DEVELOPMENT REVIEW COMMITTEE (DRC)
Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Technical Specifications for Plan Submittal
Addendum: DRC Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre-City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-8531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

- Innovative Development (ID) $12,760.00
- Site Plan Level IV $ 4,590.00
- Site Plan Level III $ 3,500.00
- Site Plan Level II $ 2,470.00
- Site Plan Level II in DRAC/SRAC-SA $ 4,290.00
  (DRAC — Includes all requests for residential units and/or new construction only; SRAC-SA — Includes all new construction and/or changes to existing structures subject to 47-3.6)
- Change of Use $ 930.00
  Requiring DRC review
- Parking Reduction $ 970.00
  (In addition to above site plan fee)
- Request for Flexibility Units/Acreage $ 60.00
  (In addition to above site plan fee)
**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

**NOTE:** To be filled out by Department

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Date of complete submittal</th>
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<tbody>
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</table>

**NOTE:** For purpose of identification, the PROPERTY OWNER is the APPLICANT

<table>
<thead>
<tr>
<th>Property Owner's Name</th>
<th>Edkar Investments, Inc</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address, City, State, Zip</td>
<td>110 SE Sixth Street, Fort Lauderdale, FL 33301</td>
</tr>
<tr>
<td>Phone Number</td>
<td><a href="mailto:sjl@trippscott.com">sjl@trippscott.com</a></td>
</tr>
</tbody>
</table>

**Proof of Ownership**

- [ ] Warranty Deed
- [ ] Tax Record

**NOTE:** If AGENT is to represent OWNER, notarized letter of consent is required

<table>
<thead>
<tr>
<th>Applicant / Agent's Name</th>
<th>Stephanie FOODELL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address, City, State, Zip</td>
<td>110 SE Sixth Street, Fort Lauderdale, FL 33301</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:sjl@trippscott.com">sjl@trippscott.com</a></td>
</tr>
</tbody>
</table>

**Letter of Consent Submitted**

<table>
<thead>
<tr>
<th>Development / Project Name</th>
<th>Cannabis Education Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development / Project Address</td>
<td>4500 N Federal Highway</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Lot 10, less the North 50 feet, Block 3, of CORAL RIDGE COUNTRY CLUB ADDITION NO.1</td>
</tr>
<tr>
<td>Tax ID Folio Numbers</td>
<td>4942-24-08-640</td>
</tr>
</tbody>
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<table>
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<tr>
<th>Request / Description of Project</th>
<th>Medical Marijuana Dispensing Facility</th>
</tr>
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<tbody>
<tr>
<td>Total Estimated Cost of Project</td>
<td>$ N/A (including land costs)</td>
</tr>
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</table>

**Current Land Use Designation**

| Proposed Land Use Designation | Commercial |
| Current Zoning Designation | Boulevard Business ("B-1") |
| Proposed Zoning Designation | Same |

| Current Use of Property | Multitenant commercial building |
| Number of Residential Units | N/A |
| Non-Residential SF (and Type) | 5,924 SF - Medical Cannabis Dispensing Facility |
| Total Bldg. SF | 5,924 SF |

| Site Adjacent to Waterway | ☑ Yes |

**Dimensional Requirements**

| Lot Size (SF / Acreage) | None |
| Lot Density | None |
| Lot Width | N/A |
| Building Height (Feet / Levels) | 150' |
| Structure Length | N/A |
| Floor Area Ratio | None |
| Lot Coverage | N/A |
| Open Space | N/A |
| Landscape Area | N/A |
| Parking Spaces | 1/150 SF GFA |

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (N,S,E,W)</td>
<td>5'</td>
<td>Existing: 25' 0&quot; / Proposed: Same</td>
</tr>
<tr>
<td>Side (S,E)</td>
<td>None</td>
<td>Existing: 20' 0&quot; / Proposed: Same</td>
</tr>
<tr>
<td>Rear (N)</td>
<td>None</td>
<td>Existing: 0' / Proposed: Same</td>
</tr>
</tbody>
</table>

**Updated: 3/20/2015**
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- Completed application (all pages filled out as applicable)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owner's signature and/or agent letter signed by the property owner
- Address verification letter (954-828-5233)
- Traffic study for projects that trigger vehicular trip threshold (See ULDR Sec. 47-24, contact Engineering Dept re: methodology)
- Color photographs of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis

The following number of Plans:

- One (1) original set, signed and sealed at 24" x 36"
- Three (3) copy sets, with plans at 24" x 36"
- Five (5) copy sets, with plans at 11" x 17"
- One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. If the development site is separated by a public right-of-way, including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

- Narrative describing project specifics, to include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet including project name and table of contents.
- Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site along with adjacent properties or portions of lands not included in the proposal.
- Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: Not required for Change of Use applications.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans "A" thru "H" with all elements as listed under Technical Specifications.

NOTES:

- All plans and documents must be bound, stapled and folded to 8 1/2" x 11".
- All copy sets must be clear and legible and should include any graphic material in color.
- For examples of project narratives, site plan data tables, and renderings required as part of the application, please refer to the "Submittal Reference Book" available at the Urban Design & Planning office or on the City's website: http://www.fortlauderdale.gov/planning_zoning/dev_applications.htm;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;
- If proposing residential, public School Concurrency Verification Letter from the Broward County School Board (754-321-8350) will be required prior to Planning & Zoning Board, City Commission or final DRC submittal.

Applicant's Affidavit

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name: ____________________________
Signature: ____________________________
Date: ____________________

Staff Intake Review

For Urban Design & Planning Division use only:

Date: ____________________
Received By: ____________________
Tech. Specs Reviewed By: ____________________
Case No.: ____________________

Staff Intake Review

For Urban Design & Planning Division use only:

Date: ____________________
Received By: ____________________
Tech. Specs Reviewed By: ____________________
Case No.: ____________________

Updated: 3/20/2015
DRC_SitePlanApp
Page 3: Technical Specifications For Plan Submittal

A. SITE PLAN
1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
   • Current use of property and intensity
   • Land Use designation
   • Zoning designation
   • Water/wastewater service provider
   • Site area (sq. ft. and acres)
   • Building footprint coverage
   • Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
   • Non-residential development: uses, gross floor area
   • Parking data: parking required (if), parking provided (if), loading zones (if applicable), ADA spaces
   • Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
   • Building height (expressed in feet above grade)
   • Structure length
   • Number of stories
   • Setback table (required vs. provided)
   • Open space
   • Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   • Open space (in sq. ft.)
   • Landscape area (in sq. ft.)
   • Linear feet of sidewalk proposed
8. Site Plan Features (graphically indicated)
   • Municipal boundaries (as applicable)
   • Zoning designation of adjacent properties with current use listed
   • Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
   • Waterway width, if applicable
   • Outline of adjacent buildings (indicate height in stories and approximate feet)
   • Property lines (dimensioned)
   • Building outlines of all proposed structures (dimensioned)
   • Ground floor plan
   • Dimension of grade at center line of road, at curb, sidewalk, and finished floor elevation
   • Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
   • Mechanical equipment dimensioned from property lines
   • Setbacks and building separations (dimensioned)
   • Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
   • On-site light fixtures
   • Proposed ROW improvements (i.e. bus stops, curbs, tree plantings, etc.)
   • Pedestrian walkways (including public sidewalks and on-site pedestrian paths), Project signage
   • Traffic control signage
   • Catch basins or other drainage control devices
   • Fire hydrants (including on-site and adjacent hydrants)
   • Easements (as applicable)

