

Lajoie, Corinne

From: Navarro, Ronnie
Sent: Thursday, April 09, 2015 8:51 AM
To: Lajoie, Corinne; LaFerrier, Marc
Cc: John Halliday; Richard Coker; Lou Campanile
Subject: RE: Air-Port Corporate Park
Attachments: LETTER RONNIE NAVARRO 040815.pdf

Hi Corinne,

Based on the attached letter from Lou Campanile, PE, engineer-of-record, for the proposed Air-Port Corporate Park, I am endorsing this project for the proposed variance request contingent on permit approval for a surface water management license from the Broward County Environmental Licensing and Building Permitting Division.

Thank you

Ronnie S. Navarro, PE

Deputy Public Services Director | City Engineer



Public Services Department | City of Dania Beach
1201 Stirling Road | Dania Beach FL 33004
Office 954-924-3742 | Fax 954-923-1109
Direct 954-924-3615 | rnavarro@ci.dania-beach.fl.us

Please note: Florida has a very broad public records law. Most written communications to or from City Officials regarding City business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure

From: Lou Campanile [mailto:lou@campanile.net]
Sent: Wednesday, April 08, 2015 6:05 PM
To: Navarro, Ronnie; Richard Coker; Lajoie, Corinne
Cc: John Halliday; LaFerrier, Marc
Subject: RE: Air-Port Corporate Park

Ronnie:

Please see attached requested letter.

Please let me know if you have any questions or need any additional information.

Thanks.

Lou

McLAUGHLIN ENGINEERING C O.

J.W. McLAUGHLIN, P.E. 1910-1984
ROBERT C. McLAUGHLIN, P.L.S. 1940-1997
JERALD A. McLAUGHLIN, P.L.S.
LOU CAMPANILE, JR., P.E., P.L.S.



SCOTT A. McLAUGHLIN, P.S.M.
JOSEPH S. McLAUGHLIN, P.E.

SURVEYING • PLATTING • ENGINEERING • LAND PLANNING

April 8, 2015

Ronnie Navarro, P.E., City Engineer
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re: ***Air-Port Corporate Park***
Dania Beach, Broward County, Florida
SP-40-13

Dear Ronnie:

On the above-referenced project, we are requesting a variance from City Code §Section 215-130 (D) to allow 20.5% pervious area versus the Code required 30% pervious area.

I am confident, with our 20.5% pervious area, that we can design the site to meet the stormwater permitting requirements (Broward County & SFWMD), which are:

- All catch basin rim elevations at or above the 5-year, 1-hour storm stage;
- Minimum perimeter grade at or above the 25-year, 3-day storm stage;
- Minimum finish floor elevations at or above the 100-year, 3-day, zero discharge storm stage.

As examples that the subject project is permissible, I have recently permitted the following projects with less pervious area than Air-Port Corporate Park:

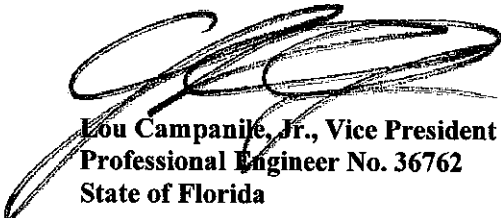
| Project | Jurisdiction | Pervious Area |
|----------------------------|------------------|---------------|
| 1600 Commons | Fort Lauderdale | 17.3% |
| Toyota of Deerfield Beach | Deerfield Beach | 18.7% |
| South Florida Auto Auction | Lauderdale Lakes | 7.6% |

The proposed drainage system for the subject project will include exfiltration trench for water quality purposes and underground storage for water quantity storage.

Should you have any questions or require any additional information, please feel free to contact me.

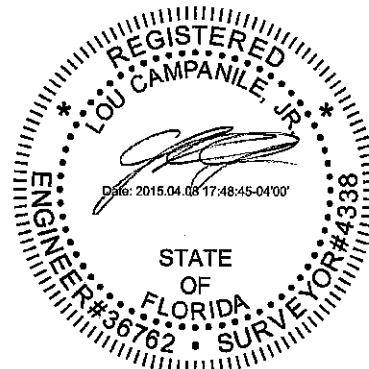
Sincerely,

McLAUGHLIN ENGINEERING COMPANY



Lou Campanile, Jr., Vice President
Professional Engineer No. 36762
State of Florida

LRCjr:ilm



Lajoie, Corinne

From: Lou Campanile, Jr., P.E., P.L.S. <lou@meco400.com>
Sent: Friday, March 13, 2015 3:57 PM
To: Lajoie, Corinne
Subject: RE: Airport Corporate Park

A little less than 152 feet. It is not a constant, because the north and south lines of the outparcel aren't parallel. They are close to parallel, but not exact...

From: Lajoie, Corinne [mailto:cchurch@ci.dania-beach.fl.us]
Sent: Friday, March 13, 2015 3:52 PM
To: Lou Campanile, Jr., P.E., P.L.S.
Subject: RE: Airport Corporate Park

Can you tell me how deep the C-3 zoning will be?

Corinne Lajoie, AICP, LEED GA
Principal Planner
City of Dania Beach, FL

From: Lou Campanile, Jr., P.E., P.L.S. [mailto:lou@meco400.com]
Sent: Thursday, March 12, 2015 9:34 AM
To: Lajoie, Corinne
Subject: RE: Airport Corporate Park

Thanks.

From: Lajoie, Corinne [mailto:cchurch@ci.dania-beach.fl.us]
Sent: Wednesday, March 11, 2015 2:28 PM
To: Lou Campanile, Jr., P.E., P.L.S.
Subject: RE: Airport Corporate Park

yes

Corinne Lajoie, AICP, LEED GA
Principal Planner
City of Dania Beach, FL

From: Lou Campanile, Jr., P.E., P.L.S. [mailto:lou@meco400.com]
Sent: Tuesday, March 10, 2015 1:02 PM
To: Lajoie, Corinne; 'Richard Coker'
Cc: 'John Halliday'; 'Katy Gallegly'
Subject: RE: Airport Corporate Park

Corinne:

Is Monday OK for the draft language for the delegation request? Jim McLaughlin, who handles all our Delegation Requests, is out of town until then.

Lajoie, Corinne

From: Lou Campanile <lou@campanile.net>
Sent: Monday, March 16, 2015 3:53 PM
To: Lajoie, Corinne
Cc: John C. Halliday (jhalliday@hallidaygroup.com); Jim McLaughlin; Dick Coker (rgcoker@coker-feiner.com)
Subject: RE: Air-Port Corporate Park
Attachments: APCP REZONING SKETCHES 12-22-14.pdf

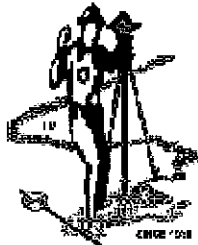
Corinne:

I have attached PDF's of the sketches that we submitted to accompany the request for rezoning. Each of the attached sketches specifically defines the boundaries of the rezoning requests. The first drawing deals with the request to rezone to C-3. I have highlighted in **yellow** the depth of the rezoning along the west property line. However, please keep in mind that the north boundary and the south boundary of the proposed C-3 zone are NOT parallel, meaning the depth is not constant. Please see the bearings highlighted in [REDACTED].

Please let me know if you have any questions or need any additional information.

Thanks.

Lou



Lou Campanile, Jr., P.E., P.L.S.
McLaughlin Engineering Company
400 J.W. McLaughlin Avenue (NE 3rd Ave)
Fort Lauderdale, Florida 33301-3234
954-763-7611 [phone] 954-763-7615 [fax] 954-980-8888 [cell]
lou@meco400.com www.meco400.com



From: Lou Campanile, Jr., P.E., P.L.S. [mailto:lou@meco400.com]
Sent: Friday, March 13, 2015 3:57 PM



McLAUGHLIN ENGINEERING COMPANY
LB#285

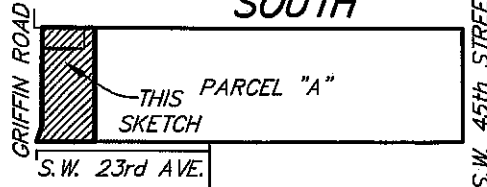
ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301
 PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 80'

**SKETCH AND DESCRIPTION
 TO ACCOMPANY REZONING PETITION,
 FROM C-1 TO C-3**

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

EXHIBIT "A"
SOUTH



SITE LAYOUT * NOT TO SCALE

LEGAL DESCRIPTION:

A portion of 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:

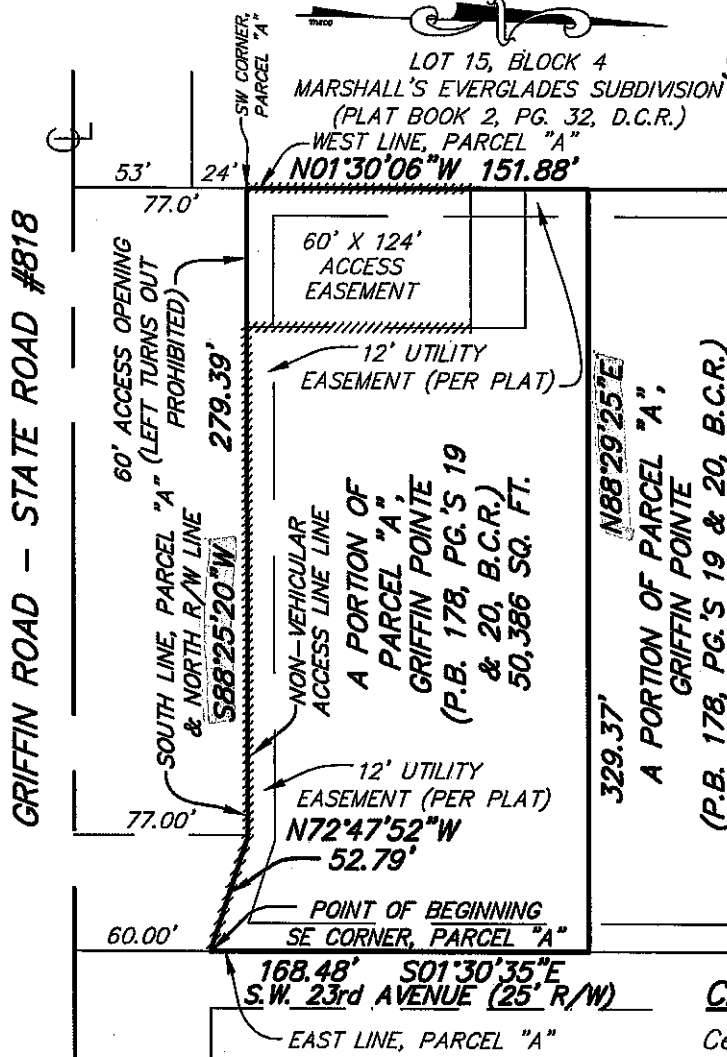
Beginning at the Southeast corner of said Parcel "A"; thence North 72°47'52" West, on the South line of said Parcel "A", a distance of 52.79 feet; thence South 88°25'20" West, on said South line, a distance of 279.39 feet to the Southwest corner of said Parcel "A"; thence North 01°30'06" West, on the West line of said Parcel "A", a distance of 151.88 feet; thence North 88°29'25" East, a distance of 329.37 feet; thence South 01°30'35" East, on the East line of said Parcel "A", a distance of 168.48 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 50,386 square feet or 1.1567 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 22nd day of December, 2014.

