000	\$1,000
TR2	Tree	20	\$2,000	\$2,000
TR3	Tree	50	\$5,000	\$5,000

**REQUIRED MITIGATION - PLANT LIST:**

KEY	PLANT DESCRIPTION	QTY	TOTAL COST PROVIDED	TOTAL COST REQUIRED
TR1	Tree	10	\$1,000	\$1,000
TR2	Tree	20	\$2,000	\$2,000
TR3	Tree	50	\$5,000	\$5,000

NOTES:  
 1. ALL TREES AND SHRUBS TO BE REPLACED AT THE SAME TIME AS THE ORIGINAL PLANTING.  
 2. ALL TREES AND SHRUBS TO BE REPLACED AT THE SAME TIME AS THE ORIGINAL PLANTING.  
 3. ALL TREES AND SHRUBS TO BE REPLACED AT THE SAME TIME AS THE ORIGINAL PLANTING.

P L A N N I N G N O T E S

1. All trees shown for plant material on plans are to be substituted as minimums. All plant material must meet or exceed the minimum standards set forth in the Florida Nursery, Growers and Landscape Contractors Association (FLNGLCA) Standard Plant List. Any other requirements for specific plants or trees are to be specified on the plan and must be included in the contract.

2. All plant material specified by the Landscape Contractor shall be Florida 1-1 or better, unless otherwise specified, and shall be installed in the most recent edition of Grubbs and Standards for Nursery Plants, Part 1 by the Florida Nursery, Growers and Landscape Contractors Association.

3. Landscape Design and Installation shall be in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.1, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.2.

4. Water Management Design and Installation shall be in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.3, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.4.

5. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.5, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.6.

6. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.7, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.8.

7. All planting holes shall be a minimum of 2x3 times greater than the diameter of the root ball or a minimum of 12" x 12" x 12" for all trees. The hole shall be excavated to the depth of the root ball and shall be backfilled with a minimum of 6" of soil. The hole shall be excavated to the depth of the root ball and shall be backfilled with a minimum of 6" of soil.

8. All planting holes shall be a minimum of 2x3 times greater than the diameter of the root ball or a minimum of 12" x 12" x 12" for all trees. The hole shall be excavated to the depth of the root ball and shall be backfilled with a minimum of 6" of soil. The hole shall be excavated to the depth of the root ball and shall be backfilled with a minimum of 6" of soil.

9. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.9, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.10.

10. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.11, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.12.

11. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.13, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.14.

12. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.15, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.16.

13. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.17, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.18.

14. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.19, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.20.

15. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.21, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.22.

16. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.23, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.24.

17. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.25, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.26.

18. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.27, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.28.

19. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.29, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.30.

20. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.31, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.32.

21. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.33, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.34.

22. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.35, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.36.

23. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.37, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.38.

24. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.39, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.40.

25. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.41, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.42.

26. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.43, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.44.

27. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.45, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.46.

28. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.47, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.48.

29. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.49, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.50.

30. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.51, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.52.

31. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.53, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.54.

32. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.55, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.56.

33. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.57, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.58.

34. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.59, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.60.

35. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.61, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.62.