B. DETAILS
1. Provide details of the following (Scale ¼" = 1' min.)
   • Ground floor elevation
   • Storefronts, awnings, entryway features, doors, windows
   • Fences/walls
   • Dumpster
   • Light fixtures
   • Balconies, railings
   • Trash receptacles, benches, other street furniture
   • Pavers, concrete, landscape ground cover material

C. FLOOR PLANS
1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan

D. BUILDING ELEVATIONS
1. All building facades with directional labels (i.e. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage

E. ADDITIONAL RENDERINGS (as applicable)
   For projects subject to Sec. 47-25.3 Neighborhood Compatibility, and/or new buildings 55' or more in height, the following are required:
   • Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
   • Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
   • Context site plan indicating proposed development and outline of nearby properties with uses and height labeled

F. LANDSCAPE PLAN
1. Site Plan information (in tabular form on plans)
2. Title block including project name and design professional's address and phone number
3. Scale (1" = 30' min., must be engineer's scale)
4. North indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Information (in tabular form on plans)
   • Site area (sq. ft. and acres)
   • Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   • VUA landscape area (minimum 20% of VUA – in sq. ft. and percentage of VUA)
   • Perimeter landscape area (including buffers adjacent to ROW)
   • Interior landscape area (30 sq.ft. per space)
   • Total trees required/provided (1 per 1,000 sq.ft. net lot area)
   • VUA trees required/provided (1 per 1,000 sq.ft. VUA)
   • VUA shade trees required/provided (3' caliper)
   • VUA shade trees required/provided (2-3' caliper)
   • VUA flowering trees required/provided
   • VUA palms required/provided
   • VUA shrubs required/provided (6 per 1,000 sq.ft. VUA)
   • Bufferyard trees (if applicable)
7. Landscape Plan Features (graphically indicated)
   • Property lines
   • Easements (as applicable)
   • Landscape areas with dimensions
   • Existing trees and palms, their names and sizes (indicate whether they are to remain, be relocated, or removed)
   • Names and locations for all proposed trees, shrubs and groundcover, with quantities noted at each location
   • Plant list (note species, sizes, quantities and any appropriate specifications)
   • Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground)
   • Grading (swales, retention areas, berms, etc.)

G. PHOTOMETRIC DIAGRAM
   Foot-candle readings must extend to all property lines
Medical Cannabis Dispensing Facility (ULDR, Section 47-18.46) Overview

Zoning Districts
Medical cannabis dispensing facilities operated by a state-licensed dispensing organization shall be conditional subject to separation requirements and approval process set forth in this section. Medical cannabis dispensing facilities are conditional in the following zoning districts:

- Boulevard Business (B-1)
- General Business (B-2)
- Heavy Commercial/Light Industrial Business (B-3)

Distance Separation Requirements
- Five thousand two hundred eighty (5,280) feet (one (1) mile) from another medical cannabis dispensing facility;
- One thousand five hundred (1,500) feet from a school or child day care facility;
- One thousand five hundred (1,500) feet from a park;
- One thousand five hundred (1,500) feet from a library;
- The separation shall be measured from the closest point of the facility where the medical cannabis is dispensed to the closest property line of the property for the school, child day care facility, park or library and;
- This separation will include those uses listed above in adjacent municipalities and unincorporated areas of Broward County.

Maximum Number of Facilities
- No more than one (1) medical cannabis dispensing facility shall be permitted for every forty thousand (40,000) residents as determined by population figures published by the United States Census Bureau and;
- No more than one (1) medical cannabis dispensing facility shall be permitted to be located within each City Commission District.

Criteria for Approval
In addition to the standard Site Plan Level III, conditional use requirements, medical cannabis dispensing facilities, will need to provide a certified survey indicating the distance requirements from another medical cannabis dispensing facility, school, child day care facility, park, and library. Furthermore, the applicant will provide an operational and security plan detailing as follows:
- Fully operational lighting and alarms reasonably designed to ensure the safety of persons and to protect the premises from theft, both in the premises and in the surrounding rights-of-way including:
  - A silent security alarm that notifies the police department that a crime is taking place;
  - A vault, drop safe or cash management device that provides a minimum access to the cash receipts and;
  - A security camera system capable of recording and retrieving, for at least thirty (30) days, an image which shall be operational at all times during and after business hours. The security cameras shall be located:
    - At every ingress and egress to the dispensary;
    - On the interior where any monetary transaction shall occur and;
    - At the ingress and egress to any area where medical cannabis is stored.
DEADLINE:
Submittals must be received by 4:00 PM from Monday – Thursday and 12:00 PM on Friday. Pursuant to ULDR, Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

FEES:
All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

CASE NUMBER (FOR INTERNAL STAFF USE ONLY)
DATE OF SUBMITTAL (FOR INTERNAL STAFF USE ONLY)

APPLICANT: Please complete the following information:

- Development Review Committee
  - $3,500.00
- Planning and Zoning Board
  - $2,110.00
- Final Development Review Committee (Final DRC)
  - Requires a separate application

Property Owner's Name: Eddar Investments, Inc
Proof of Ownership: Warranty Deed
Applicant / Agent's Name: Liberty Health Sciences, Inc / Stephanie J. Toothaker, Esq.
Address, City, State, Zip: 110 SE Sixth Street, Fort Lauderdale, FL 33310
E-mail Address: sjt@trippscott.com
Phone Number

Proposed Dispensary Address: 4500 North Federal Highway, Fort Lauderdale, FL 33308
Land Use Designation: Commercial
Zoning District: Boulevard Business ("B-1") District

Distance to Nearest Medical Cannabis Dispensing Facility
- REQUIRED 5,280 feet (1 mile) PROVIDED N/A
Distance to Nearest School
- REQUIRED 1,500 feet PROVIDED > 1,500 feet
Distance to Nearest Childcare Facility
- REQUIRED 1,500 feet PROVIDED > 1,500 feet
Distance to Nearest Park
- REQUIRED 1,500 feet PROVIDED > 1,500 feet
Distance to Nearest Library
- REQUIRED 1,500 feet PROVIDED > 1,500 feet
Number of Parking Spaces
- REQUIRED 1/150 SF GFA PROVIDED 16
Total Building Square Footage: 5,924 SF
Proposed Hours of Operation: 10 am - 7pm Monday - Friday / 10am - 5pm Saturday

TO SUBMIT AN APPLICATION, PLEASE DELIVER A COMPLETE APPLICATION, REQUIRED DOCUMENTS AND PLANS TO THE URBAN DESIGN AND PLANNING COUNTER LOCATED IN THE DEPARTMENT OF SUSTAINABLE DEVELOPMENT AT 700 NW 19TH AVENUE FORT LAUDERDALE, FLORIDA 33311. OBTAIN A TICKET AT THE TOUCH SCREEN TERMINAL BY SELECTING APPLICATION SUBMITTAL/PLAN PICK-UP AND PROVIDE THE PRINTED TICKET TO CASE INTAKE STAFF LOCATED AT THE COUNTER.
ONE (1) COPY OF THE FOLLOWING DOCUMENTS:

☐ COMPLETED APPLICATION with all pages filled out and signed as applicable;
☐ PROOF OF OWNERSHIP (deed or tax record), including corporation documents if applicable;
☐ PROPERTY OWNER'S SIGNATURE and/or agent letter signed by the property owner; and,
☐ ADDRESS VERIFICATION FORM To obtain for please contact George Sutcavage at 954-828-5233 or GSutcavage@fortlauderdale.gov (REQUIRED FOR DEVELOPMENT REVIEW COMMITTEE SUBMITTAL ONLY).

