

Item #44-A

ADDITIONAL MATERIAL

REGULAR MEETING

MAY 12, 2026

SUBMITTED AT THE REQUEST OF

COMMISSIONER MICHAEL UDINE



spirit[®]

HEADQUARTERS

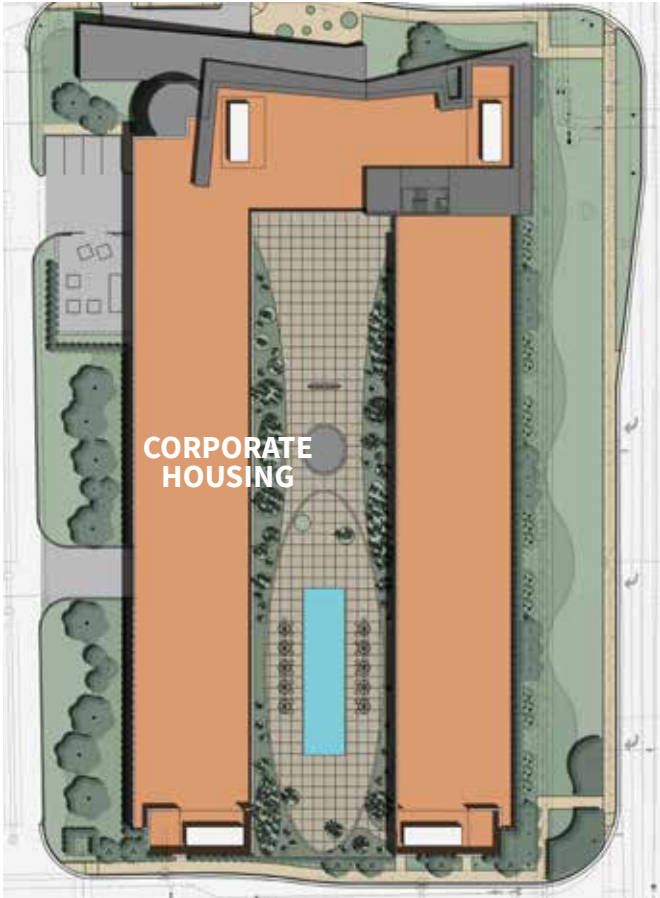
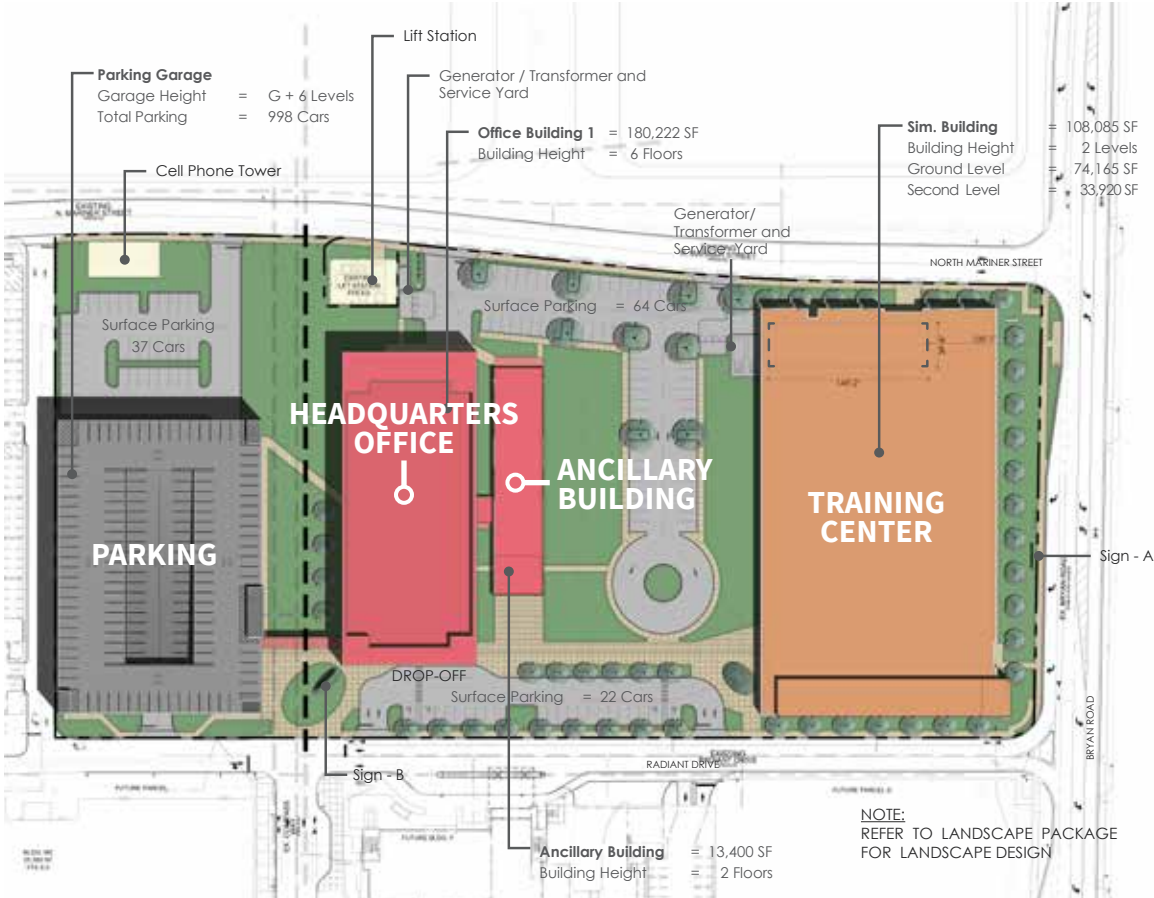
DANIA BEACH, BROWARD COUNTY, FLORIDA



PROPERTY OVERVIEW

The Project will include the headquarters office, a team member training center, corporate housing and an ancillary building for amenities. Spirit recently broke ground on the Project and expects to deliver in 4Q 2023 with occupancy beginning in 1Q 2024.