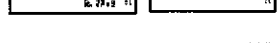
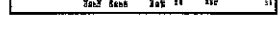
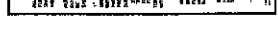
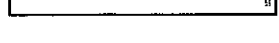
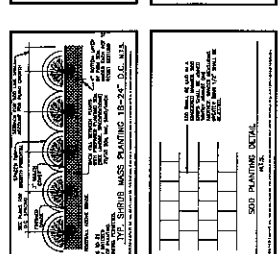
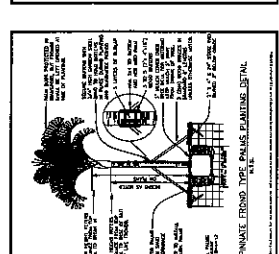
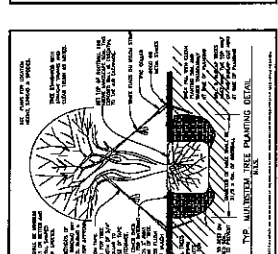
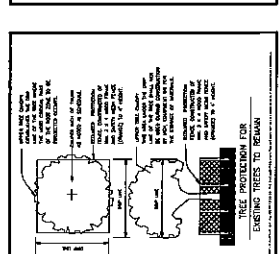
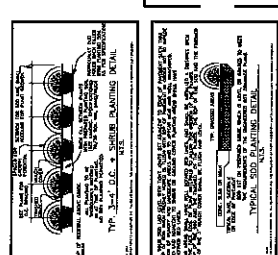
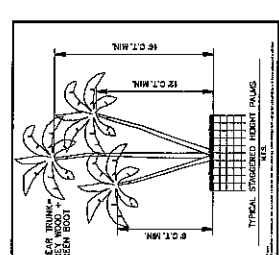
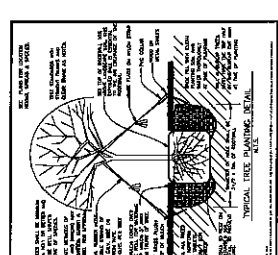
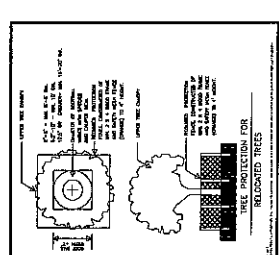
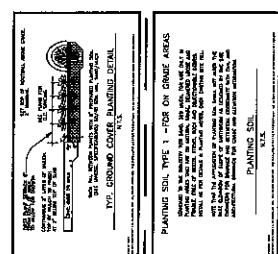
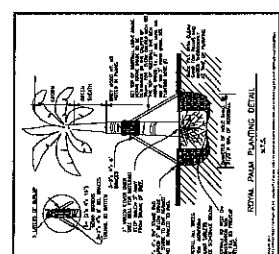
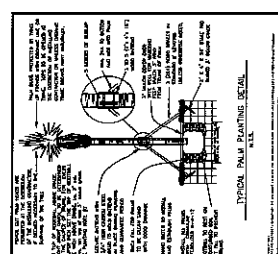
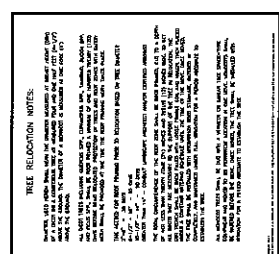
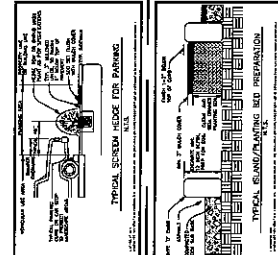
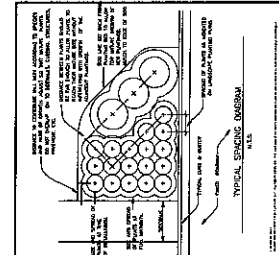
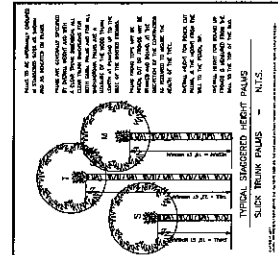
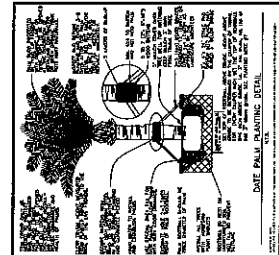
36. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.63, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.64.

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38. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.67, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.68.

39. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.69, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.70.

40. All plant material shall be installed in accordance with the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.71, and the Florida Department of Transportation (FDOT) Manual of Practice, Chapter 1000.72.



**LANDSCAPE ARCHITECT CONSULTANTS**  
 2025 N. UNIVERSITY BLVD., SUITE 100  
 TAMPA, FL 33606  
 PHONE: 813.288.1111  
 FAX: 813.288.1112  
 WWW: WWW.LANDSCAPEARCHITECTS.COM

DATE	REVISIONS	REV. PER MFC
10-13	COMPLETE	

DATE	8-19-13
SCALE	N.T.S.
DRAWING BY	EVG
DESIGNED BY	EVG

**PROJECT:** AIR-PORT CORPORATE PARK  
**PROJECT NO:** 13-041  
**SHEET:** LP-3 of 3  
**LANDSCAPE NOTES & DETAILS:**  
 BROWARD COUNTY  
 DADE BEACH, FLORIDA  
 DATE: 8-19-13  
 SCALE: N.T.S.  
 DRAWING BY: EVG  
 DESIGNED BY: EVG





**LANDSCAPE ARCHITECTS CONSULTANTS**  
 13251 Tamiami Trail South  
 Suite 100  
 Tampa, FL 33626  
 Phone: 813.289.1000  
 Fax: 813.289.1001  
 Website: www.lacfl.com