McLAUGHLIN ENGINEERING COMPANY
 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 88°25'20" West.

- LEGEND:**
 B.C.R. = BROWARD COUNTY RECORDS
 D.C.R. = MIAMI-DADE COUNTY RECORDS
 ⊕ = CENTERLINE
 CO. = COMPANY
 P.B. = PLAT BOOK
 PG. = PAGE
 AVE. = AVENUE
 R/W = RIGHT-OF-WAY

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. U-9865

CHECKED BY: LRCjr

C:\JMMjr\2014\U9865 (PARCELS)



McLAUGHLIN 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

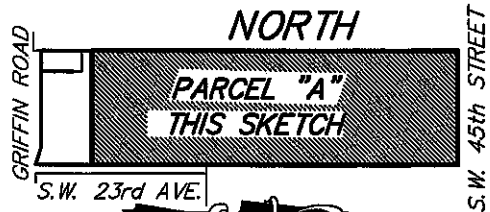
SCALE 1" = 200'

**SKETCH AND DESCRIPTION
 TO ACCOMPANY REZONING PETITION,
 FROM C-1 TO C-2**

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

S.W. 45th STREET

EXHIBIT "A"
NORTH



SITE LAYOUT * NOT TO SCALE

LEGAL DESCRIPTION:

A portion of 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:

Commencing at the Southeast corner of said Parcel "A", thence North $01^{\circ}30'35''$ West, on the East line of said Parcel "A", a distance of 168.48 feet to the Point of Beginning; thence continuing North $01^{\circ}30'35''$ West, on said East line, a distance of 1088.99 feet to the Northeast corner of said Parcel "A"; thence South $88^{\circ}34'09''$ West, on the North line of said Parcel "A", a distance of 329.21 feet to the Northwest corner of said Parcel "A"; thence South $01^{\circ}30'06''$ East, on the West line of said Parcel "A", a distance of 1089.43 feet; thence North $88^{\circ}29'25''$ East, a distance of 329.37 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 358,663 square feet or 8.2338 acres more or less.

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 or 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 $88^{\circ}25'20''$ West.

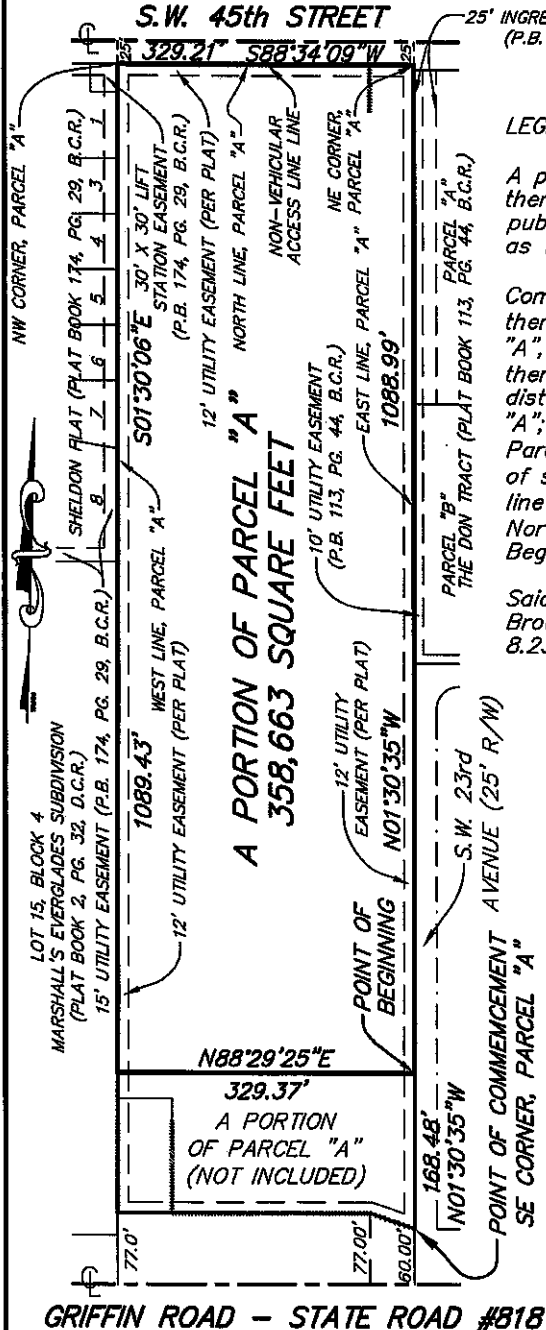
CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 22nd day of December, 2014.

LEGEND:
 B.C.R. = BROWARD COUNTY RECORDS
 D.C.R. = MIAMI-DADE COUNTY RECORDS
 CL = CENTERLINE
 CO. = COMPANY
 P.B. = PLAT BOOK
 PG. = PAGE
 AVE. = AVENUE
 R/W = RIGHT-OF-WAY

McLAUGHLIN ENGINEERING COMPANY

Jerald A. McLaughlin
JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.



FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. U-9865

CHECKED BY: LRCjr

C: \JMMjr\2014\U9865 (PARCELS)



Rec'd
at Dec 11/29/15

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

September 4, 2013
Rev. January 15, 2015

Griffin Pointe Partners, LLLP
1800 S.E. 10th 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/medical office/fast-food restaurant development to be located on the north side of Griffin Road, west of Ravenswood Road, in the vicinity of S.W. 24th Avenue. See Figure 1 for Site Location. Our investigation included an estimate of the traffic generating potential of the 107,110 Square Foot (SF) facility (including the future fast-food restaurant 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, 9th Edition, was consulted. That document includes trip generation rates for a variety of developments, including office, medical office and (future) fast-food restaurant developments such as that proposed at Air-Port Corporate Park. Land Use Codes "710 - General Office Building", "720 - Medical-Dental Office Building" and "934 - Fast-Food Restaurant with Drive-Through Window" contained in that ITE document appear 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 | $\ln(T)=0.76\ln(X)+3.68$ | $\ln(T)=0.80\ln(X)+1.57$ | $T = 1.12(X)+78.45$ |
| Med. Off. | $T = 40.89(X)-214.97$ | $T = 2.39*X$ | $\ln(T)=0.90\ln(X)+1.53$ |
| Fast-Food | $T = 496.12*X$ | $T = 45.42*X$ | $T = 32.65*X$ |

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

January 15, 2015

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During the AM Peak Hour, it is expected that 70.5% will be entering and 29.5% will be exiting the site. During the PM Peak Hour, it is expected that 31.1% will be entering and 68.9% 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 | 2,238 vpd | 270 vph | 128 vph |
| Exiting | 2,238 vpd | 113 vph | 284 vph |
| Total | 4,477 vpd | 383 vph | 412 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 (2013)"), as well as a Peak Hour turning movement count that was conducted on Griffin Rd. at S.W. 24th 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 | 2,060 vph | 2,648 vph |
| Griffin Rd., East of Ravenswood | 32,000 vpd | 2,273 vph* | 2,922 vph* |
| Ravenswood Rd., South of Griffin | 16,800 vpd | 1,193 vph* | 1,534 vph* |
| Ravenswood Rd., North of Griffin | 7,800 vpd | 554 vph* | 712 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 | 33.9% |
| Griffin Rd., East of Ravenswood | 37.4% |
| Ravenswood Rd., South of Griffin | 19.6% |
| Ravenswood Rd., North of S.W. 45 th 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 27.9% of the site traffic will utilize the access from S.W. 45th 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

January 15, 2015

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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. 45th St. and connections to the south to Griffin Rd., the driveway onto S.W. 45th Street has been designed to inhibit/discourage left turns out of the site and right turns into the site (see the latest site plan prepared by McLaughlin Engineering Company, dated January 8, 2015).

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 "2013 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 | 2,060 | 2,190 | 2,648 | 2,788 |
| | East of Ravenswood | 5,390 | 2,273 | 2,416 | 2,922 | 3,076 |
| Ravenswood Rd. | South of Griffin | 2,920 | 1,193 | 1,268 | 1,534 | 1,615 |
| | Griffin to S.W. 45 th | 1,330 | 554 | 644 | 712 | 809 |
| | North of S.W. 45 th St. | 1,330 | 554 | 589 | 712 | 750 |
| S.W. 45 th St. | Site to Ravenswood | 1,064 | --- | 107 | --- | 115 |

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. 45th 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.

TURN LANE ANALYSIS

Using the turning movement counts included in Appendix B and the site traffic described above, turning movement counts, including the site traffic, were developed for the intersection of the site access with Griffin Road. This information is depicted in Figure 3 for the AM Peak Hour and Figure 4 for the PM Peak Hour.

The critical movement at this location is the eastbound left turn volume from eastbound Griffin Road into the site. That volume was compared to the available stacking area within the associated turn lane to determine if sufficient room exists to

Air-Port Corporate Park

January 15, 2015

Page 4

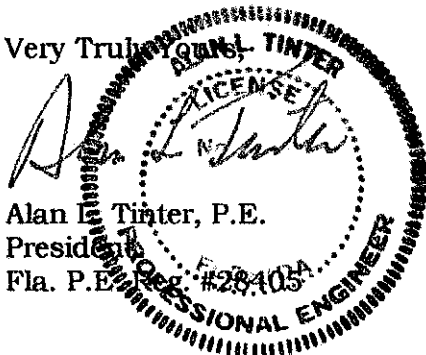
accommodate that movement. Figure 5 shows the turn lane length. The AM Peak Hour traffic volume for this movement is estimated to be 92 vph, while the PM Peak Hour is estimated to be 43 vph. As a generally accepted guideline, turn lane lengths should be sufficiently long to accommodate twice the traffic volume in the average minute of the peak hour (rounded to the next greatest 25 feet). Using that formula to estimate the turn lane lengths required for these traffic volumes yields estimated turn lane lengths of 75 feet for the estimated AM Peak Hour and 50 feet for the PM Peak Hour. As depicted in Figure 5, that turn lane is approximately 155 feet long, more than twice the distance that will be required for the maximum traffic volume.