	HEADQUARTERS OFFICE	TRAINING CENTER	ANCILLARY BUILDING	CORPORATE HOUSING
Building Size	180,222 SF	108,085 SF	13,000 SF	200 units
Number of Floors	6-floors	2-floors	2-floors	7-story wrap
Parking	1,123 (998 parking garage; 125 surface spaces)			301 parking garage
Description	Home office for 1,000+ Spirit employees; Property can be expanded to up to 500,000 SF in the future	Equipped with flight simulators	Upscale café with tenant lounge providing team members and visitors with easily accessible live-work-play amenity, as well as a fitness center	Corporate housing for employees in town for training



SITE PLAN

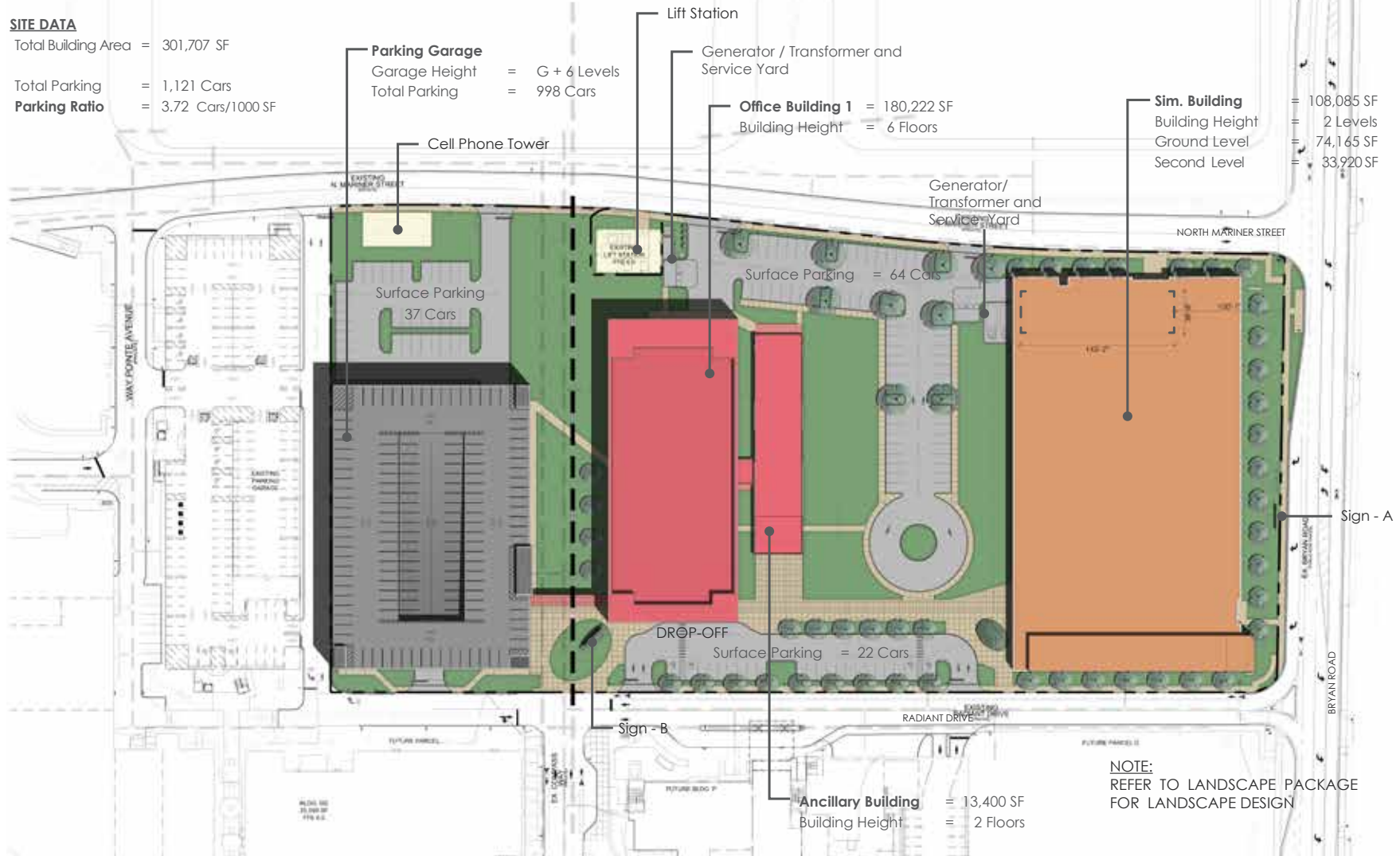
Spirit Airlines acquired the land for the office and training center portion of the campus in December 2019. Simultaneously with the acquisition of the land, Spirit Airlines signed a 99-year ground lease on the 2.6-acre corporate residential portion (southwest parcel) with Kimco Realty who was the original developer of the broader 102-acre parcel at Dania Pointe. Spirit successfully obtained the site plan approval for the project within the city of Dania Beach Planned Mixed Unit District (PMUD), permitting the site to operate the buildings under both office and multifamily use. The Project was delivered 2Q24.