DATE	REVISIONS
09-11-13	REV. PER REC. COMMENTS

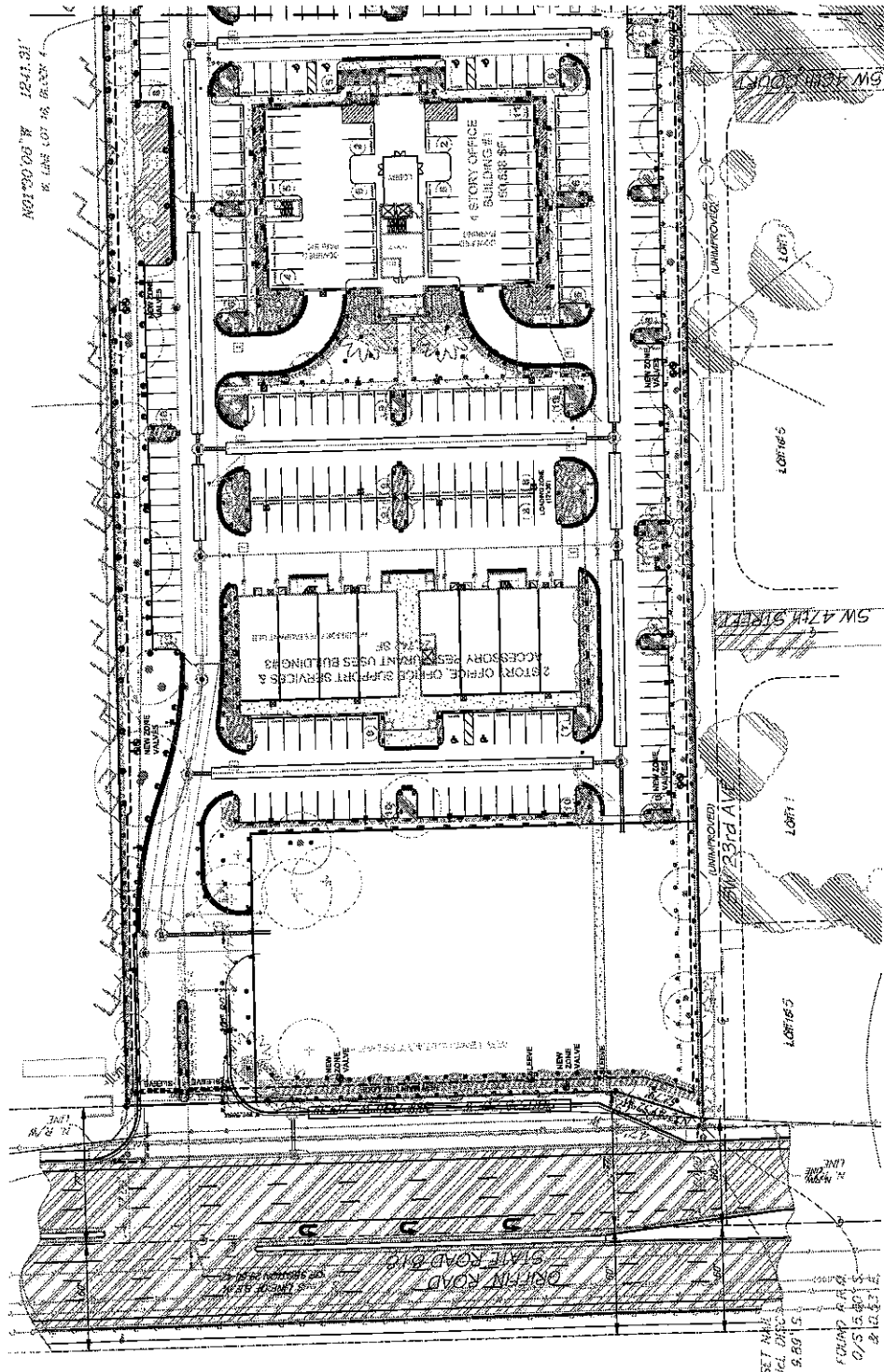
DATE: 9-9-13  
 SCALE: 1" = 30'  
 DRAWING BY: RHB  
 CHECKED BY: RHB

**PROJECT:** AIR-PORT CORPORATE PARK  
**CITY:** BROWARD COUNTY  
**LOCATION:** DANIA BEACH, FLORIDA

**PROJECT NO:** 13-041  
**SHEET:** IR-1 of 3

**DATE:** 11/26/13  
**SCALE:** 1/8" = 1'-0"  
**PROJECT:** AIR-PORT CORPORATE PARK

MATCHLINE - (SEE SHEET IR-2)



**IRRIGATION EQUIPMENT DRINKING KEY:**  
 (S) SPRINKLER SYSTEM  
 (D) DOWNSPREAD SYSTEM  
 (M) METERED SYSTEM  
 (P) PUMP SYSTEM  
 (W) WELLS  
 (R) RAIN GARDENS  
 (G) GROUNDWATER  
 (S) SURFACE WATER  
 (D) DRAINAGE  
 (M) MULCH  
 (P) PERMEABLE PAVEMENT  
 (W) WATER

**FUTURE WELL SITE  
 LOCATION OF THE WELL TO BE DETERMINED**

PARCEL A ORREBA/GREEN LAKES  
 P.B. 172, P.C. 1817/8, B.C.R.

SET BACK:  
 10' WIDE DRIVE  
 5' 0" 5' 0" 5' 0"  
 0' 5" 5' 0" 5' 0"  
 0' 5" 5' 0" 5' 0"  
 0' 5" 5' 0" 5' 0"



**NOTICE:** THIS PLAN IS PREPARED BY THE ARCHITECT FOR THE CLIENT'S USE. IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.