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. Furthermore, the existing eastbound left turn lane on Griffin Road that aligns with the proposed access to the site will be adequate to accommodate the expected site traffic.

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

Very Truly



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

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



Figure 1
Site Location

Tinter Traffic, LLC

TABLE 1

Air-Port Corporate Park

Based on January 8, 2015 Site Plan by McLaughlin Engineering Company

| AM PEAK HOUR | | | | SITE TRAFFIC | | | |
|---------------------------|------------|----------------|----------|------------------------------------|-------------|-------------|------------|
| CATEGORY | ITE L.U.C. | Devel Size | Variable | AM PEAK HOUR TRIP GENERATION RATE* | Total (vph) | Enter (vph) | Exit (vph) |
| General Office | 710 | 46,760 | 1,000 SF | $\ln(T) = 0.80 \ln(X) + 1.57$ | 104 | 92 | 13 |
| Medical-Dental Office | 720 | 57,000 | 1,000 SF | $T = 2.39 * X$ | 136 | 108 | 29 |
| Fast Food | 934 | 3,350 | 1,000 SF | $T = 45.42 * X$ | 152 | 78 | 75 |
| GROSS TOTAL | | 107,110 | | | 393 | 277 | 116 |
| Office Internalization | | 2.55% | | | -6 | -5 | -1 |
| Fast-Food Internalization | | 2.55% | | | -4 | -2 | -2 |
| Total Trips | | | | | 393 | 270 | 113 |

| PM PEAK HOUR | | | | SITE TRAFFIC | | | |
|---------------------------|------------|----------------|----------|------------------------------------|-------------|-------------|------------|
| CATEGORY | ITE L.U.C. | Devel Size | Variable | PM PEAK HOUR TRIP GENERATION RATE* | Total (vph) | Enter (vph) | Exit (vph) |
| General Office | 710 | 46,760 | 1,000 SF | $T = 1.12(X) + 78.45$ | 131 | 22 | 109 |
| Medical-Dental Office | 720 | 57,000 | 1,000 SF | $\ln(T) = 0.90 \ln(X) + 1.53$ | 176 | 49 | 126 |
| Fast Food | 934 | 3,350 | 1,000 SF | $T = 32.65 * X$ | 109 | 57 | 53 |
| GROSS TOTAL | | 107,110 | | | 416 | 128 | 288 |
| Office Internalization | | 1.44% | | | -2 | 0 | -2 |
| Fast Food Internalization | | 1.44% | | | -2 | 0 | -2 |
| Total Trips | | | | | 412 | 128 | 284 |

| Daily | | | | SITE TRAFFIC | | | |
|---------------------------|------------|----------------|----------|-------------------------------|--------------|--------------|--------------|
| CATEGORY | ITE L.U.C. | Devel Size | Variable | DAILY TRIP GENERATION RATE* | Total (vpd) | Enter (vpd) | Exit (vpd) |
| General Office | 710 | 46,760 | 1,000 SF | $\ln(T) = 0.76 \ln(X) + 3.68$ | 737 | 368 | 368 |
| Medical-Dental Office | 720 | 57,000 | 1,000 SF | $T = 40.89 * X - 214.97$ | 2,116 | 1,058 | 1,058 |
| Fast Food | 934 | 3,350 | 1,000 SF | $T = 496.12 * X$ | 1,662 | 831 | 831 |
| GROSS TOTAL | | 107,110 | | | 4,514 | 2,257 | 2,257 |
| Office Internalization | | 2.57% | | | -19 | -9 | -9 |
| Fast Food Internalization | | 2.57% | | | -19 | -9 | -9 |
| Total Trips | | | | | 4,477 | 2,238 | 2,238 |