SITE DATA

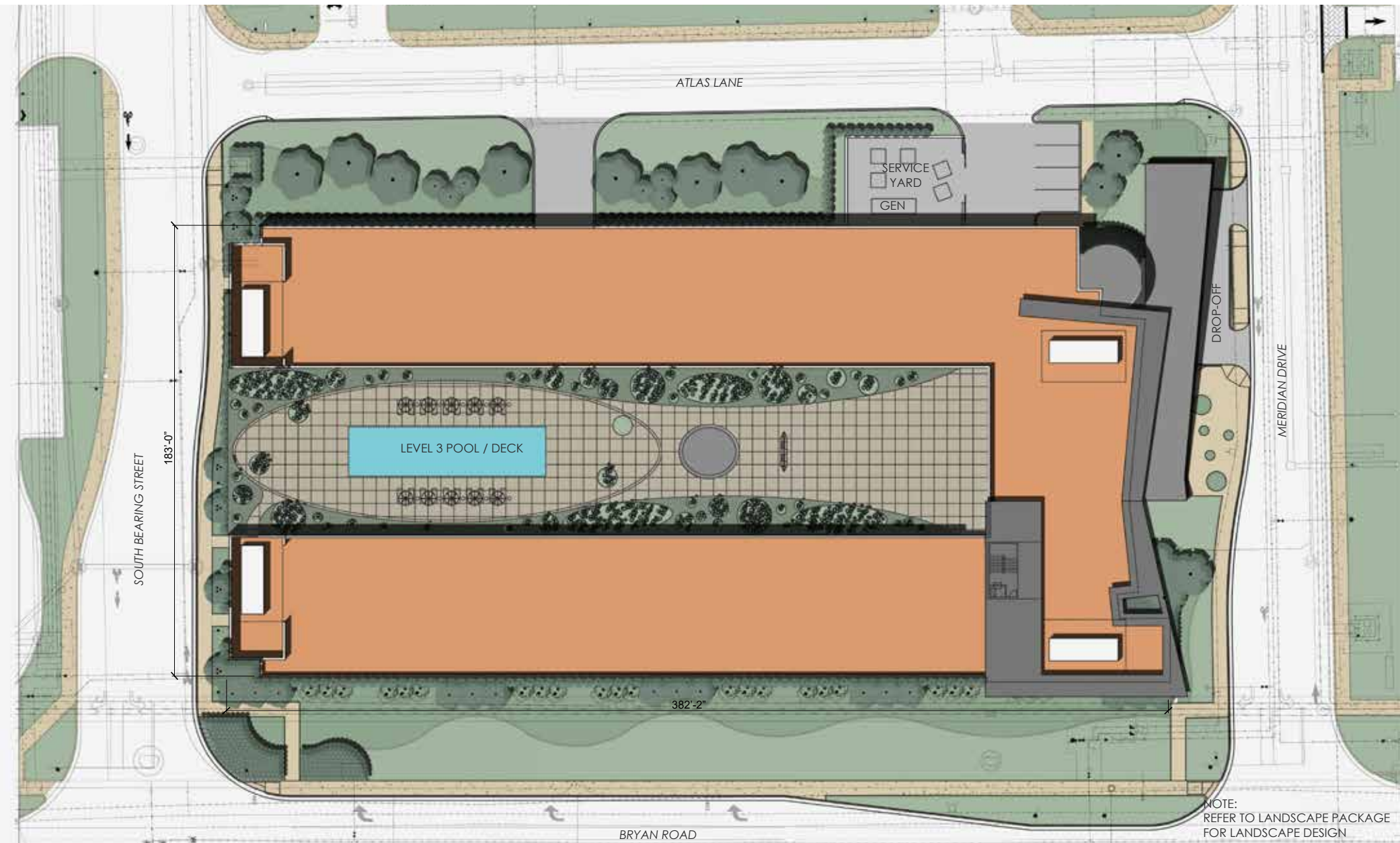
Total Building Area = 301,707 SF

Total Parking = 1,121 Cars

Parking Ratio = 3.72 Cars/1000 SF



HEADQUARTERS AND OPERATIONS CENTER



RESIDENTIAL BUILDING

OFFICE PROPERTY OVERVIEW

HEADQUARTERS OFFICE BUILDING

PROPERTY ADDRESS	1731 Radiant Dr. Dania Beach, FL 33004
BUILDING SIZE	180,222 rentable square feet
DELIVERY	Q2 2024
NUMBER OF FLOORS	Six floors above grade
PARKING	1,123 (3.73 per 1,000 SF) 998 Stalls (6-Level Parking Garage) 125 stall surface parking
DESCRIPTION	Home office for 1,000+ Spirit team members; Property can be expanded up to 500,000 SF in the future



HEADQUARTERS - SOUTHWEST VIEW



HEADQUARTERS - NORTHEAST VIEW

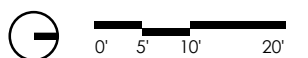


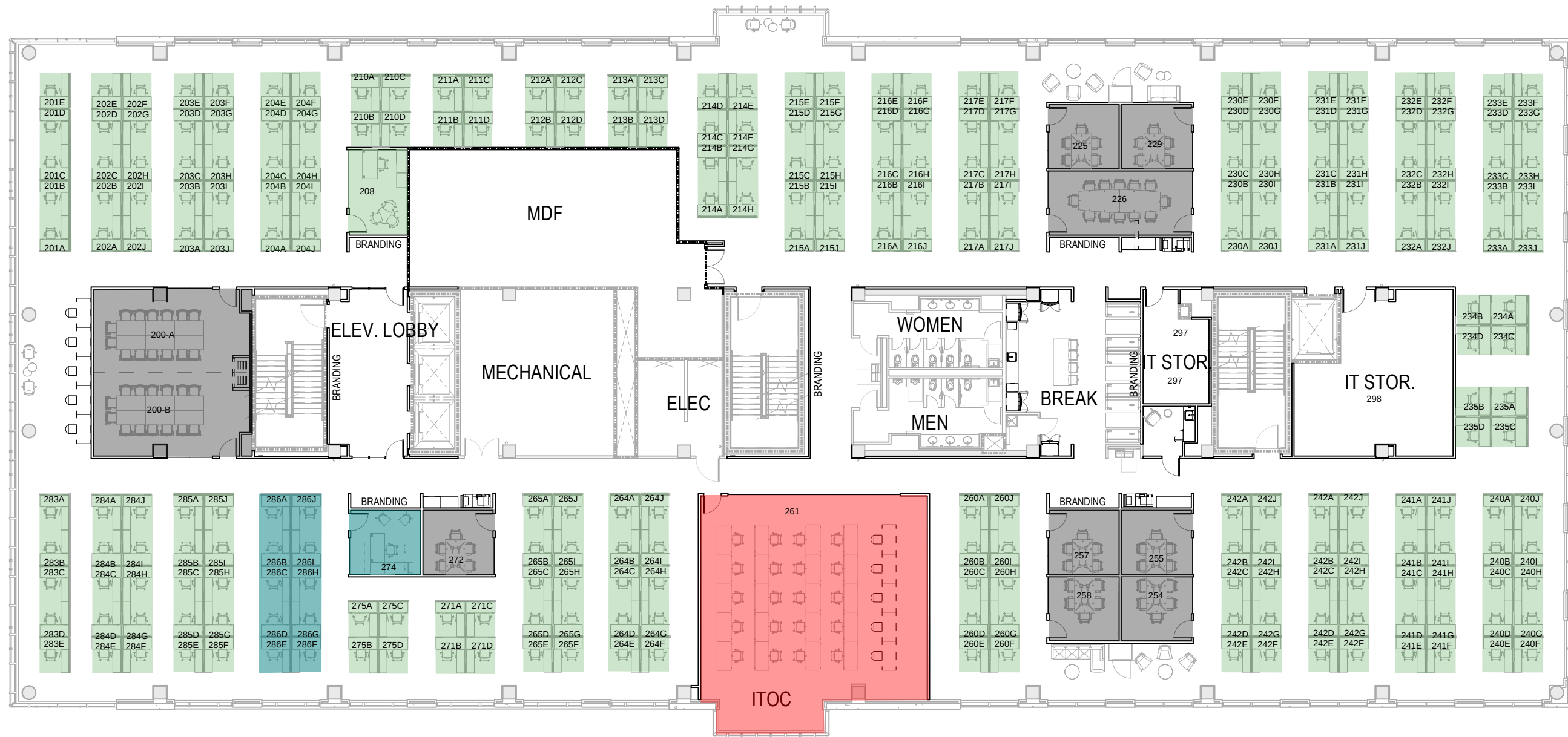


Department Legend

 AUDIT	 HUMAN RESOURCES	 MAILROOM	 SECURITY
 FACILITIES MANAGEMENT	 IT	 MEETING ROOM	 VENDOR

DEPARTMENT	SEAT	P.O.
MAILROOM	2	-
FACILITIES	4	-
3RD PARTY VENDORS	6	-
EXTERNAL AUDIT	7	-
SECURITY [INCLUDES 2 @ RECEPTION]	6	1
HR	78	2
VACANT	0	