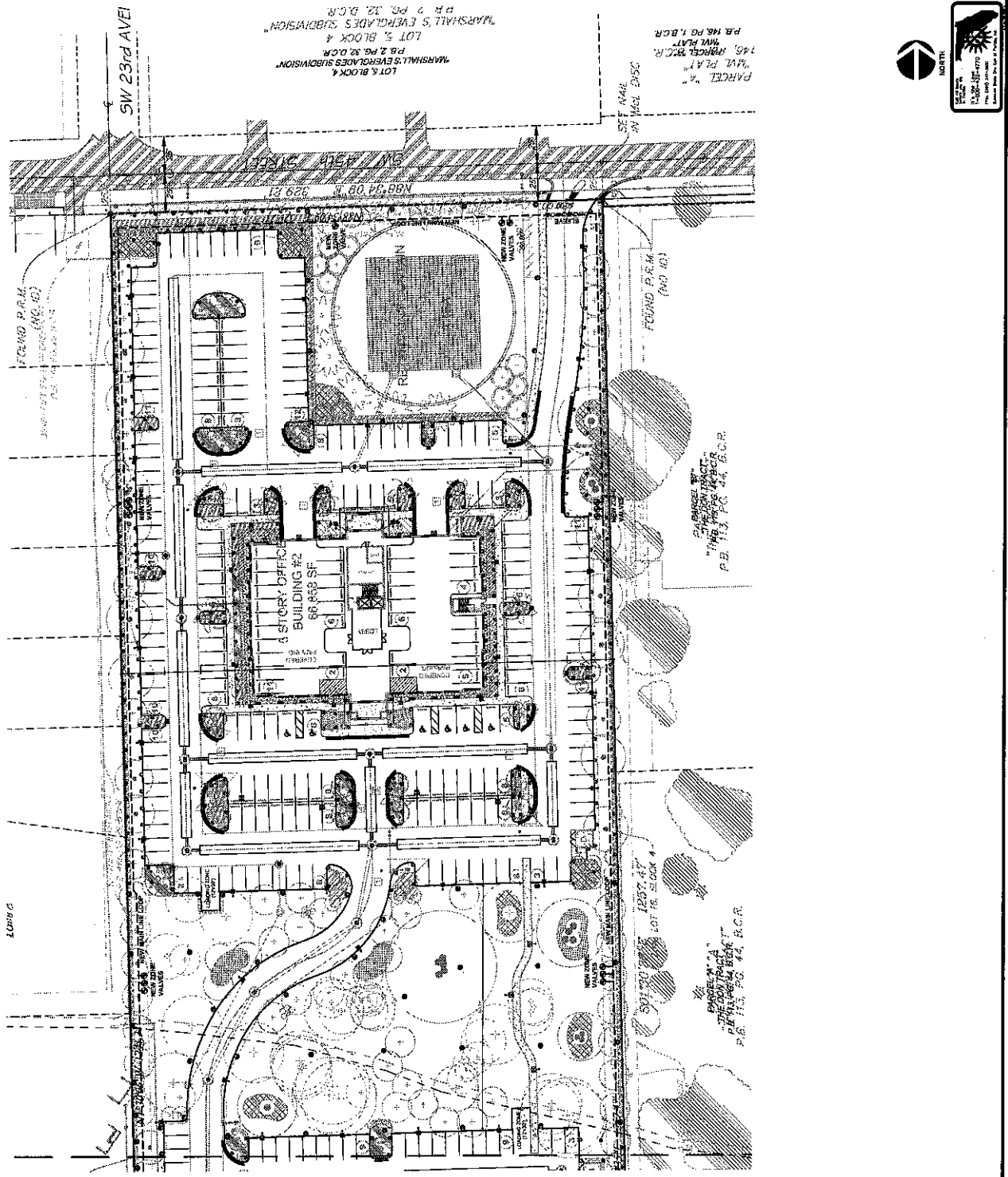
LANDSCAPE ARCHITECT CONSULTANTS  
 2000 W. PALM BEACH BLVD.  
 SUITE 200  
 PALM BEACH, FLORIDA 33480  
 PHONE: 561.833.2222  
 FAX: 561.833.2223  
 WWW.LANDSCAPEARCHITECTS.COM

DATE	REVISIONS
08-13	REV. PER DDC COMMENTS

DATE: 8-8-13  
 SCALE: 1" = 30'  
 DRAWING BY: EHG  
 CHECKED BY: NMG

PROJECT: AIR-PORT CORPORATE PARK  
 BROWARD COUNTY  
 DANIA BEACH, FLORIDA

PROJECT NO: 13-041  
 SHEET: IR-2 of 3



MATCHLINE - (SEE SHEET IR-1)

MARSHALL'S EVERGLADES SUBDIVISION  
 LOT 5, BLOCK 4  
 P.B. 168 PG. 1, B.C.R.

PARCEL "A"  
 "MAY PLAT"  
 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

PARCEL "A"  
 "THE DOON TRACT"  
 PLAT "LINDA BEACH"  
 P.B. 113, P.C. 44, B.C.R.

PARCEL "A"  
 "THE DOON TRACT"  
 PLAT "LINDA BEACH"  
 P.B. 113, P.C. 44, B.C.R.