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

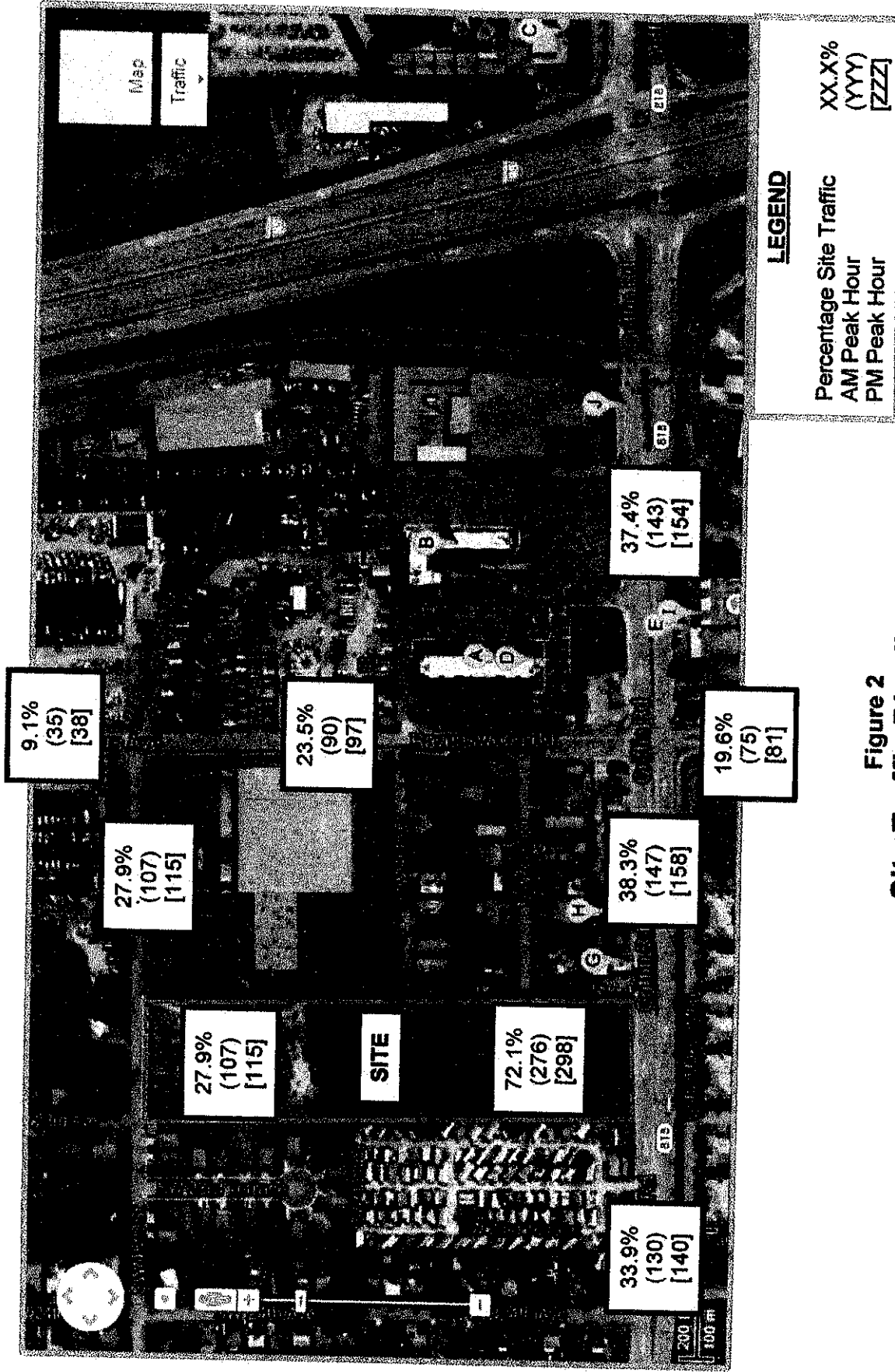


Figure 2
Site Traffic Distribution

Tinter Traffic, LLC

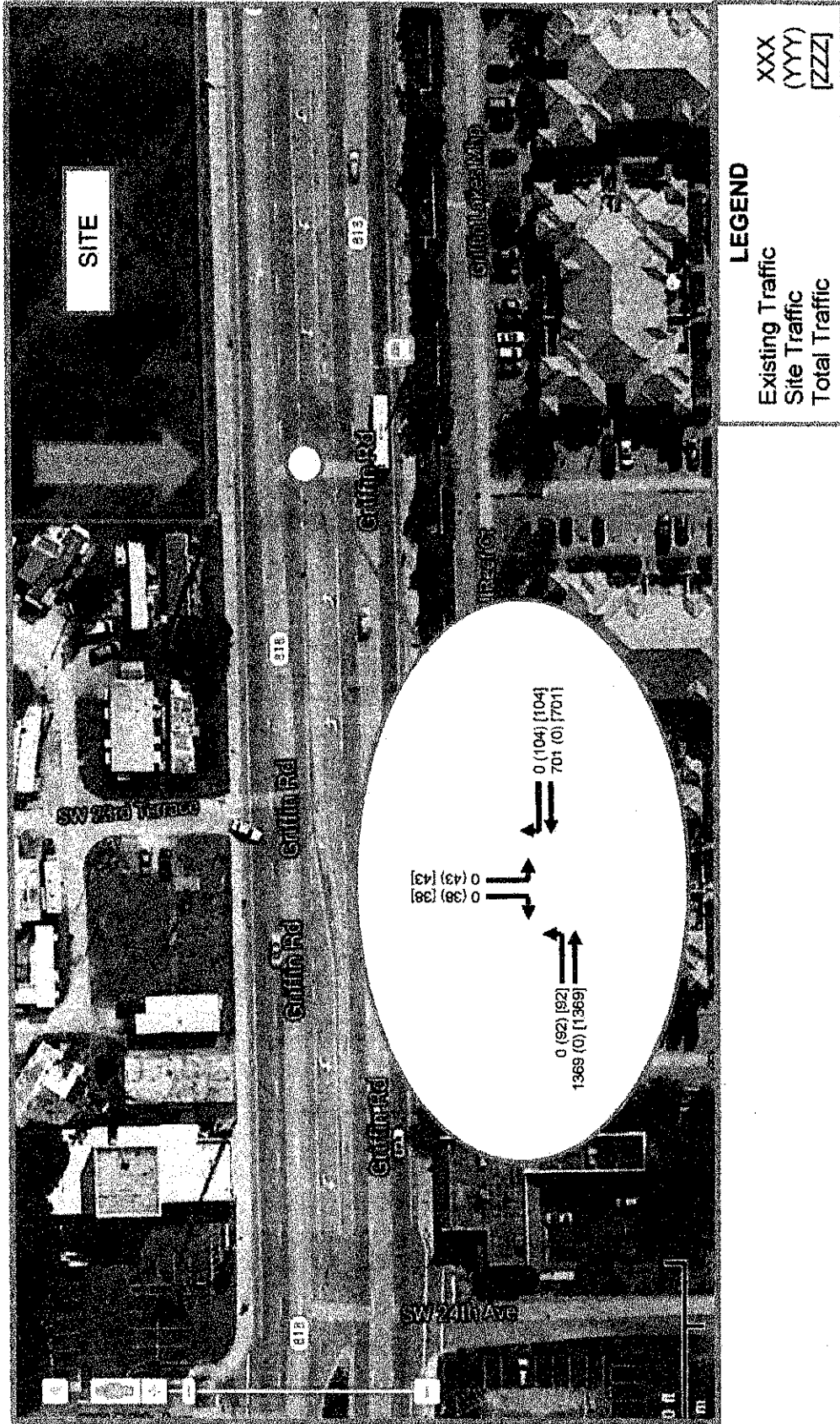


Figure 3
AM Peak Hour Traffic Volumes

Tinter Traffic, LLC

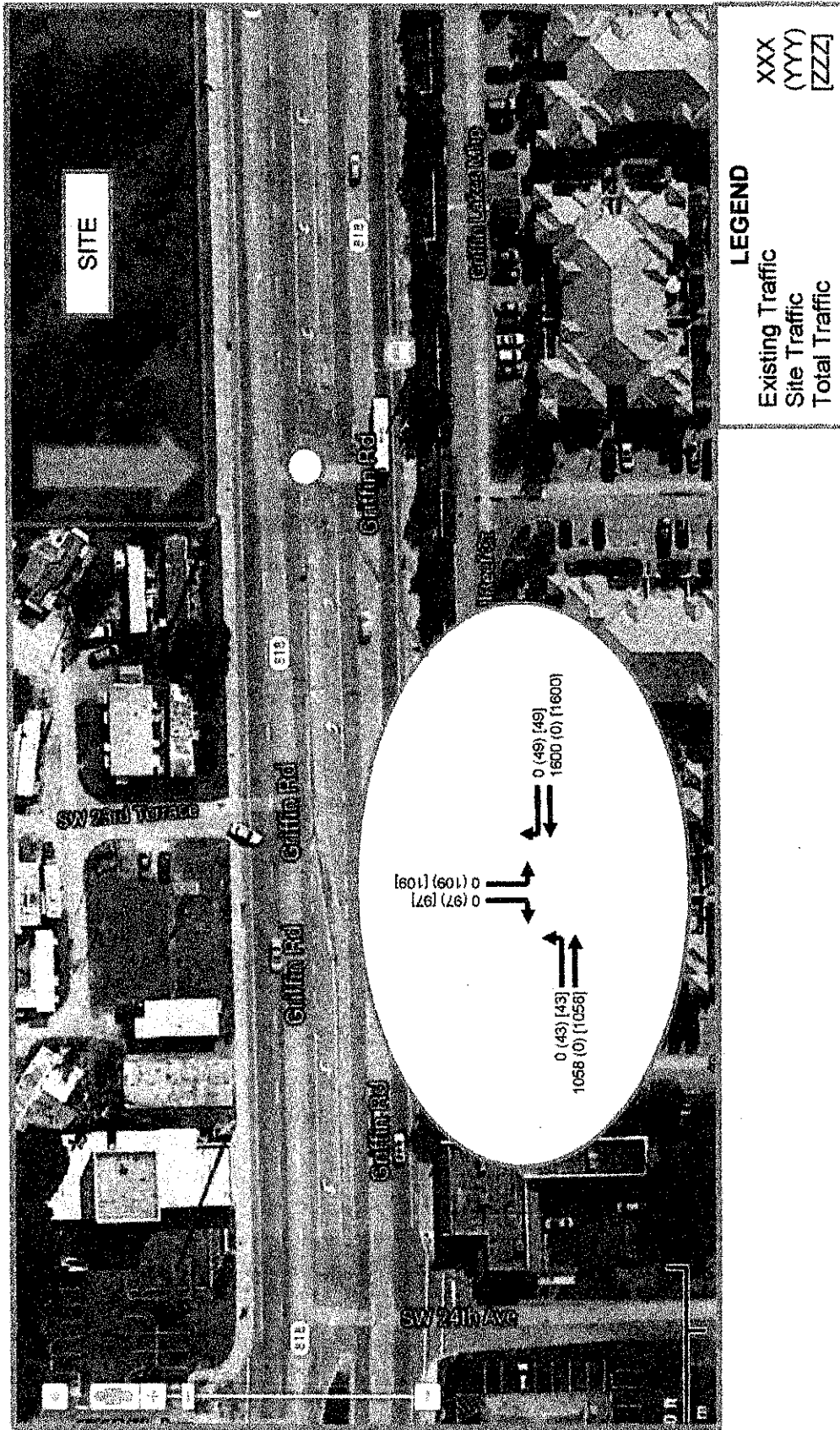


Figure 4
 PM Peak Hour Traffic Volumes

Tinter Traffic, LLC

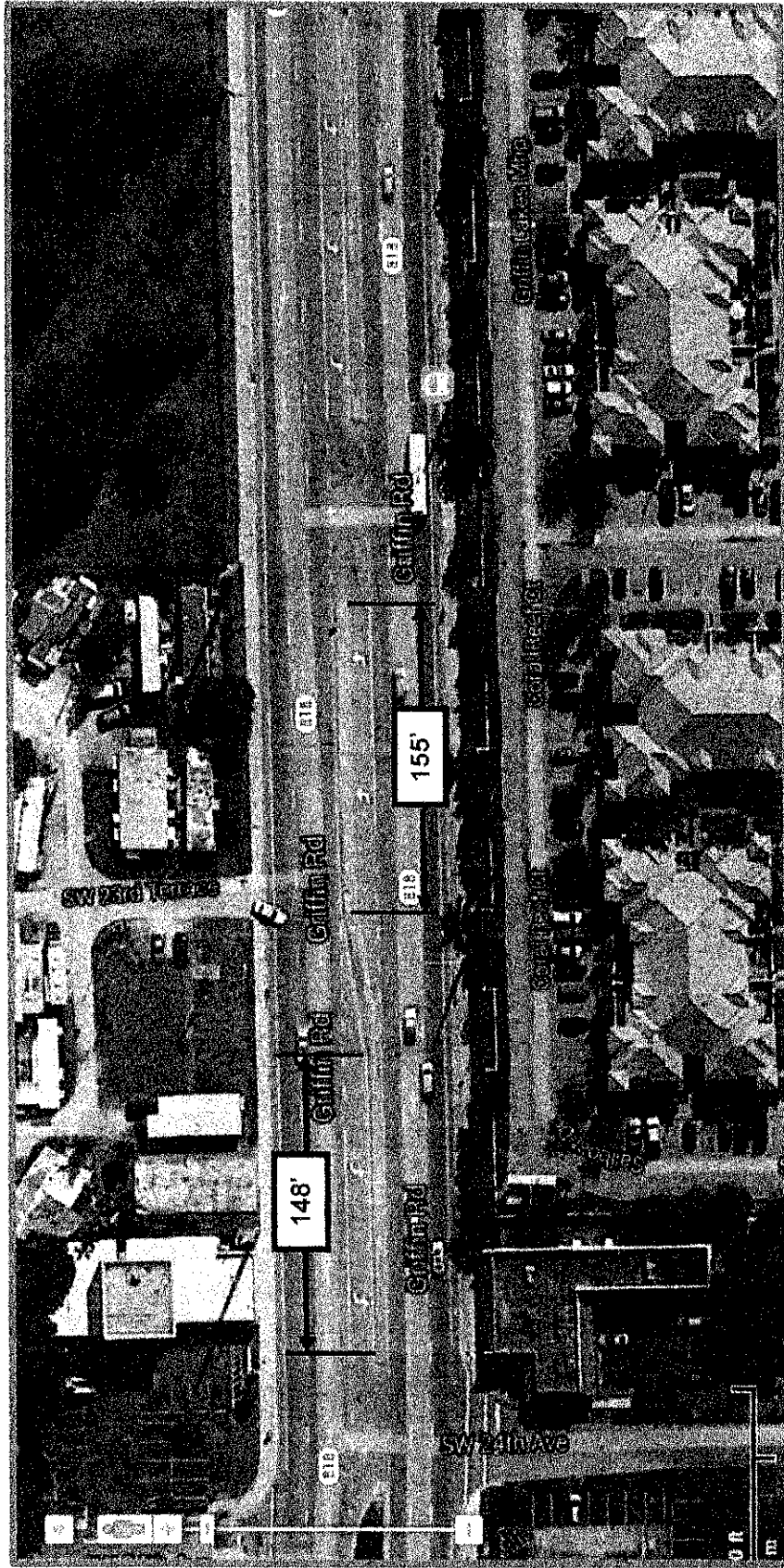


Figure 5
Turn Lane Lengths

Tinter Traffic, LLC

Appendix A
Internalization Calculations

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

Analyst: ALT
Date: 1/6/2015

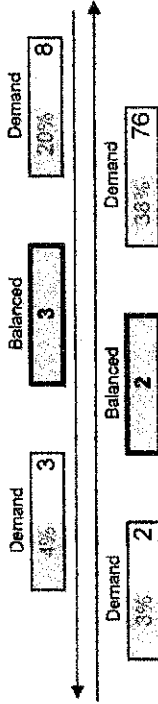
Development: Air-Port Corp
Time Period: AM Peak

Land Use A: FastFood

| | | | |
|------------|-------|----------|----------|
| TE LU Code | 934 | | |
| Size | 3,350 | | |
| | Total | Internal | External |
| Enter | 78 | 3 | 75 |
| Exit | 75 | 2 | 73 |
| Total | 152 | 5 | 147 |
| Percent | 100% | 3% | 97% |

Land Use B: Officer/Med. Office

| | | | |
|------------|---------|----------|----------|
| TE LU Code | 710,720 | | |
| Size | 104,300 | | |
| | Total | Internal | External |
| Enter | 198 | 2 | 197 |
| Exit | 41 | 3 | 38 |
| Total | 240 | 5 | 235 |
| Percent | 100% | 2% | 98% |