Department Legend



IT



ITOC



MEETING ROOM



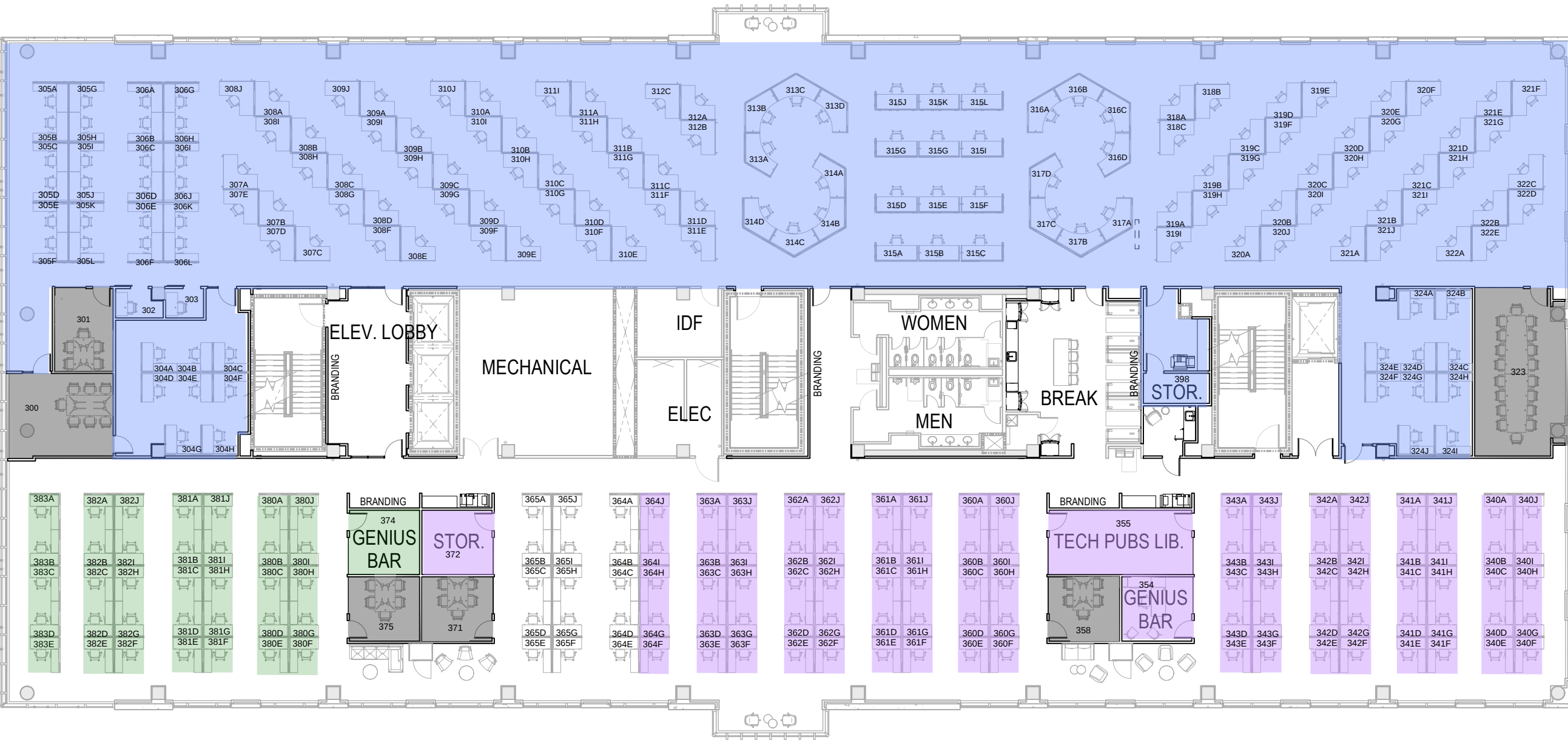
CORPORATE STRATEGY

DEPARTMENT	SEAT	P.O.
IT (2ND LEVEL)	270*	3
IT (3RD LEVEL)	35	-
TOTAL:	305	1
VACANT	0	

*INCLUDES ITOC



0' 5' 10' 20'



Department Legend

- FLIGHT OPERATIONS
- MEETING ROOM
- IT
- OCC

DEPARTMENT	SEAT	P.O.
FLIGHT OPS	100	1
IT OVERFLOW	35	-
OCC	154	1
VACANT	0	





Department Legend

- CREW PLANNING
- FLEET MANAGEMENT
- INFLIGHT EXPERIENCES
- MEETING ROOM
- TECHNICAL OPERATIONS
- SAFETY & REGULATORY

AIRPORT SERVICES 22

DEPARTMENT	SEAT	P.O.
TECH OPS	120	1
CREW PLANNING	46	1
INFLIGHT EXPERIENCES	32	1
FLEET MANAGEMENT	6	1
SAFETY & REGULATORY	26	-
PAYROLL	1	-
VACANT	14	-





Department Legend

- ACCOUNTING

AIRPORT SERVICES

CORPORATE REAL ESTATE

IT
- EXECUTIVES

FINANCE - FP&A

INTERNAL AUDIT

INVESTOR RELATIONS
- LEGAL

MEETING ROOM

TREASURY

PROCUREMENT
- FUELING

PAYROLL

DEPARTMENT	SEAT	P.O.
ACCOUNTING	39	1
AIRPORT SERVICES	34	1
CORPORATE REAL ESTATE	5	1
CORPORATE STRATEGY	14	1
INTERNAL AUDIT	7	1
INVESTOR RELATIONS	1	1
FP&A	17	1
TREASURY	5	1
LEGAL	6	5
EXECUTIVE	4	8
VACANT	52	2





Department Legend

CUSTOMER CARE / SALES MKTG

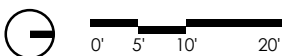
GUEST EXP/BRANDING/COMMS

MEETING ROOM

NETWORK PLANNING

REVENUE MANAGEMENT

DEPARTMENT	SEAT	P.O.
GUEST EXP/BRANDING/COMMS	22	1
NETWORK PLANNING	15	1
REVENUE MANAGEMENT	31	1
CUSTOMER CARE/SALES MKTG	66	1
VACANT	34	





TRAINING CENTER BUILDING OVERVIEW

PROPERTY ADDRESS	1701 Radiant Dr. Dania Beach, FL 33004
BUILDING SIZE	108,085 square feet
DELIVERY	Q2 2024
PARKING	Shared with HQ building 1,123 (3.73 per 1,000 SF) 998 Stalls (6-Level Parking Garage) 125 stall surface parking
NUMBER OF FLOORS	Two floors above grade Ground Level: 74,165 square feet Second Level: 33,920 square feet
DESCRIPTION	Classrooms and flight simulation devices - fixed and full motion