LONG

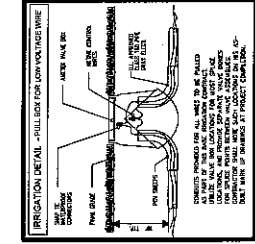
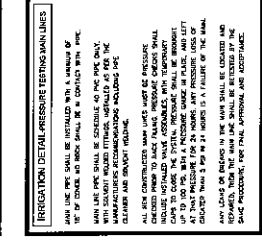
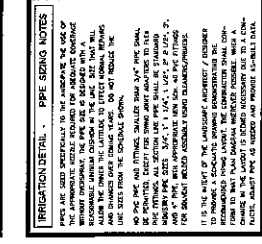
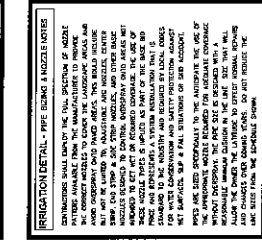
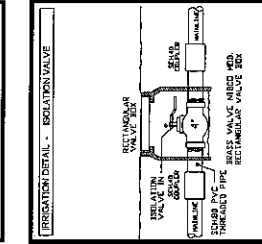
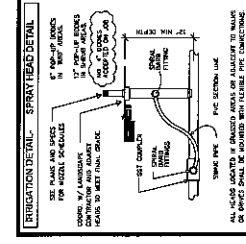
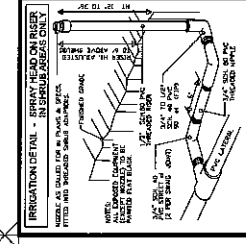
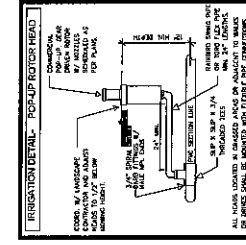
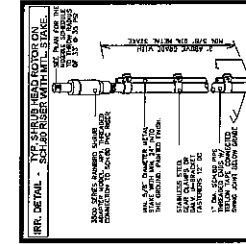
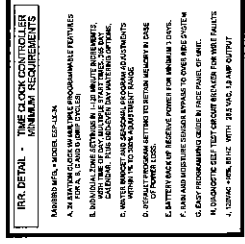
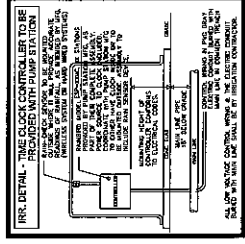
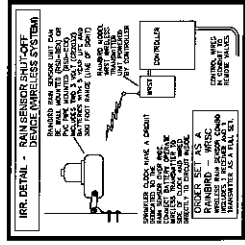
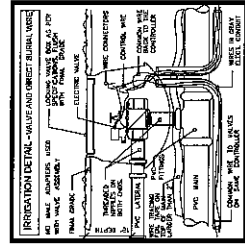
DATE	REVISIONS
10-1-13	ISSUE FOR BIDDING
	CONTRACT NO. 13-041
	PROJECT NO. 13-041
	SHEET: IR-3 OF 3