EIGHT (8) COPIES OF THE FOLLOWING NARRATIVES:

☐ PROJECT DESCRIPTION NARRATIVE describing project specifics. Please provide as much detail as possible. These project specifics may include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, multi-modal experience, site improvements, etc.;
☐ UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR) NARRATIVE response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Reference ULDR language that requires project to go through Site Plan Level III review. Narratives must be on letterhead, dated, and with author indicated addressing the following sections:
  o Section, 47-18.46, Medical Cannabis Dispensing Facility;
  o Section, 47-24.3, Conditional Use;
  o Section, 47-25.2, Adequacy Requirements; and,
  o Section 47-25.3, Neighborhood Compatibility.

ONE (1) FULL SIZED (24"x36") SIGNED AND SEALED SET AND SEVEN (7) LEDGER SIZED (11"x17") COPY SETS OF THE FOLLOWING PLANS:

☐ COVER SHEET including project name and table of contents;
☐ SURVEY from a registered surveyor, indicating the distance between the proposed medical cannabis dispensing facility and any existing medical cannabis dispensing facility, school, child care facility, library and park within the applicable radius to ensure the required separation distances have been met. This separation will include those uses listed above in adjacent municipalities and unincorporated areas of the county;
☐ SITE PLAN with footprints including all proposed and existing buildings and showing all properties and improvements within one block from the project site, indicating existing and proposed buildings, with a graphic distinction made between existing and proposed structures, and identifying pedestrian and vehicular circulation paths including site access points and crossing points;
☐ FLOOR PLANS at grade and at each level where use is proposed;
☐ OPERATIONAL AND SECURITY PLAN with fully operational lighting and alarms designed to ensure the safety of persons and to protect the premises from theft, both in the premises and in the surrounding rights-of-way including but not limited to a silent security alarm that notifies the police department that a crime is taking place, a vault, drop safe or cash management device that provides a minimum access to the cash receipts and a security camera system capable of recording and retrieving, for at least thirty (30) days, an image which shall be operational at all times during and after business hours;
☐ ELEVATIONS all sides, showing dimensions of all proposed setbacks and step backs and showing all proposed architectural features or treatment; building heights measured at grade;
☐ PHOTOMETRIC PLAN including foot-candles extending to all property lines; and,
☐ LANDSCAPE PLAN including an ISA certified arborist report.

ONE DIGITAL SUBMITTAL (CD OR USB) OF THE FOLLOWING:

☐ DOCUMENTS containing the signed application, proof of ownership, property owners signature or agent authorization letter, and address verification form combined into one PDF file named the following: "InsertProjectName"Documents.pdf
☐ NARRATIVES containing the project description narrative and Unified Land Development Regulations (ULDR) Narrative combined into one PDF file named the following: "InsertProjectName"Narratives.pdf
☐ PLANS containing the cover sheet, survey, site plan, floor plan, operational and security plan, elevations, photometric plan and landscape plan combined into one PDF file named the following: "InsertProjectName"Plans.pdf

Page 3 of 4

Approved by: [Christopher Cooper - Deputy Director, DSD]
Uncontrolled in hard copy unless otherwise marked
WE BUILD COMMUNITY
Warranty Deed

This Warranty Deed made this 11th day of April, 2007 between McCarville Real Estate, L.L.C., a Florida limited liability company, whose post office address is 4121 N.E. 34th Avenue, Ft. Lauderdale, FL 33308, grantor, and Edkar Investments, Inc., a Florida corporation, whose address is 2900 NE 45th Street, Lighthouse Point, FL 33064, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lot 10, less the North 50 feet, Block 3, of CORAL RIDGE COUNTRY CLUB ADDITION NO. 1, according to the Plat thereof, recorded in Plat Book 40, Page 18, of the Public Records of Broward County, Florida.

Parcel Identification Number: 4942-24-08-0640

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to (1) land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authorities; (2) restrictions, easements and other matters appearing on the plat and/or common to the subdivision, if any; and (3) public utility easements of record which are located contiguous to the property lines.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

Warranty Deed
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

McCarville Real Estate, L.L.C.
A Florida limited liability company

Manager

By John T. McCarville

Witness
print name

Witness
print name

State of Florida
County of Broward

The foregoing instrument was acknowledged, sworn to and subscribed, before me this 16th day of April, 2007 by John T. McCarville, Manager of McCarville Real Estate, L.L.C., a Florida limited liability company, on behalf of the company, who [ ] is/are personally known or [X] has/have produced a driver's license as identification.

Notary Public

Printed Name: _________________________

My Commission Expires: _____________
June 25, 2018

City of Fort Lauderdale
Office of the City Clerk
100 N. Andrews Avenue, 7th Floor
Fort Lauderdale, FL 33301

Re: Authorization Letter

To Whom it May Concern:

Please accept this letter of authorization permitting Stephanie J. Toothaker, Esq., Gregory A. McAloon, Esq. and Estefania Mayorga of Tripp Scott, P.A., to represent the interests of LIBERTY HEALTH SCIENCES in connection with permitting issues in the City of Fort Lauderdale.

Sincerely,

[Signature]

Brady J. Cobb
Chief Legal Officer & Manager

www.libertyhealthsciences.com
ADDRESS VERIFICATION
Contact: George Sutcavage Tel. 954-828-5233
E-mail: gsutcavage@fortlauderdale.gov

Project Address: 4500 N FEDERAL HWY 33308

PREVIOUS ADDRESS: 4500 N FEDERAL HWY

NOTES: EXISTING RETAIL

Zoning: B-1

FOLIO # 494224080640

Legal Description: CORAL RIDGE COUNTRY CLUB
ADD #1 40-18 B LOT 10 LESS N50 BLOCK 3

DRC#

Authorized Signature: ______________________

DATE: JULY 10, 2018
Addendum: DRC Public Participation Notification <<if applicable>>

Applicant must provide notification according to the procedure listed below for projects listed in Sec. 47-27.4.A.2.c.

- A minimum of 21 days prior to the Development Review Committee (DRC) meeting, a notice from the applicant via letter or e-mail shall be provided to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.
- Prior to submittal of application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB hearing.
- The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB hearing.
- After the public participation meeting(s), the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s) has taken place a minimum of 30 days prior to the PZB hearing. The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.
- The applicant shall, ten (10) days prior to DRC and again for the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF MAIL NOTIFICATION

STATE OF FLORIDA
BROWARD COUNTY

RE: DEVELOPMENT REVIEW COMMITTEE

APPLICANT: Aphria / Liberty Health Sciences, Inc.

PROPERTY: 4500 North Federal Highway

PUBLIC HEARING DATE: August 14, 2018

BEFORE ME, the undersigned authority, personally appeared Stephanie J. Toothaker, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.

2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.

3. That the letter referenced in Paragraph two (2) above was mailed at least twenty (21) days prior to the date of the DRC meeting cited above.

4. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office ten (10) days prior to the date of DRC and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

5. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.
Addendum: DRC Public Participation Notification <<if applicable>>

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 1st day of August, 2018

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

MINDY S. HERTZON
MY COMMISSION # GG89254
EXPIRES: May 28, 2021

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. (initial here)

Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)
July 23, 2018

Via U.S. Mail and Email (pcooper47@msn.com)
Peter Cooper, President
Coral Ridge Country Club Estates
P.O. Box 39241
Fort Lauderdale, FL 33339

Re: Notice of Development Review Committee (DRC) Meeting
Aphria Cannabis Education Center—4500 North Federal Highway (Case No. R18051)

Dear Members of the Coral Ridge Country Club Estates:

The undersigned represents Liberty Health Sciences, Inc., which is requesting a Site Plan Level III and Conditional Use approval to establish a medical cannabis dispensing facility in the Boulevard Business (B-1) District. The Property is located at 4500 North Federal Highway, Fort Lauderdale, FL 33308. Please accept this letter as notice that this matter will come before the Fort Lauderdale Development Review Committee (DRC) as follows:

Date: August 14, 2018
Time: 9:30 am
Place: Fort Lauderdale, Urban Design and Planning Conference Room
700 NW 19th Avenue
Fort Lauderdale, FL 33301

We look forward to answering any questions or comments regarding the proposed development.