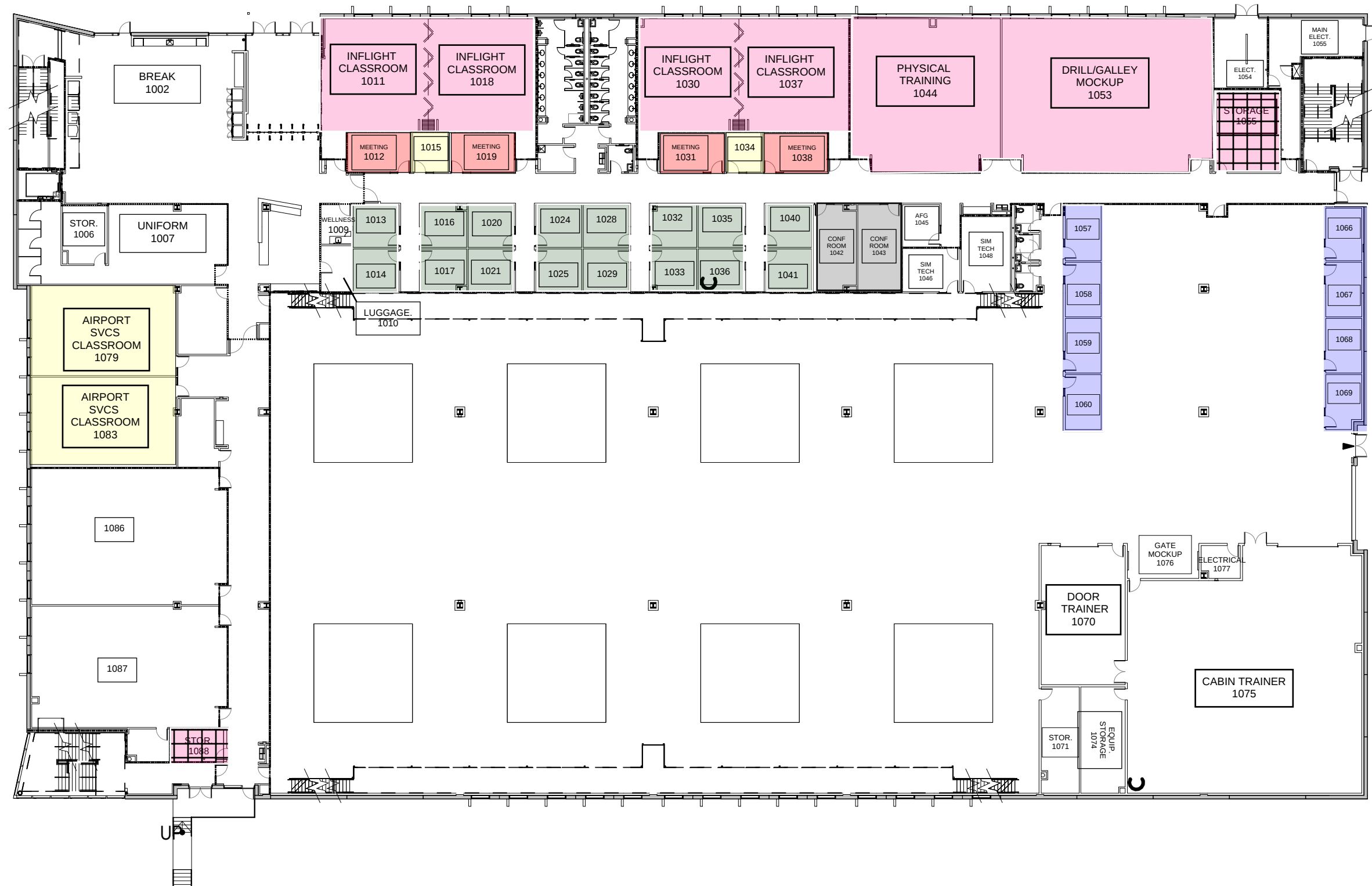
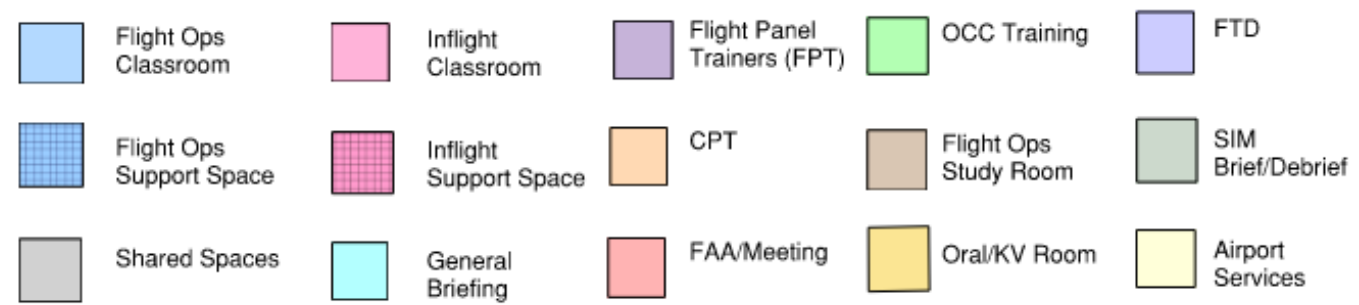
TRAINING CENTER BUILDING - SOUTHEAST VIEW