DATE	8-1-13
SCALE	N.T.S.
DRAWN BY	RHG
DESIGNED BY	KMG



**GENERAL SPRINKLER NOTES:**

1. IRRIGATION CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ALL OTHER DRAWINGS OF THE PROJECT TO RESOLVE COORDINATION AND POTENTIAL CONFLICTS WITH EXISTING UNDERGROUND PIPES AND UTILITIES. ALL MAIN LINES SHALL BE INSTALLED WITH PERMANENT UTILITY EASEMENTS & SIGNIFICANT LANDSCAPE BUFFER PLANNING. AVOID ALIGNMENT WITH FOOTBALL AREA OF TREES.
2. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO CALL FOR LOCATIONS AND TO COORDINATE WITH LOCAL AGENCIES TO IDENTIFY LINES, PIPES, CABLES OF EASEMENTS WITHIN THE EFFECTED AREAS, PRIOR TO WORK.
3. THE INSTALLING CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN LICENSE AND PERMITS WITHIN THE MUNICIPALITY AND MANI-WADE COUNTY AS WELL AS THE RELATED FEES WITHIN THE CONTRACT PRICE PERMITS FOR SOUTH FLORIDA WATER MANAGEMENT DISTRICT ARE PAID BY THE OWNER. QUALIFIED APPLICANT (104.6.1.2) PERMITS WILL ONLY BE ISSUED TO QUALIFIED PEOPLE OR FIRMS. QUALIFICATION SHALL BE AS SET FORTH IN THE COUNTY CODES, STATE DEPT. OF ENVIRONMENTAL AND CONSERVATION CHAPTER 78-9 AND CHAPTER 9 OF THE COUNTY CODES, STATE DEPT. OF ENVIRONMENTAL AND CONSERVATION STATUTES; OR OTHER EXAMINING BOARDS APPROVED BY THE BROWARD BOARD OF RULES AND APPEALS.
4. THE HORIZONTAL CONTROL LINES FOR THE PROJECT WILL BE ESTABLISHED BY THE GENERAL CONTRACTOR WHO WILL LOCATE AND STAKE PROPERTY LINES, ALL RECORDED EASEMENTS, LIMIT OF WORK LINE, LIGHT POLES, PAVED AREAS, PARKING ISLANDS, DRAINAGE STRUCTURES AND RELATED FEATURES.
5. ALL MAINS AND SECTION LINES ARE SHOWN SCHEMATICALLY. LINES WHERE EVER POSSIBLE SHALL BE LOCKED UNDER THE MAIN TRENCHES. THE CONTROL WIRES IN GRAY ELECTRICAL CONDUIT SHALL BE A MINIMUM OF 12" BELOW GRADE.
6. ALL MAIN LINES SHALL BE BURIED A UNIFORM 24" BELOW GRADE. ALL SECTION LINES SHALL BE INSTALLED AT A MINIMUM OF 12" BELOW GRADE.
7. SLEEVES UNDER ROADWAYS MAY BE DEEPER THAN 24" TO COORDINATE WITH ROADWAY CONSTRUCTION REQUIREMENTS OR TO COORDINATE WITH UTILITIES. SLEEVES UNDER PAVED PARKING AREAS WILL TYPICALLY MAINTAIN A 24" DEPTH TO ALIGN WITH MAIN LINE INSTALLATION DEPTHS.
8. ALL MAIN LINE PIPE SHALL BE SCHEDULE 40 PVC NEW PIPE ONLY, TYPE 1, PIPE, ASTM D-2241.
9. ALL SECTION LINE PIPE FROM 3/4" TO 2" I.D. SHALL BE SCHEDULE 40 PVC NEW PIPE ONLY, TYPE 1, PIPE, ASTM D-2241. ALL SECTION LINE PIPE FROM 2.5" TO 6" SHALL BE 80R-20 (100 PSI) PVC 112 TYPE 1 PIPE.
10. ALL PIPING IS SIZED TO MEET DESIGN CALCULATIONS FOR GPM FLOW AND FOR A PRE-DESIGNED CUSHION TO ALLOW FOR NORMAL REPAIRS AND FOR MODIFICATIONS TO THE SYSTEM WHICH OCCUR OVER TIME IN NORMAL OPERATION. THE LINE SHALL BE INSTALLED TO THE SIZE AS SHOWN IN PLANS. DOWN SIZING LINES IS NOT PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. ANY SUGGEST REVISION OR VALVE ENGINEERING WITH THE LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVALS PRIOR TO IMPLEMENTATION.
11. ALL PVC SOLVENT WELDED ASSEMBLY SHALL BE CLEANED AND PRIMED PRIOR TO THE SOLVENT WELD, F-856.
12. ALL PVC GEMENT SHALL CONFORM TO ASTM D-2554. ALL PVC PIPE CLEANER SHALL CONFORM TO ASTM F-856.
13. ALL WORK SHALL BE DONE IN A GOOD WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND STANDARDS OF THE FLORIDA IRRIGATION SOCIETY, BROWARD CHAPTER AND FLORIDA BUILDING CODE APPENDIX F.
14. ALL CONTROL WIRES SHALL BE U.L. APPROVED DIRECT BURIAL TYPE PLASTIC COATED WIRE, AWG SIZE SHALL BE 18 GAUGE, SOLID OR 12 STRAND WIRE. ALL SPLICES SHALL BE MADE WITH PRIMERED ST-03 SWAP JOINT GEL AND SOLDER CONNECTIONS. ALL WIRES SHALL BE MARKED WITH DURABLE TAPE IDENTIFYING EACH AND ALL WIRES.
15. ALL CONTROL WIRES SHALL BE INSTALLED IN U.L. APPROVED SIZE OF CLASS 160 GRAY ELECTRICAL CONDUIT WITH SWEPS UP INTO A PULL BOX OR VALVE BOX ASSEMBLY.
16. THE IRRIGATION CONTRACTOR SHALL BRING THE CONTROL WIRES TO THE TIMELOCK/CONTROLLER AND IS TO CONNECT ALL WIRING ON THE LOW VOLTAGE SIDE OF THE PANEL ALL HIGH VOLTAGE WIRING AND POWER IS TO CONFORM TO THOSE IN THE FIELD.
17. ALL VALVE BOXES AND PULL BOXES FOR CONTROL WIRES SHALL BE AN AMETEX BOX, MINIMUM 10" DIAMETER ROUND BOX, ONE PER EACH VALVE.
18. EACH LENGTH OF MAIN LINE BETWEEN THE PUMP STATION AND EACH ISOLATION VALVE SHALL BE PRESSURE TESTED BY A PROFESSIONAL CONTRACTOR. PRESSURE MUST MAINTAIN A MINIMUM OF 5 PSI LOSS IN 24 HOURS FROM A 100 PSI PRIME FOR ANY OTHER TEST LENGTH.
19. THE SPRINKLER CONTRACTOR SHALL COORDINATE WITH THE WATER DEPARTMENT TO INSTALL THE BACKFLOW PREVENTER AND PRESSURE REGULATING VALVE EQUIPMENT. THE CONTRACTOR SHALL PROVIDE THE PIPING, MATERIALS FOR SIGN OFF AND APPROVALS. CODE REQUIREMENTS TAKE PRECEDENT OVER DETAILS & SPECIFICATIONS.
20. THE FULL SPECTRUM OF NOZZLES, NOZZLE ANGLES, FUEL CIRCLE, PART ORLE & ADJUSTABLE PATTERN HEADS IS TO BE EMPLOYED IN THIS CONSTRUCTION. THE CONTRACTOR SHALL ADJUST THE SYSTEM FOR UNIFORM COVERAGE WITH THE MANUFACTURERS RECOMMENDED JOZ OVERLAP, AND UTILIZE THE MANUFACTURERS RECOMMENDED NOZZLE SPACING. THE CONTRACTOR SHALL PROVIDE THE HEADS TO INCLUDE IN HIS BID AND PROVIDE FOR THE INSTALLATION OF ANY ADDITIONAL HEADS REQUIRED TO BE ADDED TO INSURE COVERAGE FOR THE PROJECT.
21. ALL HEADS SHALL BE SET USING THE MANUFACTURERS RECOMMENDED SWING JOINT ASSEMBLIES INCLUDING SPIRAL BARB FITTINGS AND THICK WALL PIPE DR. SUBMIT SHOP DRAWINGS FOR APPROVAL.
22. ALL MATERIALS ARE GUARANTEED FREE FROM DEFECTS AND ALL WORKMANSHIP AND INSTALLATION ARE GUARANTEED FOR THE COST OF FULL REPLACEMENT FOR A PERIOD OF ONE YEAR FROM THE TIME OF COMPLETION AND FINAL ACCEPTANCE OF EACH SEPARATE, COMPLETED, AND FULLY OPERATIONAL SYSTEM.