Net External Trips for Multi-Use Development

| | Land Use A | Land Use B | Total |
|---------------------------|------------|------------|--------------------------|
| Enter | 75 | 197 | 272 |
| Exit | 73 | 38 | 111 |
| Total | 147 | 235 | 383 |
| Single Use Trip Gen. Est. | 152 | 240 | 393 |
| | | | Internal Capture 2.5% |

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

Analyst: ALT
Date: 1/6/2015

Development: Air-Port Corp
Time Period: PM Peak

Land Use A: Fast-Food

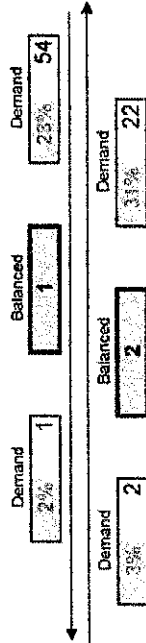
| | |
|------------|-------|
| TE LU Code | 934 |
| Size | 3,350 |
| Enter | 57 |
| Exit | 53 |
| Total | 109 |
| Percent | 100% |
| | 3% |
| | 97% |

| | | | |
|----------|----|---|----|
| Total | 57 | 1 | 56 |
| Internal | 53 | 2 | 51 |
| External | 4 | 0 | 4 |

Land Use B: Office/Med. Office

| | |
|------------|----------|
| TE LU Code | 710, 720 |
| Size | 104, 308 |
| Enter | 71 |
| Exit | 235 |
| Total | 307 |
| Percent | 100% |
| | 1% |
| | 99% |

| | | | |
|----------|-----|---|-----|
| Total | 71 | 2 | 69 |
| Internal | 235 | 1 | 234 |
| External | 1 | 0 | 1 |



Net External Trips for Multi-Use Development

| | Land Use A | Land Use B | Total |
|---------------------------|------------|------------|-------|
| Enter | 56 | 69 | 125 |
| Exit | 51 | 234 | 285 |
| Total | 106 | 304 | 410 |
| Single Use Trip Gen. Est. | 109 | 307 | 416 |
| Internal Capture | | | 1.4% |

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

Analyst: A.J.
Date: 1/9/2015

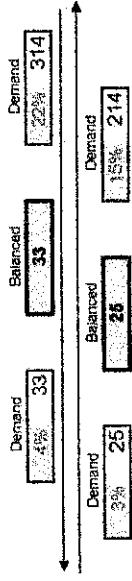
Development: Air-Port Corp
Time Period: Daily

Land Use A: Fast-Food

| ELU Code | Size | Total | Internal | External |
|----------|------|-------|----------|----------|
| | 974 | 3,352 | | |
| Enter | | 33 | 33 | 798 |
| Exit | | 25 | 25 | 806 |
| Total | | 1662 | 58 | 1604 |
| Percent | | 100% | 3% | 97% |

Land Use B: Office/Med. Office

| ELU Code | Size | Total | Internal | External |
|----------|------|---------|----------|----------|
| | 719 | 104,300 | | |
| Enter | | 25 | 25 | 1401 |
| Exit | | 33 | 33 | 1393 |
| Total | | 2852 | 58 | 2794 |
| Percent | | 100% | 2% | 98% |



Net External Trips for Multi-Use Development

| | Land Use A | Land Use B | Total |
|---------------------------|------------|------------|--------------------------|
| Enter | 798 | 1401 | 2199 |
| Exit | 806 | 1393 | 2199 |
| Total | 1604 | 2794 | 4398 |
| Single Use Trip Gen. Est. | 1662 | 2852 | 4514 |
| | | | Internal Capture 2.6% |

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 | 116 | 1 | 0 | 1 | 0 | 2 | 0 | 181 | 0 | 0 | 181 | 289 |
| 07:15 AM | 0 | 0 | 0 | 0 | 0 | 4 | 146 | 0 | 4 | 154 | 4 | 0 | 2 | 0 | 6 | 0 | 284 | 2 | 0 | 286 | 456 |
| 07:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 159 | 3 | 5 | 167 | 2 | 0 | 2 | 0 | 4 | 0 | 280 | 1 | 0 | 281 | 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 | 596 | 10 | 0 | 6 | 0 | 16 | 0 | 1163 | 3 | 0 | 1166 | 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 | 181 | 2 | 1 | 184 | 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 | 1955 |
| *** 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 | 8 | 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 | 8 | 1444 | 10 | 0 | 2 | 1 | 13 | 0 | 976 | 7 | 1 | 984 | 2441 |
| 05:00 PM | 0 | 0 | 0 | 0 | 0 | 5 | 338 | 5 | 3 | 349 | 2 | 0 | 2 | 0 | 4 | 0 | 288 | 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 | 268 | 2 | 0 | 270 | 690 |
| 05:45 PM | 0 | 0 | 0 | 0 | 0 | 2 | 350 | 2 | 1 | 355 | 2 | 0 | 4 | 0 | 6 | 0 | 222 | 1 | 0 | 223 | 594 |
| Total | 0 | 0 | 0 | 0 | 0 | 11 | 1555 | 13 | 8 | 1587 | 12 | 0 | 11 | 0 | 23 | 0 | 1031 | 7 | 1 | 1039 | 2649 |
| Grand Total | 0 | 0 | 0 | 0 | 0 | 34 | 4225 | 42 | 40 | 4341 | 35 | 0 | 25 | 1 | 61 | 0 | 4413 | 19 | 2 | 4434 | 8836 |
| Approach % | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.8 | 97.3 | 1.0 | 0.9 | 57.4 | 0.0 | 0.0 | 41.0 | 1.8 | 0.0 | 0.0 | 69.5 | 0.4 | 0.0 | 0.0 | |
| Total % | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.4 | 47.8 | 0.6 | 0.6 | 49.1 | 0.4 | 0.0 | 0.3 | 0.0 | 0.7 | 0.0 | 48.9 | 0.2 | 0.0 | 60.2 | |

PD&E

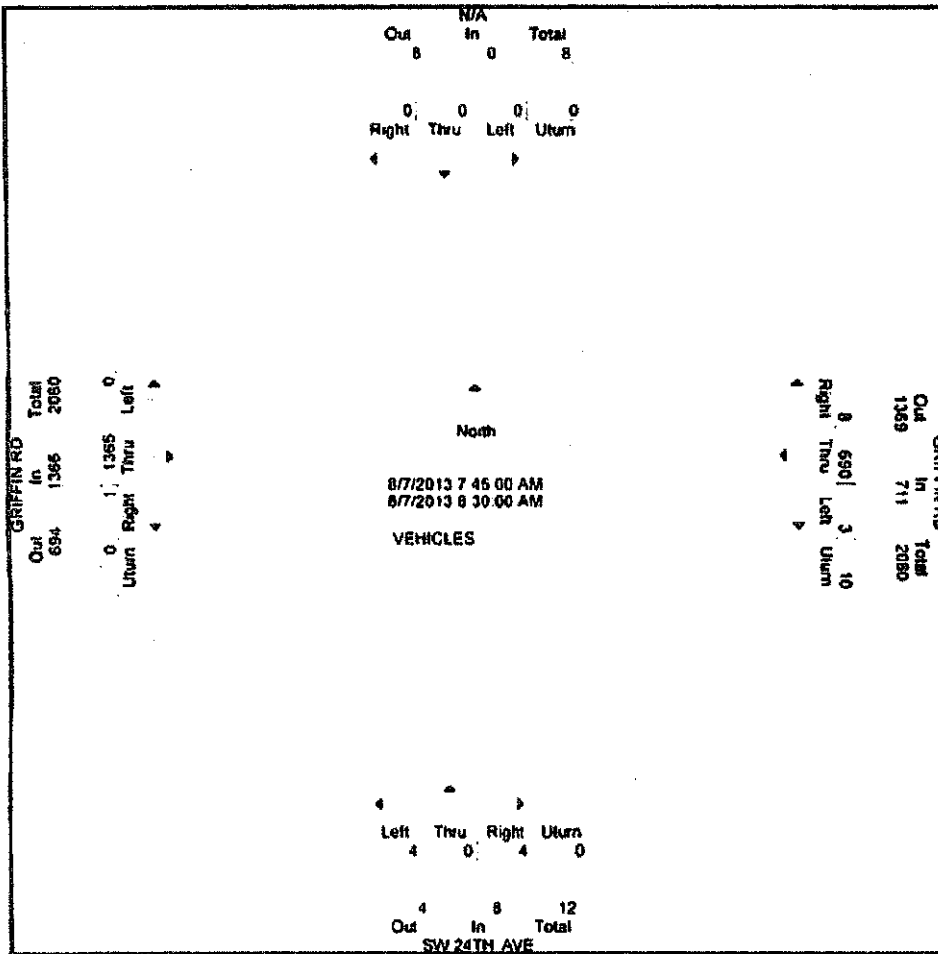
10891 LA REINA ROAD, SUITE 100
 DELRAY BEACH, FL 33446

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 | | | | | Int. Total |
|---|----------------|------|-------|-------|------|------------|----------------------|-------|-------|------|------------|------------------------|-------|-------|------|------------|----------------------|-------|-------|------------|------------|------------|
| | 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 | 690 | 6 | 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 | 50.0 | 0.0 | 50.0 | 0.0 | 0.0 | 0.0 | 99.9 | 0.1 | 0.0 | 398 | 563 | | |
| 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. Volume | 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 | 563 | |
| Peak Factor | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |