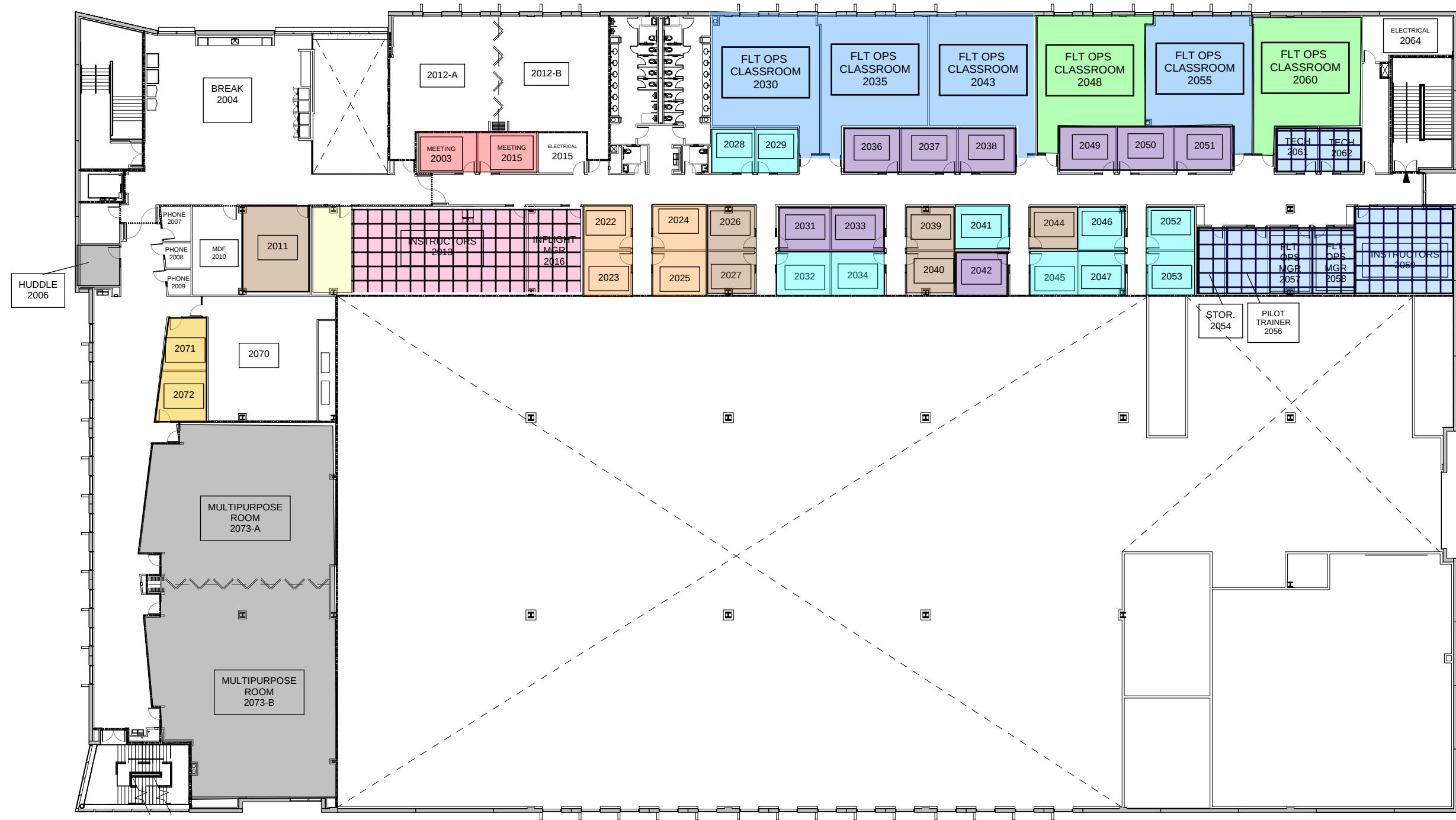
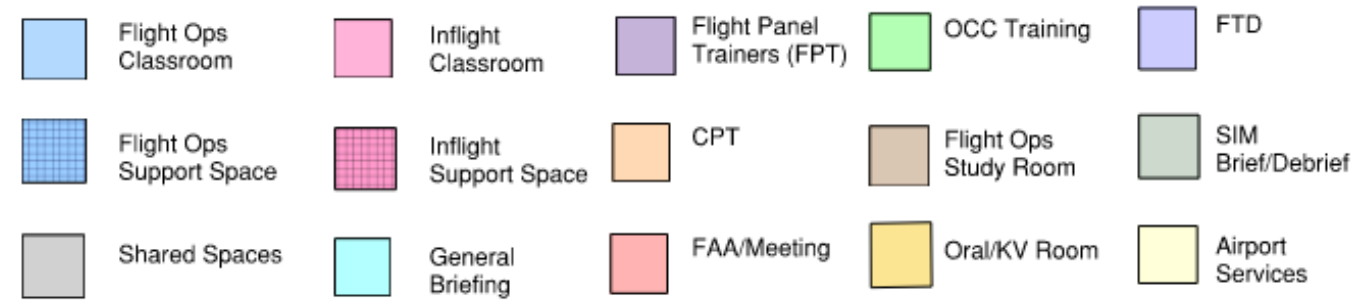


TRAINING CENTER BUILDING - SOUTHWEST VIEW





FIRST FLOOR PLAN



SECOND FLOOR PLAN

ANCILLARY BUILDING OVERVIEW

An Ancillary building featuring a café, tenant lounge and fitness center providing Spirit’s team members and visitors with an easily accessible “live-work-play” amenity.

PROPERTY ADDRESS	1721 Radiant Dr. Dania Beach, FL 33004
BUILDING SIZE	13,000 square feet
ESTIMATED DELIVERY	End of 2023; Occupancy beginning in Q1 2024
BUILDING USE	Upscale café and lounge space, as well as a fitness center
NUMBER OF FLOORS	Two floors above grade