**IRRIGATION DETAIL - WIRE IN CONDUIT**

NOTE: THE NUMBER OF WIRES IN U.L. APPROVED ELECTRICAL CONDUIT SHALL BE AS SHOWN IN THE FOLLOWING TABLE.

CONDUIT SIZE	NUMBER OF WIRES
3/4"	3
1"	4
1 1/2"	19
2"	23
2 1/2"	30
3"	43

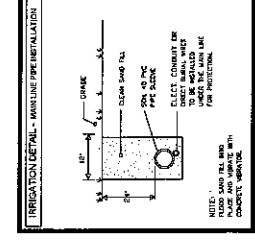
NOTE: IF THE NUMBER OF WIRES IN THE CONDUIT IS GREATER THAN THE NUMBER OF WIRES IN THE TABLE ABOVE, THE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT FOR APPROVAL.

**IRRIGATION DETAIL - PIPING SCHEDULE**

NOTE: SET THE PIPING SCHEDULE FOR VALVE SIZE FOR PIPES 1/2" TO 2" AND FOR SECTION AND ISOLATION VALVE FOR PIPES 2 1/2" TO 6".

PIPE SIZE	SLEEVE SIZE
1"	2"
1 1/2"	2 1/2"
2"	3"
2 1/2"	6"

NOTE: SET THE PIPING SCHEDULE FOR VALVE SIZE FOR PIPES 1/2" TO 2" AND FOR SECTION AND ISOLATION VALVE FOR PIPES 2 1/2" TO 6".