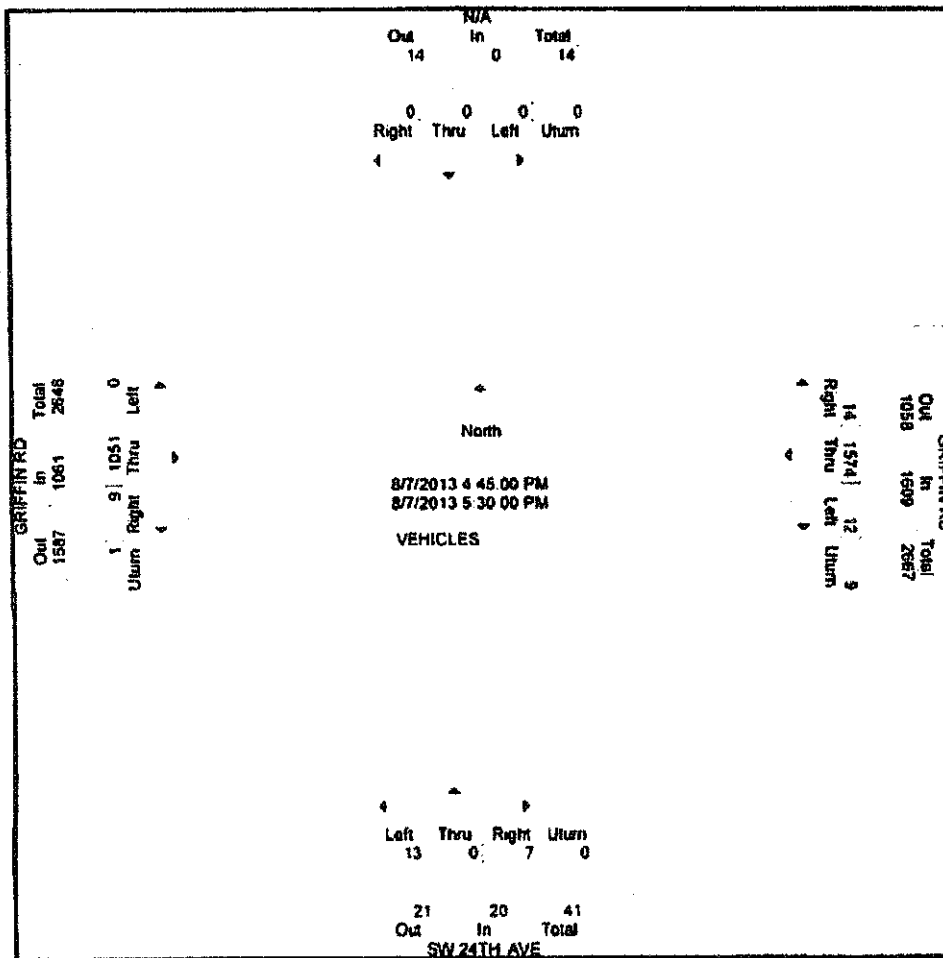
PD&E

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 : 3

| Start Time | N/A Southbound | | | | | App Total | GRIFFIN RD Westbound | | | | | App Total | SW 24TH AVE Northbound | | | | | App Total | GRIFFIN RD Eastbound | | | | | App Total | Int Total |
|---|----------------|------|-------|-------|------|-----------|----------------------|-------|-------|------|----------|-----------|------------------------|-------|------|------|-------|-----------|----------------------|------|-------|--|--|-----------|-----------|
| | Left | Thru | Right | Uturn | Left | | Thru | Right | Uturn | Left | Thru | | Right | Uturn | Left | Thru | Right | | Uturn | | | | | | |
| 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 | 0.7 | 97.8 | 0.9 | 0.6 | 65.0 | 0.0 | 35.0 | 0.0 | 6 | 0.0 | 99.1 | 0.8 | 0.1 | 224 | 731 | | | | | |
| 05:15 Volume | 0 | 0 | 0 | 0 | 0 | 2 | 495 | 3 | 1 | 501 | 5 | 0 | 1 | 0 | 6 | 0 | 222 | 2 | 0 | 224 | 0.920 | | | | |
| Peak Factor | | | | | | | | | | | | | | | | | | | | | | | | | |
| High Int | | | | | | | | | | | | | | | | | | | | | | | | | |
| Volume | 05:15 PM | | | | | 05:30 PM | | | | | 05:30 PM | | | | | | | | | | | | | | |
| Peak Factor | 0 | 0 | 0 | 0 | 0 | 2 | 495 | 3 | 1 | 501 | 3 | 0 | 4 | 0 | 7 | 0 | 299 | 2 | 0 | 301 | 0.881 | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |



Appendix C

**FDOT "2013 Quality/Level of Service Handbook"
Table 4 – Generalized Peak Hour Two-Way Volumes for Florida's
Urbanized Areas**

Generalized Peak Hour Two-Way Volumes for Florida's Urbanized Areas¹

TABLE 4

12/18/12

| UNINTERRUPTED FLOW FACILITIES | | | | | | UNINTERRUPTED FLOW FACILITIES | | | | | | |
|---|-----------|----------------------|-----------------------|--------------------|-------|-------------------------------|--------|----------|--------|--------|--|--|
| STATE SIGNALIZED ARTERIALS | | | | | | FREEWAYS | | | | | | |
| 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) | | | | | | Freeway Adjustments | | | | | | |
| 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 | | | | | | | |
| Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.) | | | | | | | | | | | | |
| Non-State Signalized Roadways - 10% | | | | | | | | | | | | |
| Median & Turn Lane Adjustments | | | | | | | | | | | | |
| Lanes | Median | Exclusive Left Lanes | Exclusive Right Lanes | Adjustment Factors | | | | | | | | |
| 2 | Divided | Yes | No | +5% | | | | | | | | |
| 2 | Undivided | No | No | -20% | | | | | | | | |
| Multi | Undivided | Yes | No | -5% | | | | | | | | |
| Multi | Undivided | No | No | -25% | | | | | | | | |
| - | - | - | Yes | + 5% | | | | | | | | |
| One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6 | | | | | | | | | | | | |
| BICYCLE MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.) | | | | | | | | | | | | |
| Paved Shoulder/Bicycle | | | | | | | | | | | | |
| 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 | ** | | | | | | | | |
| PEDESTRIAN MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.) | | | | | | | | | | | | |
| Sidewalk Coverage | | | | | | | | | | | | |
| | B | C | D | E | | | | | | | | |
| 0-49% | * | * | 250 | 850 | | | | | | | | |
| 50-84% | * | 150 | 780 | 1,420 | | | | | | | | |
| 85-100% | 340 | 960 | 1,560 | >1,770 | | | | | | | | |
| BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction) | | | | | | | | | | | | |
| Sidewalk Coverage | | | | | | | | | | | | |
| | B | C | D | E | | | | | | | | |
| 0-84% | > 5 | ≥ 4 | ≥ 3 | ≥ 2 | | | | | | | | |
| 85-100% | > 4 | ≥ 3 | ≥ 2 | ≥ 1 | | | | | | | | |

¹ 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.

² 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.

³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** 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.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems_services/default.shtml

RECONNAISSANCE LEVEL FIELD ASSESSMENT

AIRPORT CORPORATE PARK

*Broward County
City of Dania Beach, Florida*

Section 33, Township 50 South, Range 42 East

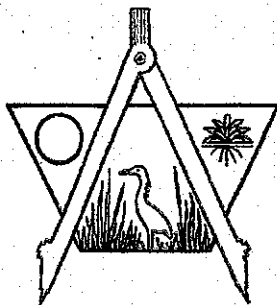
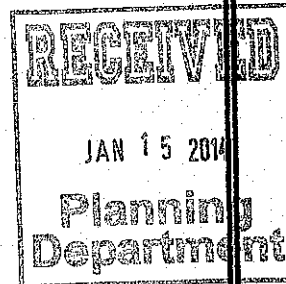
PREPARED FOR:

Griffin Pointe Partners, LLC

January 12, 2015

BY:

Phillip R. Jimrusti & Associates, Inc.



As Nature Intended

**ECOLOGICAL ENGINEERS
ENVIRONMENTAL CONSULTANTS**

4085 S.W. Honey Terrace • Palm City, Florida 34990

Phone: 954-370-8870 • Fax: 772-781-3790

Table of Contents

- 1.0 Introduction
- 2.0 Vegetation
- 3.0 FLUCCS Description
- 4.0 Soils
- 5.0 Wildlife
- 6.0 Conclusion
- 7.0 References

Appendices

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| Location Map | Figure 1 |
| FLUCCS Map | Figure 2 |
| Natural Resources Conservation Service Soil Survey Map | Figure 3 |
| Wildlife Survey Transect Map | Figure 4 |

1.0 INTRODUCTION

A *Reconnaissance Level Field Assessment* was conducted on this approximately 9.39-acre tract of land located north of Griffin Road, west of Anglers Avenue, Section 29, Township 50 South, Range 42 East, Dania Beach, Broward County, Florida (Figure 1). The parcel was surveyed for compliance with the South Florida Water Management District Basis of Review, Broward County Ordinance No. 93-49, section 27, and the City of Dania Beach "Tree Preservation" Ordinance (Chapter 26, Article 2) and "Wildlife Protection" Ordinance (Chapter 29, Article 4). The site was investigated to identify native vegetative communities, determine the viability of indigent habitats, and note the presence or absence of threatened or endangered species as listed by the U.S. Fish and Wildlife Service, Florida Game and Fresh Water Commission (FGFWFC), and the Florida Department of Agriculture.

The site is bordered on north and south by paved roads and on the east and west by commercial and residential development (Figure 2). The immediate area surrounding the property, with the exception of isolated wooded areas, has been developed for commercial, agricultural and residential purposes.

2.0 VEGETATION

The presence of various community types were assessed during this inspection, dominant plant species in each vegetative stratum (tree, shrub, and herbaceous), and evaluations were conducted as to the suitability of each community type to support listed or regulated plant species. The relative occurrence of dominant species was estimated visually. Parameters evaluated included density and distribution, and notation of presence and extent of disturbance to the habitat. The site can best be described as having been partially cleared in the past and is currently mowed. Canopy and understory vegetation remains on the southern three-quarters of the property and consists of Brazilian pepper (Schinus terebinthifolius), live oak (Quercus virginiana), one cabbage palm (Sabal palmetto), one slash pine (Pinus elliotii), one banyan (Ficus benghalensis), and strangler fig (Ficus aurea). Groundcover vegetation includes wedelia (Wedelia trilobata), Bermudagrass (Cynodon spp.), spermacoce (spermacoce spp.), grape vine (Vitis rotundifolia), bidens (bidens alba), love vine (Cassytha filiformis), painted leaf (Poinsettia cyathophora), philodendron (Philodendron spp.), bracken fern (Pteridium aquilinum), Boston fern (Nephrolepis spp.), and Virginia creeper (Parthenocissus quinquefolia).

3.0 FLUCCS DESCRIPTION

The site contains one type of land use community, which is shown in Figure 2 of the *Florida Land Use, Cover, Forms Classification System (FLUCCS)* map: Disturbed Lands (FLUCCS – 740, 9.39 acres). The Disturbed Lands category describes areas which have been changed due primarily to human activities other than mining, and in this case describes an area that appears to have once been an oak hammock habitat, but has since been partially cleared, possibly filled, and is currently mowed.