Very truly yours,

Stephanie J. Toothaker
For the Firm

SJT:msh
July 9, 2018

VIA HAND DELIVERY
DEVELOPMENT REVIEW COMMITTEE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN & PLANNING DIVISION
CITY OF FORT LAUDERDALE
700 N.W. 19TH AVE
FORT LAUDERDALE, FL

Re: 4500 North Federal Highway, Fort Lauderdale-
Site Plan Level III and Conditional Use Approval for Medical Cannabis Dispensing Facility

Dear Development Review Committee:

This firm represents Liberty Health Sciences, Inc. ("Applicant") as applicant for the real property located at 4500 North Federal Highway, Fort Lauderdale, FL 33308 (the "Property"). Applicant is proposing establishing a medical cannabis dispensing facility in the Boulevard Business ("B-1") District. Please see a detailed summary below.

I. Project Specifications and Background

The Property is located at the intersection of North Federal Highway and NE 45th Street, Folio No. 4942-24-08-0640. The parcel is roughly 0.43 acres (18,818 square feet). The Property is zoned B-1 and has an underlying land use of Commercial. The Property is comprised of a one-story, multitenant commercial building totaling 9,557 square feet. The adjacent tenant is a medical retail store named Bailey's Medical Equipment and Supplies.

Applicant proposes establishing the Cannabis Education Center to provide patients and caregivers with convenient and affordable access to high-quality, pharmaceutical grade medical cannabis and exceptional patient care. Liberty Health Sciences currently has four (4) licensed medical marijuana treatment centers open across Florida, including in The Villages, St. Petersburg, Port St. Lucie, and Tampa. Underlying the Cannabis Education Center is a comprehensive educational platform which includes tools, resources and compassionate one-on-one consultations. The Cannabis Education Center supports the evolving perception of cannabis use as a safe alternative to treat patients’ symptoms.

The proposed 5,924 square foot medical cannabis dispensary takes on a contemporary clinical look with a waiting area, conference room, exam/consultant rooms, offices, and retail area. The patient-centric dispensary will offer an assortment of products and brands, providing qualified patients a variety of cannabis and consumption methods to enhance their quality of life. Applicant will provide state-approved methods of cannabis consumption, including concentrates, oils, tinctures, and edibles. The
medical cannabis dispensary’s environment creates a safe environment for patients to research and obtain information regarding the appropriate medication for their condition.

II. **Unified Land Development Regulations Analysis**

The proposed development is subject to a Site Plan Level III and conditional use review. In terms of the development review, the Property and the proposed development are subject to the following sections of the ULDR:

1. Sec. 47-6 Business Zoning Districts
2. Sec. 47-6.11 List of permitted and conditional uses, B-1
3. Sec. 47-6.20 Table of Dimensional Requirements
4. Sec. 47-18.46 Medical Cannabis Dispensing Facilities
5. Sec. 47-24.3 Conditional Use
6. Sec. 47-20 Parking and Loading Requirements
7. Sec. 47-21 Landscape and Tree Preservation
8. Sec. 47-25.2 Adequacy Requirements
9. Sec. 47-25.3 Neighborhood Compatibility Requirements

An analysis addressing each of the pertinent land use and zoning regulations is below.

1. **Business Zoning Districts (Sec. 47-6)**

The Property has an underlying land use designation of Commercial and is zoned Boulevard Business (B-1). The B-1 district is intended to provide for the location of commercial business establishments dependent upon high visibility and accessibility to major trafficways, in a manner which maintains and improves the character of the major arterials of the city through landscaping and setback requirements. The B-1 district is located primarily on major trafficways.

Permitted medical uses within B-1 zoning include medical clinic, medical/dental office, and medical supplies sales. Medical cannabis dispensing facilities operated by a state-licensed dispensing organization are permitted as a conditional use in B-1 zoning districts subject to separation requirements and approval process set forth in Sec. 47-18.46, ULDR.

a. **Proposed Use (Sec. 47-18.46)**

Medical Marijuana dispensary uses are permitted in the B-1 district with conditional use approval. Thus, with a demonstration that the project complies with the medical cannabis dispensing facility criteria, conditional use criteria and adequacy and neighborhood compatibility requirements, as discussed below, the project is consistent with the zoning and the Comprehensive Plan.

b. **Dimensional Requirements (Sec. 47-6.20)**

Applicant will occupy the 5,924 square feet of available tenant space in the existing one-story commercial building. Applicant is not proposing any redevelopment or expansion of the existing building. Therefore, the existing building height and setbacks will remain in conformance with the applicable zoning district.

*As discussed above, the proposed project satisfies the business zoning district requirements of the ULDR.*
2. **Medical Cannabis Dispensing Facility (Sec. 47-18.46)**

Sec. 47-18.46 defines a medical cannabis dispensing facility as a building or structure where medical cannabis, as well as medical cannabis delivery devices, is dispensed. Development of medical cannabis dispensing facilities operated by a state-licensed dispensing organization are permitted in the B-1 zoning district subject to separation requirements and approval process set forth in Sec.47-18.46, ULDR. As such, Applicant hereby provides the following information:

**a. Zoning Requirements**

1. Medical cannabis dispensing facilities operated by a state-licensed dispensing organization shall be permitted in the following zoning districts subject to separation requirements and approval process set forth in this section:

   The proposed medical cannabis dispensing facility will be operated by a state-licensed dispensing organization named Liberty Health Sciences, Inc. The Property is located within the B-1 zoning district. Medical cannabis dispensing facilities are permitted as a conditional use within the B-1 zoning district.

2. **Distance separation requirements:**

   Applicant has obtained a radial distance survey illustrating compliance with the distance requirements. The proposed facility is not within five thousand two hundred eighty (5,280) feet of another dispensing facility as there is currently no medical cannabis dispensing facilities located in the City of Fort Lauderdale. Additionally, the proposed medical cannabis dispensing facility is outside of the one thousand five hundred (1,500) feet restricted buffer areas from a school or child day care facility, park, and library in the City of Fort Lauderdale or in the adjacent municipality.

   Please refer to the signed and sealed Map of Radial Distance Survey prepared for 4500 North Federal Highway, Fort Lauderdale, FL 33064 dated February 6, 2018.

3. **No more than one (1) medical cannabis dispensing facility shall be permitted for every forty thousand (40,000) residents as determined by population figures published by the United States Census Bureau and no more than one (1) medical cannabis dispensing facility shall be permitted to be located within each city commission district:**

   There is currently no medical cannabis dispensing facilities located in the City of Fort Lauderdale.

4. **The hours of operation shall be allowed between 7:00 a.m. and 9:00 p.m. daily pursuant to state law:**

   The hours of operation will be between 10am and 7pm Monday through Friday and 10am to 5pm on Saturday.

5. **Parking shall be parked at 1/150 square feet of gross floor area:**
Applicant is requesting a parking reduction based on the parking study conducted by Keith and Associates. Applicant proposes utilizing the existing sixteen (16) parking spaces pursuant to the results from the parking study. The existing parking stalls are more than adequate to provide for the needs of the facility.

6. Drive-through facilities associate with the use are prohibited:

Applicant is not proposing a drive-through facility as part of the medical cannabis dispensary operation.