ANCILLARY BUILDING - SOUTHEAST VIEW



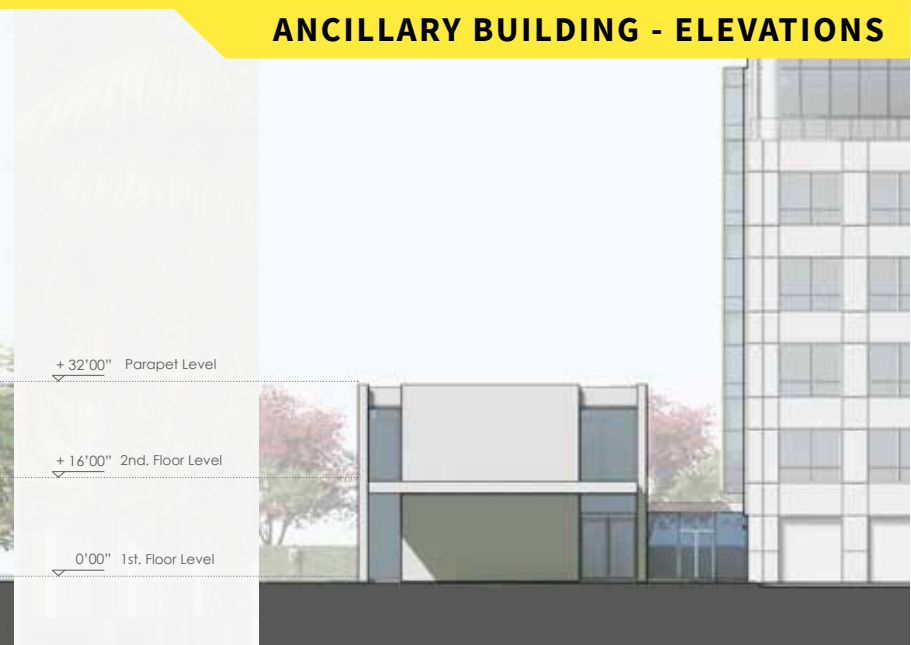
ANCILLARY BUILDING - EAST ELEVATION



ANCILLARY BUILDING - ELEVATIONS



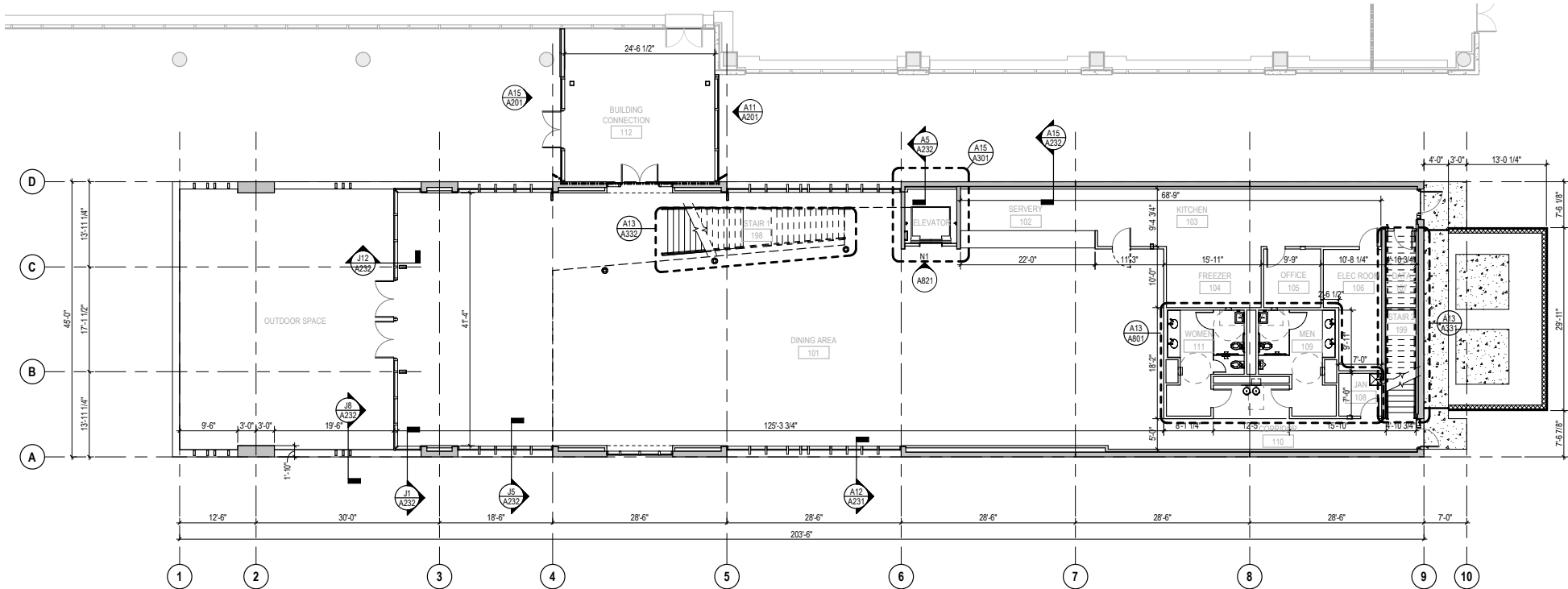
South Elevation



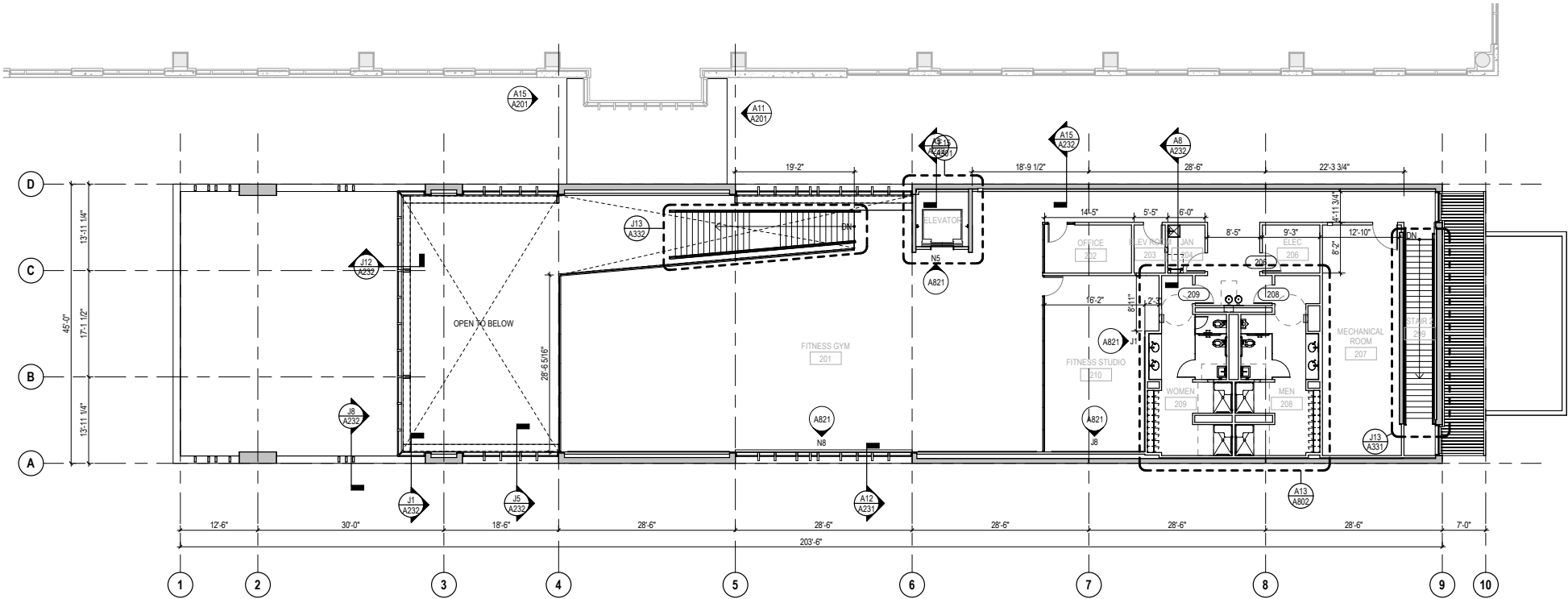
North Elevation



ANCILLARY BUILDING FLOOR PLAN - 1ST FLOOR



ANCILLARY BUILDING FLOOR PLAN - 2ND FLOOR



MULTIFAMILY OVERVIEW

PROPERTY ADDRESS	1700 Meridian Dr. Dania Beach, FL 33004
UNITS	200 2/2 units
PRODUCT TYPE	7-story Wrap
ACRES	2.62 Acres Ratio: 76 units/Acre
ESTIMATED DELIVERY	2Q 2024
PARKING	301-space parking garage
DESCRIPTION	Corporate housing for employees in town for training