4.0 SOILS

Site soils were assessed for hydric characteristics by examining a soil core to a depth of at least 18 inches and were characterized by determining soil horization, texture, color, moisture content, and depth to saturation and/or standing water. The presence or absence of particulate organic matter, organic matter staining, concretions, mottling, and gleying also were noted. Soil hue, value and chroma were determined with the Munsell Soil Color Charts. The US Department of Agriculture, Natural Resources Conservation Service Soil Survey of Broward County indicates that the substrate of the property consists of Dade fine sand (9), Dade-urban land complex (11), Udorthents, shaped (38) (Figure 3). Dade fine sand is a nearly level, well drained soil on slightly elevated flatlands in the southeastern part of Broward County. Dade-Urban land complex consists of Dade fine sand, which makes up the open areas, and of urban land, which is covered by concrete and buildings. Udorthents, shaped consists of a mixture of soil and geologic soil materials that has been shaped and contoured mainly for golf courses and major highways. This mixed material is commonly obtained from nearby excavations and spread over the natural soil to a depth of 20 inches or more and consist of primarily limestone fragments and sand. Hydric soils were not present on this site.

5.0 WILDLIFE

In accordance with the "Wildlife Protection" Ordinance (Chapter 29, Article 4), conditions on the site were assessed by walking a series of pedestrian transects across the property and thoroughly examining the parcel for indicators of animal habitation (Figure 4). The methodology utilized was to look for signs such as scat, hair, burrows, tree scrapings and dens. None were observed. Based on previous studies of animal populations within these communities, the following is a list of probable animal species that could inhabit the site but were not observed during the site visit:

5.0 WILDLIFE (continued)

| Table 1: State and Federally Listed Species that could occur on the subject property. | | Protected Species | |
|---|----------------------------------|-------------------|---------|
| Common Name | Scientific Name | State | Federal |
| Reptiles | | | |
| Green anole | <i>Anolis carolinensis</i> | n/a | n/a |
| Brown anole | <i>Anolis sagrei</i> | n/a | n/a |
| Six-lined racerunner | <i>Cnemidophorus sexlineatus</i> | n/a | n/a |
| Birds | | | |
| Ground dove | <i>Columbia passerina</i> | n/a | n/a |
| Mocking bird | <i>Mimus polyglottos</i> | n/a | n/a |
| Mourning doves | <i>Zenaidura macroura</i> | n/a | n/a |
| Mammals | | | |
| Nine banded armadillo | <i>Dasypus novemcinctus</i> | n/a | n/a |
| Gray squirrel | <i>Sciurus carolinensis</i> | n/a | n/a |
| Opossum | <i>Didelphis virginiana</i> | n/a | n/a |
| Raccoon | <i>Procyon lotor</i> | n/a | n/a |
| Amphibian | | | |
| Oak toad | <i>Bufo quercicus</i> | n/a | n/a |

E = Endangered
T = Threatened

SSC = Species of Special Concern
n/a = Not Listed

Since no animals or signs of animals were observed on this parcel, a detailed budget, cost estimate or action plan should not be required for the City of Dania Beach.

6.0 CONCLUSION

The findings and conclusions documented in this report have been prepared for specific application to this project, and have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area, and in accordance with the terms and conditions set forth in our agreement. The conclusions presented in this report are professional opinions based on interpretation of information currently available.

6.0 CONCLUSION (continued)

This site is located in a highly developed commercial and residential area. No standing water is present on the property. No rare, threatened, endangered or species of special concern as listed by the Florida Department of Agriculture, the Florida Game and Fresh Water Commission (FGFWFC), and the U.S. Fish and Wildlife Service (USFWS) were observed on the property. No wetlands were observed on the site. The habitat value is rapidly diminishing due to the infestation of exotic and invasive vegetation and the deterioration caused by development in the surrounding area. No portions of the property appear to be environmentally sensitive.

7.0 REFERENCES

Broward County Property Appraiser's Network, www.bcpa.net

Florida Association of Environmental Soil Scientists. 2007. Hydric Soils of Florida Handbook, Fourth Edition.

Florida Department of Environmental Protection. (Gilbert *et al.* 1995) The Florida Wetlands Delineation Manual.

Florida Fish and Wildlife Conservation Commission. 2004. Florida's Endangered Species. Threatened Species and Species of Special Concern, Official Lists. Tallahassee, Florida.

Natural Resources Conservation Service Soil Survey Map (<http://websoilsurvey.nrcs.usda.gov/app/>)

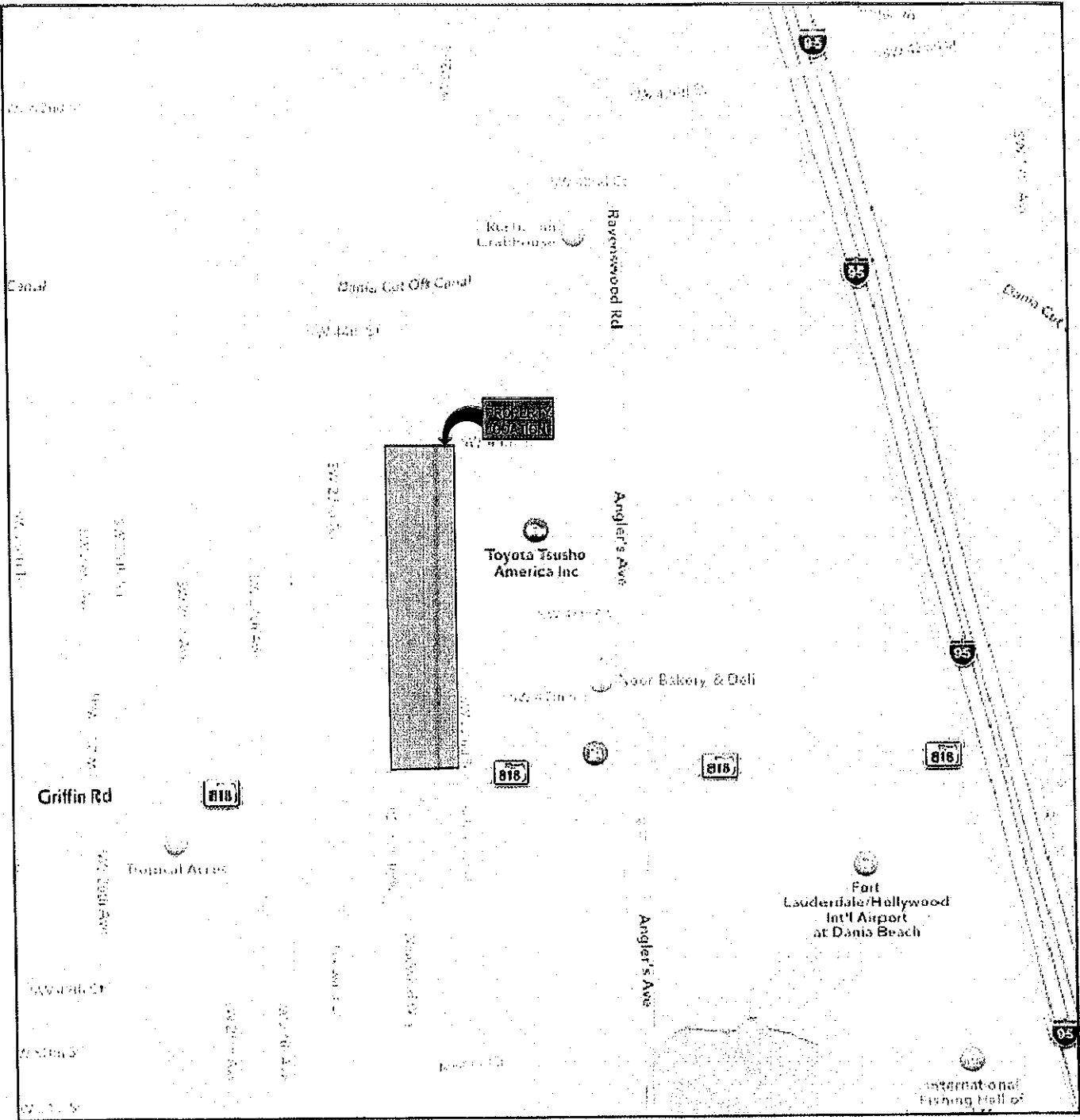
The Audubon Society, Field Guide to North American Mammals, 1989.

United States Department of Agriculture Handbook 18-Soil Survey Manual. 2000. Munsell Soil Color Charts

United States Department of Agriculture, Natural Resources Conservation Service, in cooperation with the National Technical Committee on Hydric Soils. Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 6.0, 2006.

United States Department of Agriculture Soil Conservation Service. 1974. Soil Survey of Broward County, Florida.

United States Fish and Wildlife Service. 2004. [Updated list of federally listed endangered and threatened species]. Washington D.C.



NORTH



LOCATION MAP

AIRPORT CORPORATE PARK
 FOR:
GRIFFIN POINTE PARTNERS, LLLC
 DANIA BEACH, FLORIDA
 BROWARD CO., S29 - T50 - R42



PHILLIP R. JIMRUSTI
 & ASSOCIATES, INC.
 ECOLOGICAL ENGINEERS
 ENVIRONMENTAL CONSULTANTS
 4885 SW HONEY TERRACE
 PALM CITY, FLORIDA 34980
 (854) 370-8870

| |
|----------------------------|
| PROJECT No. 100-93 |
| COMP. NAME LOCATION MAP |
| FILE NAME APCP |
| DATE 01-12-15 |
| FIGURE 1 |



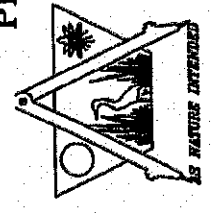
| LEGEND | DESCRIPTION | AREA |
|--------|-----------------|----------|
| NUMBER | DISTURBED LANDS | 9.39 AC. |
| 740 | TOTAL AREA | 9.39 AC. |

ACREAGES HAVE NOT BEEN SURVEYED AND ARE BASED ON AERIAL INTERPRETATION.

| | |
|-------------|----------|
| PROJECT No. | 100-93 |
| COMP. NAME | FLUCCS |
| FILE NAME | APCP |
| DATE | 01-12-15 |
| | FIGURE 2 |

PHILLIP R. JIMRUSTI & ASSOCIATES, INC.