7. Marijuana plants, products, and paraphernalia (and depictions thereof) shall not be visible from a public sidewalk or public right-of-way:

Applicant will install solar film over storefront glazing and black-out mylar coating to ensure that no marijuana plants, products, and paraphernalia (and depictions thereof) will be visible from a public sidewalk or public right-of-way.

8. Odor and air quality. The applicant shall ensure that there are adequate air filtration systems in place to ensure that dust, smoke, or odors will not go beyond the confines of the occupied space:

Applicant will ensure that there are adequate air filtration systems in place to ensure that dust, smoke, or odors will not go beyond the confines of the occupied space.

9. Nothing in this section shall prohibit a state-approved dispensing organization, or another entity licensed under state law to dispense cannabis, from making deliveries of cannabis or derivative products to the residence or business of an authorized individual, or to a health care facility, as permitted by other relevant ordinances and state law:

Applicant acknowledges that nothing in Sec. 47-18.46 prohibits a state-approved dispensing organization, or another entity licensed under state law to dispense cannabis, from making deliveries of cannabis or derivative products to the residence or business of an authorized individual, or to a health care facility, as permitted by other relevant ordinances and state law.

10. All other uses related to cannabis not listed as permitted in this section, including but not limited to cannabis cultivation uses, shall be considered prohibited within the city:

Applicant acknowledges that all other uses related to cannabis not listed as permitted in Sec. 47-18.46, including but not limited to cannabis cultivation uses, are considered prohibited within the city.

As discussed above, the proposed project satisfies the Medical Cannabis Dispensing Facilities requirements of the ULDR.

3. Conditional Use (Sec. 47-24.3)

The Property is located within the B-1 zoning district. Development of a medical marijuana dispensary is subject to the requirements of conditional use under the ULDR. Therefore, the development is subject to Sec. 47-24.3, ULDR. As such, Applicant hereby provides the following information:
a. A description of the inherent nature of the proposed use.

The Liberty Health Sciences Cannabis Education Center is a patient-centric medical cannabis dispensing facility premised on providing continued guidance, information, and support throughout the entire patient experience. The Cannabis Education Center considers the spectrum of medical conditions eligible to receive medical cannabis and understands that every patient’s situation is unique. Patients must be diagnosed with at least one of the following conditions to qualify to receive marijuana per F.S. §381.986:

a. Cancer.
b. Epilepsy.
c. Glaucoma.
d. Positive status for human immunodeficiency virus.
e. Acquired immune deficiency syndrome.
g. Amyotrophic lateral sclerosis.
h. Crohn’s disease.
i. Parkinson’s disease.
j. Multiple sclerosis.
k. Medical conditions of the same kind or class as or comparable to those enumerated in paragraphs (a)-(j).
l. A terminal condition diagnosed by a physician other than the qualified physician issuing the physician certification.
m. Chronic nonmalignant pain.

Applicant seeks to maintain a safe and secure environment for dispensing of medical cannabis by adhering to all state and local regulations and best practices related to medical marijuana dispensary facilities.

b. The methods and materials utilized in the operation of the use.

The Cannabis Education Center adopts a contemporary and professional clinical look with a waiting area, conference room, exam/consultant rooms, offices, and retail area. The clean design supports reversing the stigmas and perceptions surrounding medical cannabis. Liberty Health Sciences has an established brand identity as conveyed in the design of the four (4) other licensed Cannabis Education Centers across Florida.

The medical cannabis dispensing facility will contain a state of the art operational security system to ensure the safety of patients, caregivers, employees, and the community pursuant to the Security Plan Applicant provided. The security system will assist in protecting the premises from theft and other forms of crime. Applicant will surround the facility with security camera systems monitoring the premises twenty-four hours a day. The security cameras will be placed at all access points to the medical cannabis dispensing facility, point-of-sales, waiting and receiving areas, break rooms, and medical cannabis storage areas. All recordings by this security system will be stored for at least thirty (30) days, further ensuring a heightened degree of protection of the facility and the surrounding area. This security system will not only help to ensure that all activity is constantly being monitored but will also help deter individuals from engaging in unwanted or criminal activity.

The Cannabis Education Center will maintain sufficient lighting from dusk until dawn. This crime-prevention through environmental design ("CPTED") approach further mitigates individuals from
engaging in activity that may have previously gone unnoticed. The medical cannabis dispensing facility will adhere to industry standards for safety and security. The medical cannabis will be safely and securely stored. The medical cannabis dispensing facility will ensure that local law enforcement is notified as quickly as possible in the event of a theft or emergency.

c. **The scope of the proposed operation.**

The operation will be limited to sales within the confines of the Property. The facility will service existing and future patients with ailments treated with medical cannabis. Applicant intends to limit the scope of the operation to the fullest extent possible in order to minimize any effect on the surrounding uses. Applicant has taken all measures to ensure that the sales are conducted in a safe environment by installing state-of-the-art operational lighting, alarms, vaults and safes, window films, and CCTV.

d. **A description of the economic and environmental impact on the surrounding area by permitting the conditional use.**

The proposed medical cannabis dispensary facility will positively impact the surrounding area. The U.S. cannabis industry is projected to inject billions into the American economy in the coming years. The Cannabis Education Center has the potential to benefit the local economy through tax revenue, job creation, property values, and other direct and indirect impacts. Other municipalities that have permitted medical marijuana dispensing businesses have experienced significant local economic activity through production and expenditures by producers and consumers. Additionally, the proposed use will have minimal environment impact.

*As discussed above, the proposed project satisfies all of the conditional use requirements of the ULDR.*

4. **Parking and Loading Requirements (Sec. 47-20)**

Medical cannabis dispensing facilities under the ULDR require one (1) parking space for every one hundred fifty (150) gross square feet. The proposed medical cannabis dispensing facility is 5,924 square feet and would therefore normally require thirty-nine (39) parking spaces. Applicant has conducted a parking study and applied for a parking reduction. Applicant proposes utilizing the existing sixteen (16) parking spaces pursuant to the results from the parking study. The existing parking stalls are more than adequate to provide for the needs of the facility. The loading area is located on the east side of the building along the existing alley.

*As discussed above, the proposed project satisfies all of the parking and loading requirements of the ULDR.*

5. **Landscape and Tree Preservation (Sec. 47-21)**

No redevelopment will occur on the Property. Therefore, the existing landscaping areas on the Property will be preserved.

*As discussed above, the proposed project satisfies all of the landscape and tree preservation requirements of the ULDR.*

6. **Adequacy Requirements (Sec. 47-25.2)**

1728632v1 306768.0001
a. Applicability

The adequacy requirements of Section 47-25.2 are applicable to this project.

b. Communications Network

The existing building will remain, and therefore, proposed facility will not interfere with the City's communication network.

c. Drainage Facilities

Public drainage facilities are not affected by the proposal. Any construction on the Property will comply with applicable stormwater management regulations.

d. Environmentally Sensitive Lands

To Applicant's knowledge, there are no environmentally sensitive lands in the vicinity.

e. Fire Protection

Adequate water supply, fire hydrants, fire apparatus, appropriate access and exits, and a sprinkler system will remain or be provided in accordance with the Florida Building Code and South Florida Fire Code.

f. Parks and Open Space

The proposed use on the Property does not affect the public access to waterways or other public open spaces.

g. Police Protection

The proposed dispensary will have controlled access doors and security cameras on the premises. The security cameras are strategically located at each ingress and egress points of the dispensary. Security cameras are also located within the line-of-sight of the points-of-sale, waiting and receiving areas, corridors, and medical cannabis storage areas. Applicant has provided a Security Plan that delineates safety measures and protective protocols to ensure a safe environment for employees, customers, and the community.