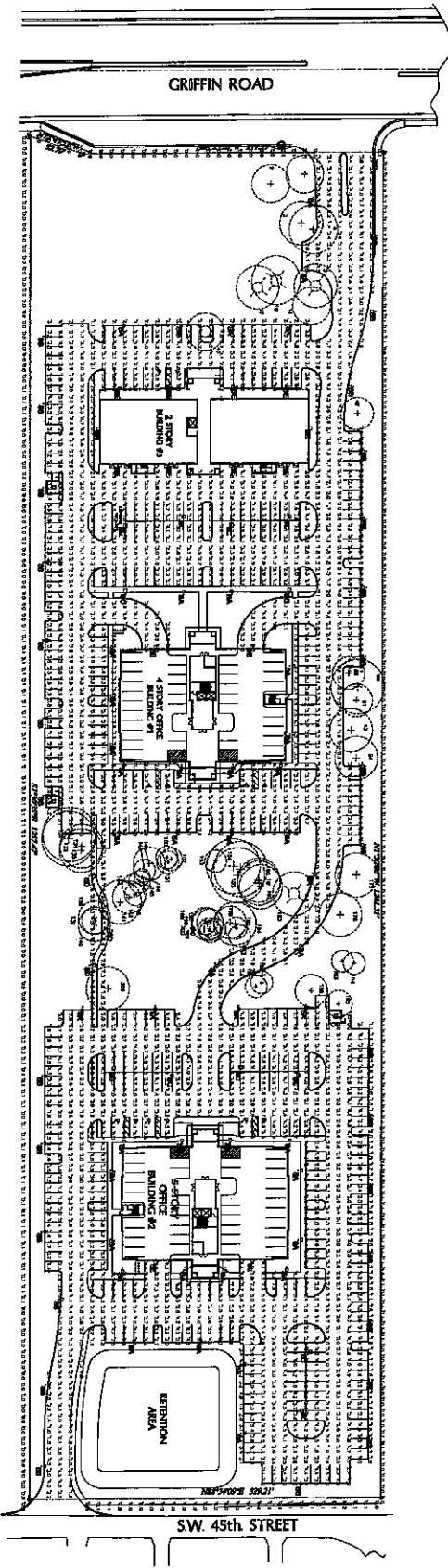


**LUMINAIRE SCHEDULE**

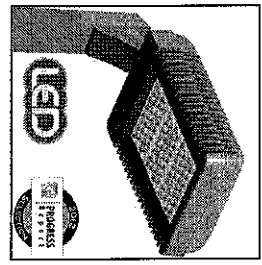
Symbol	Light Qty	Manufacturer	Fix. Type	Lot #	Notes
□	24	PROFESSIONAL LIGHTING	CLASSIFIED	CLASS	1013
□	24	PROFESSIONAL LIGHTING	CLASSIFIED	CLASS	1013
□	24	PROFESSIONAL LIGHTING	CLASSIFIED	CLASS	1013
□	24	PROFESSIONAL LIGHTING	CLASSIFIED	CLASS	1013
□	24	PROFESSIONAL LIGHTING	CLASSIFIED	CLASS	1013
□	24	PROFESSIONAL LIGHTING	CLASSIFIED	CLASS	1013
□	24	PROFESSIONAL LIGHTING	CLASSIFIED	CLASS	1013

**STATISTICS**

Item	Qty	Unit	Value	Notes
Fixtures	24	EA	1476	
Wiring	1200	FT	1200	



**PHOTOMETRIC PLAN**



**TYPICAL LIGHT FIXTURE**

REVISIONS

No.	Description

**PETERSON ASSOCIATES**  
 3000 N. FEDERAL HIGHWAY  
 SUITE 1000  
 MIAMI, FLORIDA 33178  
 PHONE: 305-557-2333  
 FAX: 305-557-2333  
 EMAIL: info@petersonassociates.com

**AIR-PORT CORPORATE PARK**  
**HALLIDAY GROUP REALTY DEVELOPMENT**  
 DANIA BEACH, FLORIDA

DATE: 8/20/08  
 SCALE: 1/8" = 1'-0"  
 FILE NAME: PHOTM  
 SHEET NO.: PH 1 of 1

**NOTICE OF PUBLIC HEARINGS  
CITY OF DANIA BEACH, FLORIDA**

A Public Hearing will be conducted by the City of Dania Beach City Commission meeting on the following date:

DATE: Tuesday, November 26, 2013

TIME: 7:00 p.m. or as soon thereafter as the same may be heard

PLACE: City Commission Chambers

Dania Beach Administrative Center

100 West Dania Beach Blvd  
Dania Beach, FL 33004

1) VA-41-13/DR-42-13/SP-40-13

The applicant, John C. Halliday, III on behalf of Griffin Pointe Partners, LLP, is requesting a variance, delegation request and site plan approval for the construction of three buildings totaling 142,138 square feet located at 2301 Griffin Road.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-40-13), VARIANCE (VA-41-13) AND DELEGATION REQUEST (DR-42-13) TO AMEND THE NON-VEHICLE EAR ACCESS LINE AND CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS "GRIFFIN POINTE" RECORDED ON PLAT BOOK 178, PAGES 19-20, SUBMITTED BY JOHN C. HALLIDAY III ON BEHALF OF GRIFFIN POINTE PARTNERS, LLP, FOR PROPERTY LOCATED AT 2301 GRIFFIN ROAD IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Legally described as: Parcel "A" of Griffin Pointe, according to the plat thereof, as recorded in Plat Book 178, pages 19 and 20, of the public records of Broward County, Florida

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida, and containing 409,049 square feet or 9.3905 acres, more or less.

Copies of the proposed requests are available for viewing in the Community Development Department, 100 West Dania Beach Boulevard, Dania Beach, Florida, and may be inspected by the public during normal business hours. For more information please call the Planning Division at (954) 924-6805 x3643.

In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office, 100 W. Dania Beach Blvd, Dania Beach, FL 33004, (954) 924-6800 x3623, at least 48 hours prior to the meeting.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide or prepare such record pursuant to F.S. 286.0105.

Community Development Department  
Planning Division  
November 15, 2013

**SUN SENTINEL PROOF**

Customer: CITY OF DANIA (PARENT) Contact: DONNA KIRBY Phone: 9549218700