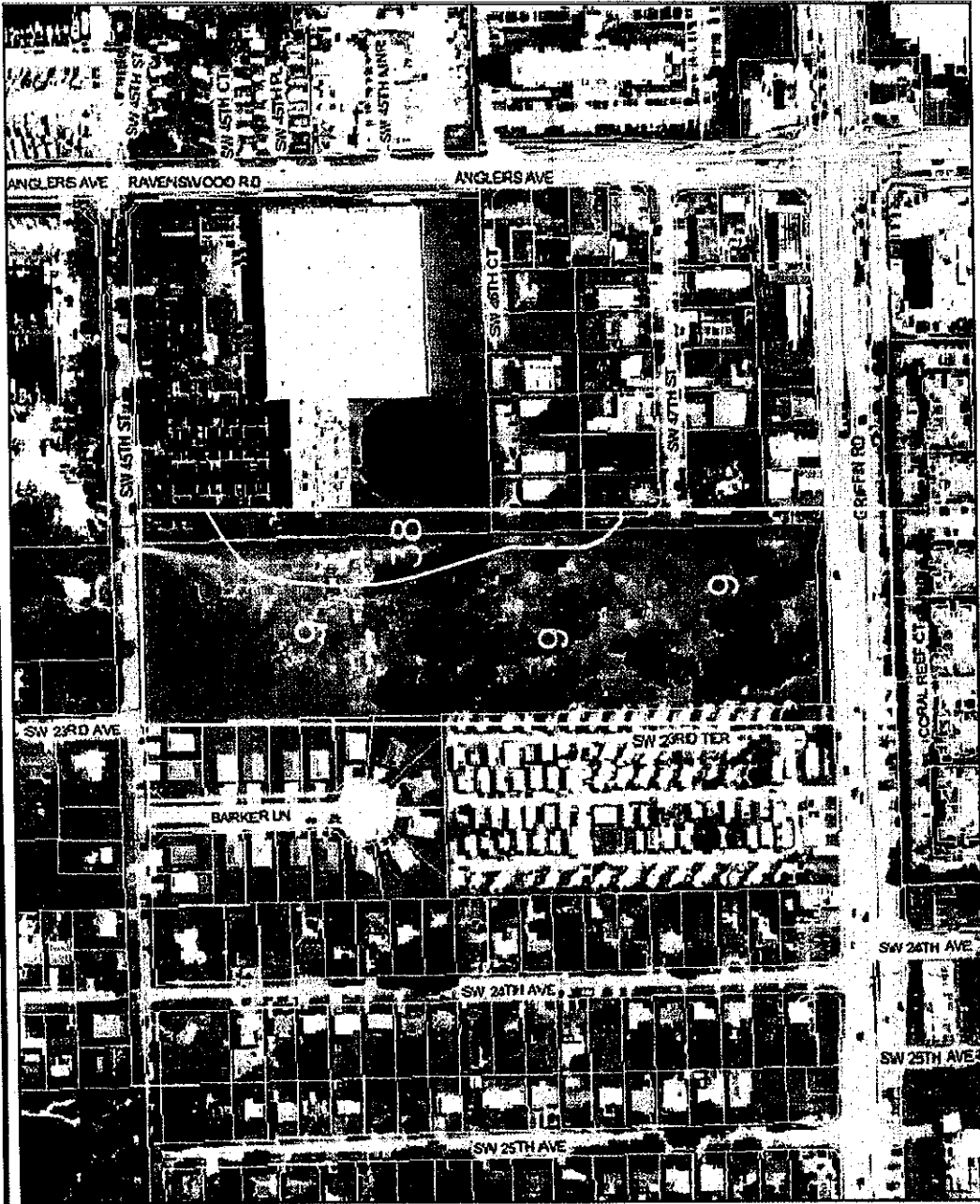
ECOLOGICAL ENGINEERS
 ENVIRONMENTAL CONSULTANTS
 4966 SW HONEY TERRACE
 PALM CITY, FLORIDA 34990
 (888) 370-8870



FLUCCS MAP
 AIRPORT CORPORATE PARK
 FOR:
 GRIFFIN POINTE PARTNERS, LLLC
 DANIA BEACH, FLORIDA
 BROWARD CO., S29 - T50 - R42



NORTH
 SCALE 1" = 307'



LEGEND

| NUMBER | DESCRIPTION |
|--------|-------------------------|
| 9 | DADE FINE SAND |
| 11 | DADE-URBAN LAND COMPLEX |
| 38 | UDORTMENTS, SHAPED |

SOILS MAP

FOR:

AIRPORT CORPORATE PARK

GRIFFIN POINTE PARTNERS, LLC

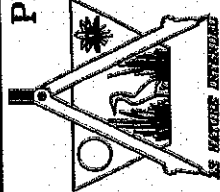
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BROWARD CO., S29 - T50 - R42

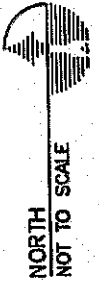
PHILIP R. JIMRUSTI
& ASSOCIATES, INC.

ECOLOGICAL ENGINEERS
ENVIRONMENTAL CONSULTANTS

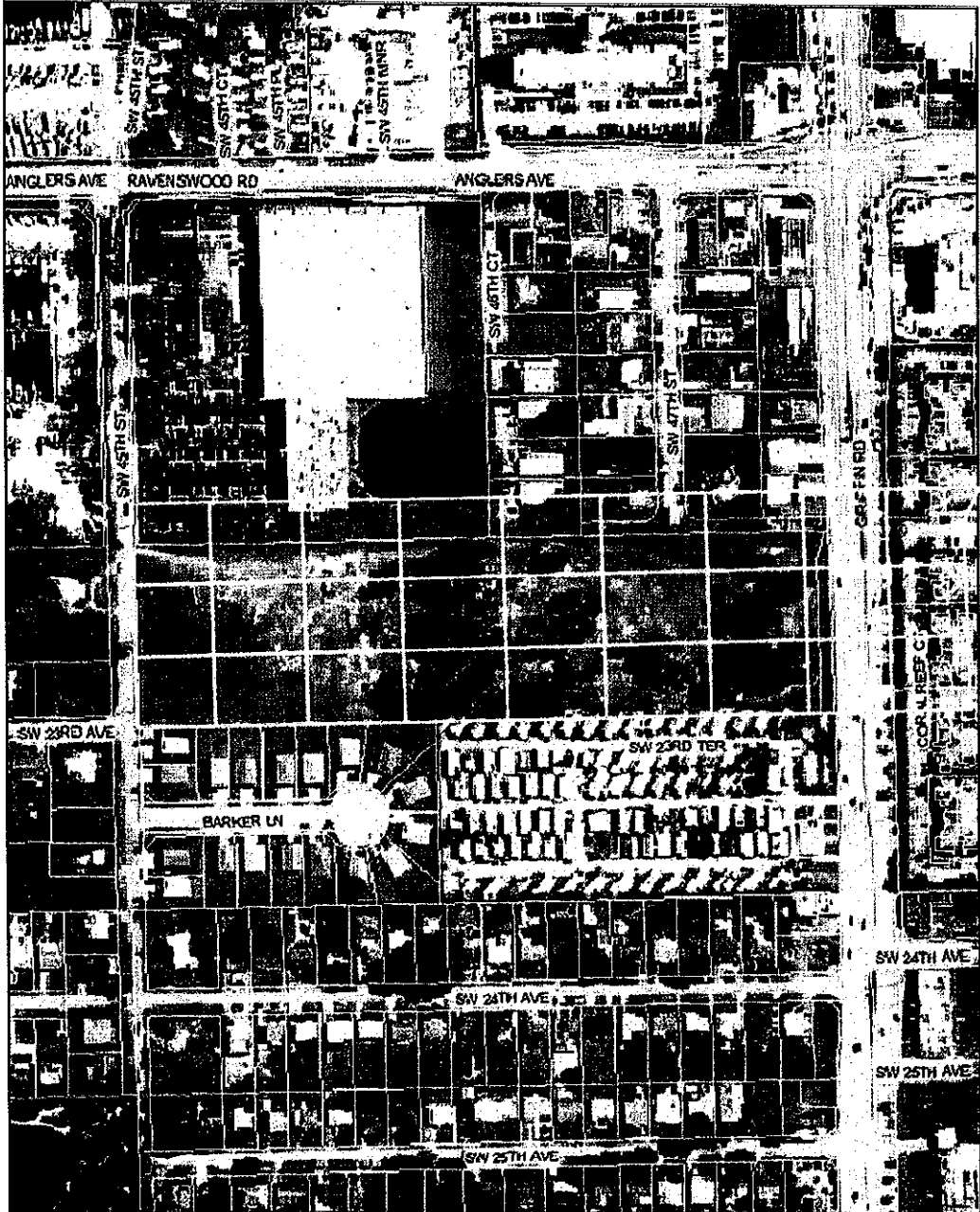
4085 SW HONEY TERRACE
PALM CITY, FLORIDA 34980
(854) 370-8870



| | |
|-------------|----------|
| PROJECT No. | 100-93 |
| COMP. NAME | SOILS |
| FILE NAME | APCP |
| DATE | 01-12-15 |
| FIGURE | 3 |



— WALKED
TRANSECTS



PROJECT NO.
100-93
CONTRACT NAME
LISTED SPECIES
FILE NAME
APCP
DATE
01-12-15
FIGURE 4

PHILLIP R. JIMRUSTI
& ASSOCIATES, INC.
ECOLOGICAL ENGINEERS
ENVIRONMENTAL CONSULTANTS
4085 SW HONEY TERRACE
PALM CITY, FLORIDA 34980
(854) 370-6670

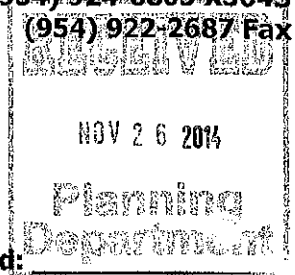
LISTED SPECIES SURVEY
FOR:
AIRPORT CORPORATE PARK
GRIFFIN POINTE PARTNERS, LLLC
DANIA BEACH, FLORIDA
BROWARD CO., S29 - T50 - R42



NORTH
SCALE 1" = 307'



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 C-1 to C-3
- Special Exception
- Variance
- Other: DELEGATION REQUEST (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No.: SP40-13MOD
RZ114-14; DR115-14

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

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 **Variations** 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: 103,780

Existing Use: VACANT Proposed Use: COMMERCIAL/OFFICE

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: *J. C. Halliday*
(Owner / Agent signature*)

BEFORE ME THIS 26 DAY OF NOVEMBER, 2014

By:

John C. Halliday
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary *Diana L. Donahue*
(Signature of Notary Public - State of FLORIDA)

DIANA L. DONAHUE

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.**