Please refer to the Security Floor Plan (Sheet No. A303).

h. Potable Water and Potable Water Facilities

The proposed use does not affect potable water. Applicant anticipates that the existing water mains and treatment facilities have sufficient capacity and an ability to handle the added demand of this project.

i. Sanitary Sewer
The proposed use does not affect sanitary sewer. The existing sewer treatment facilities and systems have sufficient capacity to provide for the needs of the project.

j. **Schools**

The proposed use is situated the appropriate distance away from any school or child care facility.

k. **Solid Waste**

Applicant's existing trash collection/service area will continue to serve the facility’s needs.

l. **Storm Water**

Public drainage facilities are minimally affected by the proposal. Any construction on the Property will comply with applicable stormwater management regulations.

m. **Transportation Facilities**

1. The Applicant does not anticipate the project will have a significant impact on transportation facilities. The existing transportation facilities in the area have sufficient capacity for this project.

2. The Applicant expects the project to create a marginally increased impact on the regional transportation network.

3. The proposed project will not measurably affect local streets.

4. If necessary, a traffic impact letter or study will be provided.

5. No dedication of right-of-way is necessary for this project.

6. The project includes clearly delineated walkways. All pedestrian components will comply with applicable engineering standards.

7. Access to the Property is provided by the existing primary and secondary driveway approaches on North Federal Highway.

8. The Applicant does not anticipate needing to make any additional roadway improvements.

n. **Wastewater**

The proposed use does not affect wastewater.

o. **Trash Management**

Adequate accommodation of garbage and recycling has been provided in the site design.

p. **Historic and Archaeological Resources**

N/A.
q. Hurricane Evacuation

The Property is close in proximity to Federal Highway and will utilize the standard evacuation route for the area.

7. Neighborhood Compatibility (Sec. 47-25.3)

The proposed medical cannabis dispensing facility is compatible with the applicable ordinance and surrounding neighborhood. The Property is located in B-1 zoning and meets all the necessary distance separation requirements. The medical cannabis dispensing facility fronts Federal Highway and is surrounded by B-1 and Commercial Business (“CB”). Federal Highway is a major commercial arteri. The proposed medical cannabis dispensing facility’s location is an appropriate fit within the given commercial environment.

The proposed use will not exceed maximum levels of smoke, odor, emissions of a particular matter and noise. Applicant will make all efforts to ensure the odor from the medical cannabis does not escape the premises, including adequate filtration. Lighting will comply with City codes preventing glare or spillover from negatively impacting adjacent properties. Applicant will maintain the same structural appearance and dimensions. The outside of the building will adhere to local building code and signage requirements. The interior will consist of a contemporary and professional design ensuring a positive patient experience in the space. The development will be compatible with and preserve the character and integrity of the adjacent neighborhoods. The development will mitigate adverse impacts such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent properties.

III. Conclusion

Applicant respectfully requests a determination that the proposed development meets the standards and requirements of the ULDR, the criteria for a Site Plan Level III development, the criteria for medical cannabis dispensing facilities, and the criteria for a conditional use permit to establish the Liberty Health Sciences Cannabis Education Center.

If I can provide any additional information, or if you have any questions, please do not hesitate to contact me.

Respectfully submitted,

Stephanie J. Toothaker
FOR THE FIRM
FOR INTENDED USE BY APHRIA, LLC

CANNABIS EDUCATION CENTRE FOR APHRIA, LLC

4500 NORTH FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33308

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Registered Architects A.C. 002050

Tel. (813) 993-1440
Fax: (813) 993-1441
Tampa, Florida 33618
13930 N. Dale Mabry; Suite 3
**FLOOR PLAN KEYNOTES**

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**1.** INSTALL BLACK OUT MAYLAR OVER STOREFRONT GLAZING AND CABLE BEHIND IN CHASE

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**2.** CUSTOM STORAGE CONSOLE MOUNTED TO 3/4" THICK PANEL WITH TV MOUNT

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**3.** BRICK探し ね美國REVISION DATE NO.

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**4.** CMU INSULATION OVER ON EXISTING GWB, METAL FURRING, AND CABLE BEHIND IN CHASE

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**5.** INSTALL BLACK OUT MAYLAR OVER STOREFRONT GLAZING

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**6.** COUNTER DISPLAY FRAME WITH INSET GLASS

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**7.** BLACKEN STEEL ROD FRAME FOR TV AND SIGNAGE MOUNTING

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**8.** OFFICE

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**9.** SECURITY CLOSET

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**10.** OFFICE

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**11.** RESTROOM

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**12.** CONSULTANT ROOM

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**15.** RESTROOM

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**16.** CONSULTANT ROOM

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**18.** CONSULTANT ROOM

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**19.** OFFICE

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**20.** CORRIDOR

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**21.** WAITING

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**22.** RETAIL

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**23.** CLOSET

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**24.** CORRIDOR

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**25.** CLOSET

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**26.** CLOSET

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**SCALE:** 1/4" = 1'-0"
EXISTING TREES

Condition

100%

89%

92%

94%

85%

76%

56%

Category

3

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Species

Veitchia arecina

VEITCHIA ARECINA

Mahogany

Swietenia mahagoni

Swietenia mahagoni

Quercus virginiana

Swietenia mahagoni

Plant Code

N32°08'39"E

101.35'

5' CONCRETE SIDEWALK

8

25'-0"

52'-0"

48'-0"

44'-0"

44'-0"

30'-0"

20'-0"

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48'-0"

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3" O.C.

3" O.C.

3" O.C.

3" O.C.

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3" O.C.

3" O.C.

3" O.C.

3" O.C.
4500 North Federal Highway
Fort Lauderdale, Florida 33308

Parking Reduction Analysis

July 11, 2018

Prepared By:
Keith and Associates, Inc.
301 East Atlantic Boulevard
Pompano Beach, Florida 33060
Project No: 10521.00
4500 North Federal Highway
Fort Lauderdale, Florida 33308

Parking Reduction Analysis

July 2018

Prepared For:
WIRE Property Group
1007 North Federal Highway, #251
Fort Lauderdale, Florida 33304

Prepared By:
Keith and Associates, Inc.
301 East Atlantic Boulevard
Pompano Beach, Florida 33060

LISA SUSAN BERNSTEIN
No. 54770
STATE OF FLORIDA
LICENSEE PROFESSIONAL ENGINEER

LISA S. BERNSTEIN, PE
Florida Registration Number 54770
PARKING ANALYSIS
4500 North Federal Highway
Fort Lauderdale, Florida 33307

Introduction

WIRE Property Management Company is proposing to redevelop an existing retail site located at 4500 North Federal Highway in Fort Lauderdale, Florida. The existing retail site has 9,372 Square Feet (SF) of leasable area. The proposed redevelopment will be 1,167 SF of Medical Office, 2,333 SF of Cannabis Dispensary and 5,872 SF of Retail. Figure 1 shows the location of the existing site.

The City of Fort Lauderdale Unified Land Development Code Section 47-20 states that the standard parking space requirement for retail is one (1) parking space per 250 Square Feet (SF) of leasable area. Based on the existing 9,372 SF of retail, the site would have been required to have 38 parking spaces using that rate. The site currently and previously has had 15 parking spaces and one (1) ADA space.

The parking rate for medical and the cannabis dispensary is 1 parking space per 150 Square Feet (SF) of leasable area. Based on these rates, the proposed redevelopment would then be required to have 48 spaces, including the medical, cannabis dispensary and the retail uses.

Keith & Associates has been retained to provide this parking reduction analysis to determine if the parking rate for a cannabis dispensary could be reduced based on the actual needs of an existing similar use dispensary. Per methodology discussions with the City of Fort Lauderdale, this parking reduction analysis is based on the data collected from Liberty Health Sciences Dispensaries, a similar cannabis dispensary located in Port St. Lucie (PSL), Florida.

Liberty Health Sciences Dispensaries (PSL) is in a small shopping center on US Highway 1 and has approximately 3,000 SF. This location was counted on June, 22 and 23, 2018 during the time that the store was open for business.

Trip Generation

The trip generation calculations for the project are based on trip generation rates and equations published in the Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition. ITE Land Use Code (LUC) 820, Shopping Center, Land Use Code (LUC) 882, Marijuana Dispensary, and Land Use Code (LUC) 720, Medical Office were used for the analysis and Gross Leasable Area was used as the independent variable for the analysis. The trip generation worksheets are included in Appendix A.

Table 1 includes the ITE trip generation for the Daily, AM Peak Hour and PM Peak Hour.
Table 1 - Trip Generation

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ITE Code</th>
<th>Intensity</th>
<th>Daily Trips</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>In</td>
<td>Out</td>
</tr>
<tr>
<td>Existing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shopping Center</td>
<td>820</td>
<td>9,372 SF</td>
<td>354</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>354</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>Proposed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shopping Center</td>
<td>820</td>
<td>5,872 SF</td>
<td>222</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>Marijuana Dispensary</td>
<td>882</td>
<td>2,333 SF</td>
<td>589</td>
<td>13</td>
<td>11</td>
</tr>
<tr>
<td>Medical</td>
<td>720</td>
<td>1,167 SF</td>
<td>41</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>851</td>
<td>20</td>
<td>14</td>
</tr>
<tr>
<td>Net New Trips</td>
<td></td>
<td></td>
<td>497</td>
<td>14</td>
<td>11</td>
</tr>
</tbody>
</table>

Source: Institute of Transportation Engineers Trip Generation, 10th Edition

While the ITE Trip Generation Handbook is a useful tool in determining trip generation, many of the elements of the procedures require the use of professional engineering judgement. The ITE Land Use Code 820, Shopping Center is based on large centers with over 300,000 SF. Even using the average rate, smaller retail stores may not generate the trips that are represented in the ITE calculations, especially for the Daily trips. The range of rates for the PM Peak Hour trips is from 0.74 to 18.69, with the average rate used being 3.81. The range of rates are for shopping centers from 2,000 SF to 2.2 million SF.

The ITE rate for a Marijuana Dispensary is based on four (4) studies for the AM Peak Hour and 12 studies for the PM Peak Hour. The range of rates is from 2.94 to 98.65.

The parking accumulation data collected at Liberty Health Sciences is beneficial for estimating the trips using the cannabis dispensary.

The parking data from Liberty Health Sciences Dispensaries (PSL) was obtained during business hours. The store was not open for the typical AM Peak Hour and was open for the PM Peak Hour. The ITE description for Land Use Code 882, Marijuana Dispensary says the data for the AM Peak Hour used was 11:45 AM to 12:45 PM. Based on the vehicle arrivals and departures from 11:45 AM to 12:45 PM, the AM trips would be 10. The PM Peak Hour was 11 vehicles from 4:00 PM to 5:00 PM and 10 vehicles from 5:00 to 6:00 PM, to be conservative, the higher of the two was used. The total trips during business hours was 84, which is used for the Daily trips. Using this data, the trip generation for the cannabis dispensary would be less than the ITE rates. Table 2 is the site trip generation with the actual data from Liberty Health Sciences Dispensaries (PSL).

The revised trip generation demonstrates a net reduction of 8 Daily trips, an increase of 11 trips in the AM Peak Hour and an increase of three (3) trips in the PM Peak Hour. The existing 36 retail PM Peak Hour trips is just under the 38 required parking spaces based on the rate of 1 space per 250 SF. The
redevelopment of the site would require 48 spaces per the code, which is more than the total PM Peak Hour of the proposed trips.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ITE Code</th>
<th>Intensity</th>
<th>Daily Trips</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>In</td>
<td>Out</td>
</tr>
<tr>
<td><strong>Existing</strong></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>Shopping Center</td>
<td>820</td>
<td>9,372 SF</td>
<td>354</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>354</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Proposed</strong></td>
<td></td>
<td></td>
<td></td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>Shopping Center</td>
<td>820</td>
<td>5,872 SF</td>
<td>222</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marrijuana Dispensary</td>
<td>882</td>
<td>2,333 SF</td>
<td>84</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical</td>
<td>720</td>
<td>1,167 SF</td>
<td>41</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>346</td>
<td>12</td>
<td>8</td>
</tr>
<tr>
<td><strong>Net New Trips</strong></td>
<td></td>
<td></td>
<td>-8</td>
<td>6</td>
<td>5</td>
</tr>
</tbody>
</table>

Source: Institute of Transportation Engineers Trip Generation, 10th Edition

Parking Study

The parking reduction analysis is based on the criteria set forth in the City of Fort Lauderdale’s Unified Land Development Code Section 47-20.3.A.5.b which states:

*The use, site, structure or any combination of the same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses.*

The comparative parking study was conducted at Liberty Health Sciences which has approximately 3,000 Square Feet (SF) and is located at 10941 US Highway 1, Port St Lucie, FL. Port St Lucie has a population of 189,344 (2017) which is comparable to Fort Lauderdale with a population of 180,072 (2017).

Data was collected on Friday, June 22, 2018 from 9:00 AM to 7:00 PM and on Saturday, June 23, 2018 from 10:00 AM to 5:00 PM, which are the hours the business is open. Table 3 is the data collected during the above times.

The data shows a maximum vehicle count of 15 at 3:00 PM on Friday, June 22, 2018 and nine (9) vehicles on Saturday at 3:30 PM. The minimum vehicle count is three (3) at various times of the day. Some of the vehicles were the employees.

The field data also demonstrated that the patrons of Liberty Health Sciences Dispensaries (PSL) stayed from between less than 15 minutes to one hour. The busiest time was between 2:00 and 3:00 PM.
### Table 3
Parking Accumulation

<table>
<thead>
<tr>
<th>Time</th>
<th>Liberty Health Sciences</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Friday, June 22, 2018</td>
<td>Saturday, June 22, 2018</td>
</tr>
<tr>
<td>9:00 AM</td>
<td>0</td>
<td></td>
<td>*</td>
</tr>
<tr>
<td>9:30 AM</td>
<td>3</td>
<td></td>
<td>*</td>
</tr>
<tr>
<td>10:00 AM</td>
<td>4</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>10:30 AM</td>
<td>9</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>11:00 AM</td>
<td>13</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>11:30 AM</td>
<td>11</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>12:00 PM</td>
<td>7</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>12:30 PM</td>
<td>9</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>1:00 PM</td>
<td>10</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>1:30 PM</td>
<td>10</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>2:00 PM</td>
<td>8</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>2:30 PM</td>
<td>13</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>3:00 PM</td>
<td>15</td>
<td></td>
<td>7</td>
</tr>
<tr>
<td>3:30 PM</td>
<td>11</td>
<td></td>
<td>9</td>
</tr>
<tr>
<td>4:00 PM</td>
<td>11</td>
<td></td>
<td>8</td>
</tr>
<tr>
<td>4:30 PM</td>
<td>8</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>5:00 PM</td>
<td>9</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>5:30 PM</td>
<td>10</td>
<td></td>
<td>*</td>
</tr>
<tr>
<td>6:00 PM</td>
<td>3</td>
<td></td>
<td>*</td>
</tr>
<tr>
<td>6:30 PM</td>
<td>3</td>
<td></td>
<td>*</td>
</tr>
<tr>
<td>7:00 PM</td>
<td>3</td>
<td></td>
<td>*</td>
</tr>
</tbody>
</table>

* Store Not Open
Comparing the maximum and minimum number of vehicles arriving and departing the store, parking rates would vary from 1 space per 200 SF to 1 space per 1,000 SF. The requirement would then be 11 spaces (maximum) or three (3) spaces (minimum). Table 4 details the parking rates based on the data collected.

The existing site was previously all retail requiring 38 parking spaces. The site was developed with a building and 16 total spaces (15 regular and 1 ADA) and has been operating that way for many years. The Broward County Property Appraiser has an aerial from 1998 depicting the site in its current configuration and the building was extended on the tax roll for the first time in 1978. The proposed redevelopment, according to the code, would require 10 additional spaces. With the revised parking rates for the cannabis dispensary, using the maximum rate would require five (5) additional spaces and using the minimum rate would require three (3) less spaces than the previous retail would have required.

Comparing the code required spaces to the trip generation, shows that the trips are less than the spaces needed for the uses. The AM Peak Hour entering trips are 12 with eight (8) exiting. As not everyone arrives at once and stays for varying amounts of time, the existing spaces would accommodate this demand. The PM Peak Hour has 18 entering trips and 21 exiting trips, with the shopping center trips being the majority. As stated, ITE shopping center trips may be more conservative than the actual trips generated by a small retail facility.

The available mass transit in the vicinity of the site may also provide an alternate mode of travel not requiring a parking space. There are Broward County bus stops, Routes 10 and 20 within walking distance to the site.
<table>
<thead>
<tr>
<th>Land Use</th>
<th>ULDR Parking Rate Section 47.20</th>
<th>Required Square Feet</th>
<th>Required Spaces¹</th>
<th>Actual Parking Space Peak Demand² (Maximum)</th>
<th>Actual Parking Rate (Maximum)</th>
<th>Spaces Required Based on Maximum Rate</th>
<th>Actual Parking Space Peak Demand² (Minimum)</th>
<th>Actual Parking Rate (Minimum)</th>
<th>Spaces Required Based on Minimum Rate</th>
<th>Existing Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>1 space per 250 SF</td>
<td>9,372</td>
<td>38</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10</td>
</tr>
<tr>
<td>Retail</td>
<td>1 space per 250 SF</td>
<td>5,872</td>
<td>24</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10</td>
</tr>
<tr>
<td>Medical</td>
<td>1 space per 150 SF</td>
<td>1,167</td>
<td>8</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>Cannabis Dispensary</td>
<td>1 space per 150 SF</td>
<td>2,333</td>
<td>16</td>
<td>15 Per 3,000 SF (Maximum)</td>
<td>11 (Maximum)</td>
<td>3 Per 3,000 SF (Minimum)</td>
<td>1 space per 200 SF</td>
<td>3 Per 1,000 SF (Minimum)</td>
<td>3 (Minimum)</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>48</td>
<td>43</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>16</td>
</tr>
</tbody>
</table>

1. Based on City of Fort Lauderdale Code Section 47.20.
2. Peak demand based on data collected at Liberty Health Services.
Conclusions

WIRE Property Management Company is proposing to redevelop an existing retail site located at 4500 North Federal Highway in Fort Lauderdale, Florida. The existing retail site has 9,372 Square Feet (SF) of leasable area. The proposed redevelopment will be 1,167 SF of Medical Office, 2,333 SF of Cannabis Dispensary and 5,872 SF of Retail.

The City of Fort Lauderdale Unified Land Development Code Section 47-20 states that the standard parking space requirement retail is one (1) parking space per 250 Square Feet (SF) of leasable area. The existing site would have required 38 parking spaces using that rate. The site has always had 15 parking spaces and one (1) ADA space.

The existing building has been in this location for a long time and has maintained its position as a viable location for businesses with its' present parking count. Based on the revised trip generation of the cannabis dispensary and the small medical and retail areas, the site’s peak hour trips should be accommodated with the existing parking. Along with nearby bus stops, travel to and from the site may also be accommodated by mass transit.

It is the conclusion of this report, based on the data collected, that the 16 spaces currently existing at 4500 North Federal Highway will accommodate the proposed redevelopment.
Appendix A

Trip Generation
Medical-Dental Office Building
(720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. 1000 Sq. Ft. GFA: 24
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>34.80</td>
<td>9.14 - 100.75</td>
<td>9.79</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: \( T = 38.42(X) - 87.62 \)
\( R^2 = 0.95 \)
Medical-Dental Office Building (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
    Peak Hour of Adjacent Street Traffic,
    One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 44
Avg. 1000 Sq. Ft. GFA: 32
Directional Distribution: 78% entering, 22% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.78</td>
<td>0.85 - 14.30</td>
<td>1.28</td>
</tr>
</tbody>
</table>

Data Plot and Equation

\[ \text{Fitted Curve Equation: } \ln(T) = 0.89 \ln(X) + 1.31 \]

\[ R^2 = 0.80 \]
Medical-Dental Office Building
(720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
Number of Studies: 65
Avg. 1000 Sq. Ft. GFA: 28
Directional Distribution: 28% entering, 72% exiting

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.46</td>
<td>0.25 - 8.86</td>
<td>1.58</td>
</tr>
</tbody>
</table>

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Data Plot and Equation

Fitted Curve Equation: $T = 3.39(X) + 2.02$
$R^2 = 0.73$

Trip Generation Manual, 10th Edition • Institute of Transportation Engineers
Shopping Center
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
Avg. 1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>37.75</td>
<td>7.42 - 207.98</td>
<td>16.41</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: \( \ln(T) = 0.68 \ln(X) + 5.57 \)
\( R^2 = 0.76 \)

Trip Generation Manual, 10th Edition • Institute of Transportation Engineers
Shopping Center
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 84
Avg. 1000 Sq. Ft. GLA: 351
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.94</td>
<td>0.18 - 23.74</td>
<td>0.87</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: \( T = 0.50(X) + 151.78 \)
\( R^2 = 0.50 \)

*Trip Generation Manual, 10th Edition* • Institute of Transportation Engineers

6/30/2018, 4:23 PM
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 261
Avg. 1000 Sq. Ft. GLA: 327
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.81</td>
<td>0.74 - 18.69</td>
<td>2.04</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: Ln(T) = 0.74 Ln(X) + 2.89  
R² = 0.82

Trip Generation Manual, 10th Edition • Institute of Transportation Engineers
Land Use: 882
Marijuana Dispensary

Description
A marijuana dispensary is a standalone facility where cannabis is sold to patients or consumers in a legal manner.

Additional Data
Time-of-day distribution data for this land use for a weekday and Saturday are presented in Appendix A. For the four general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 5:45 and 6:45 p.m., respectively.

The sites were surveyed in the 2010s in Colorado and Oregon.

Source Numbers
867, 893, 919
Marijuana Dispensary
(882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 56% entering, 44% exiting

<table>
<thead>
<tr>
<th>Vehicle Trip Generation per 1000 Sq. Ft. GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Rate</td>
</tr>
<tr>
<td>10.44</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Caution – Small Sample Size

X Study Site

Fitted Curve Equation: Not Given

R² = ****

Trip Generation Manual, 10th Edition • Institute of Transportation Engineers
Marijuana Dispensary
(882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>21.83</td>
<td>2.94 - 98.65</td>
<td>27.36</td>
</tr>
</tbody>
</table>

Data Plot and Equation

![Data Plot and Equation](image)

Fitted Curve Equation: Not Given

R²: ****

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