RESIDENTIAL BUILDING - SOUTHEAST VIEW



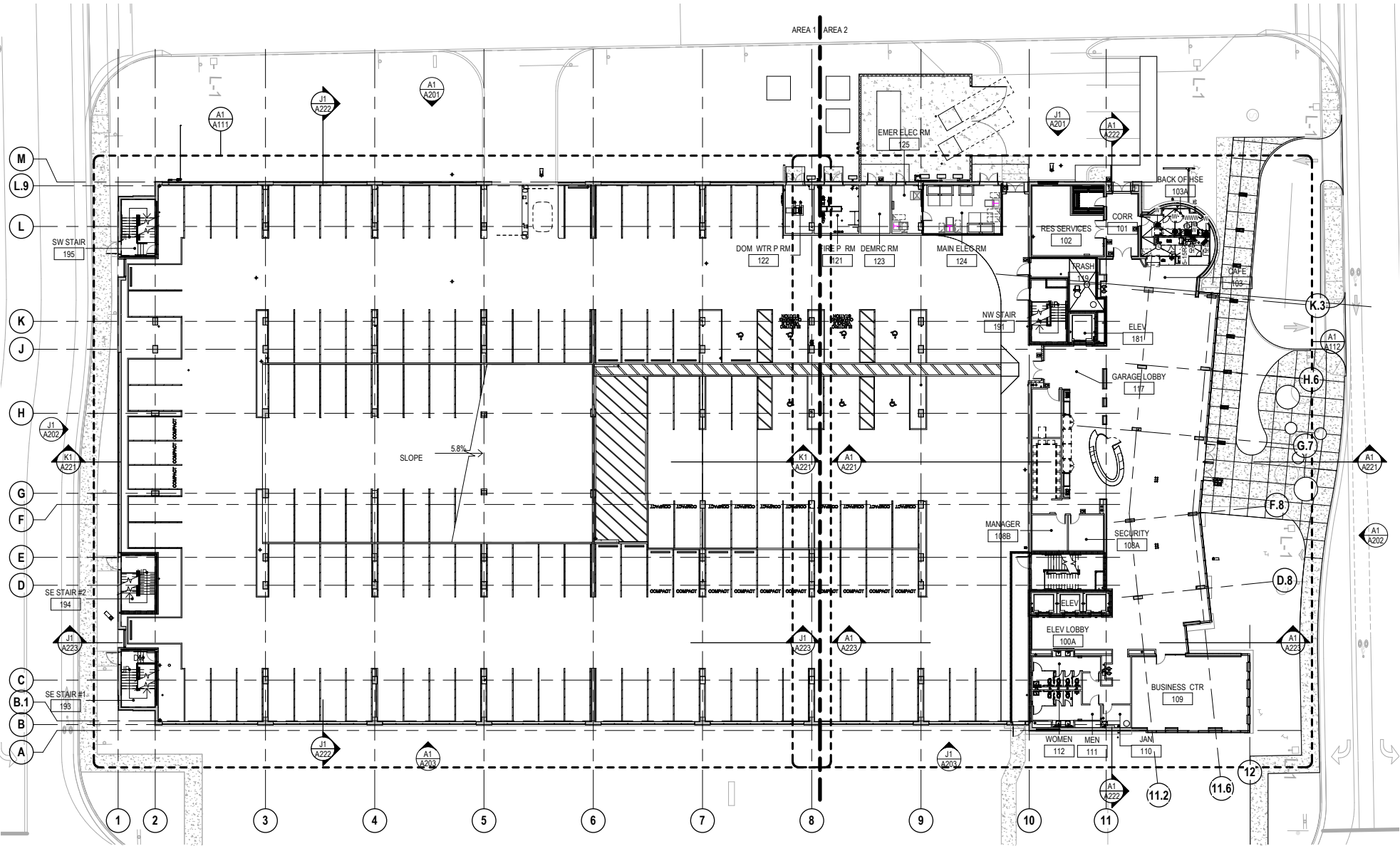
RESIDENTIAL BUILDING - NORTHWEST VIEW



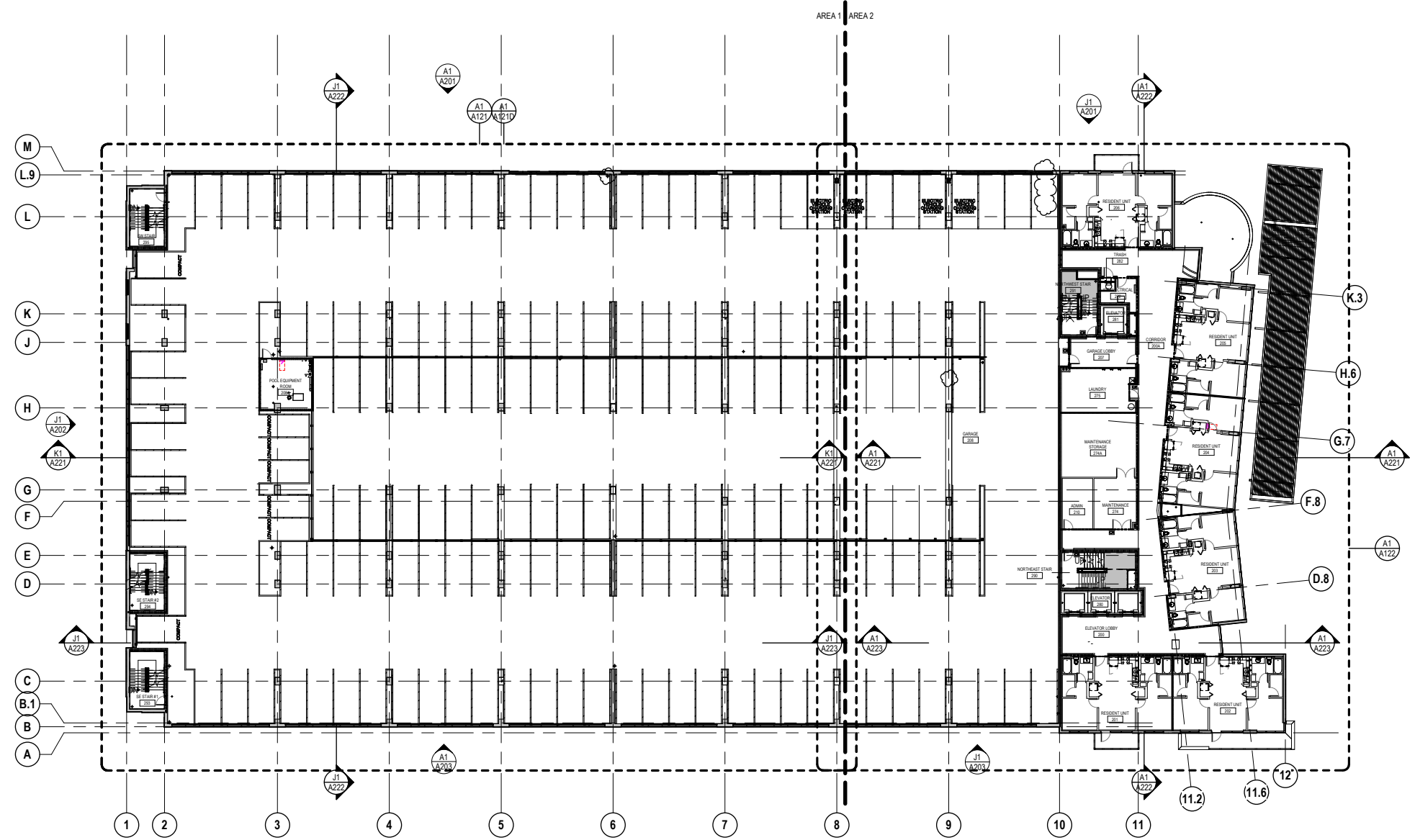
RESIDENTIAL BUILDING - NORTHEAST VIEW

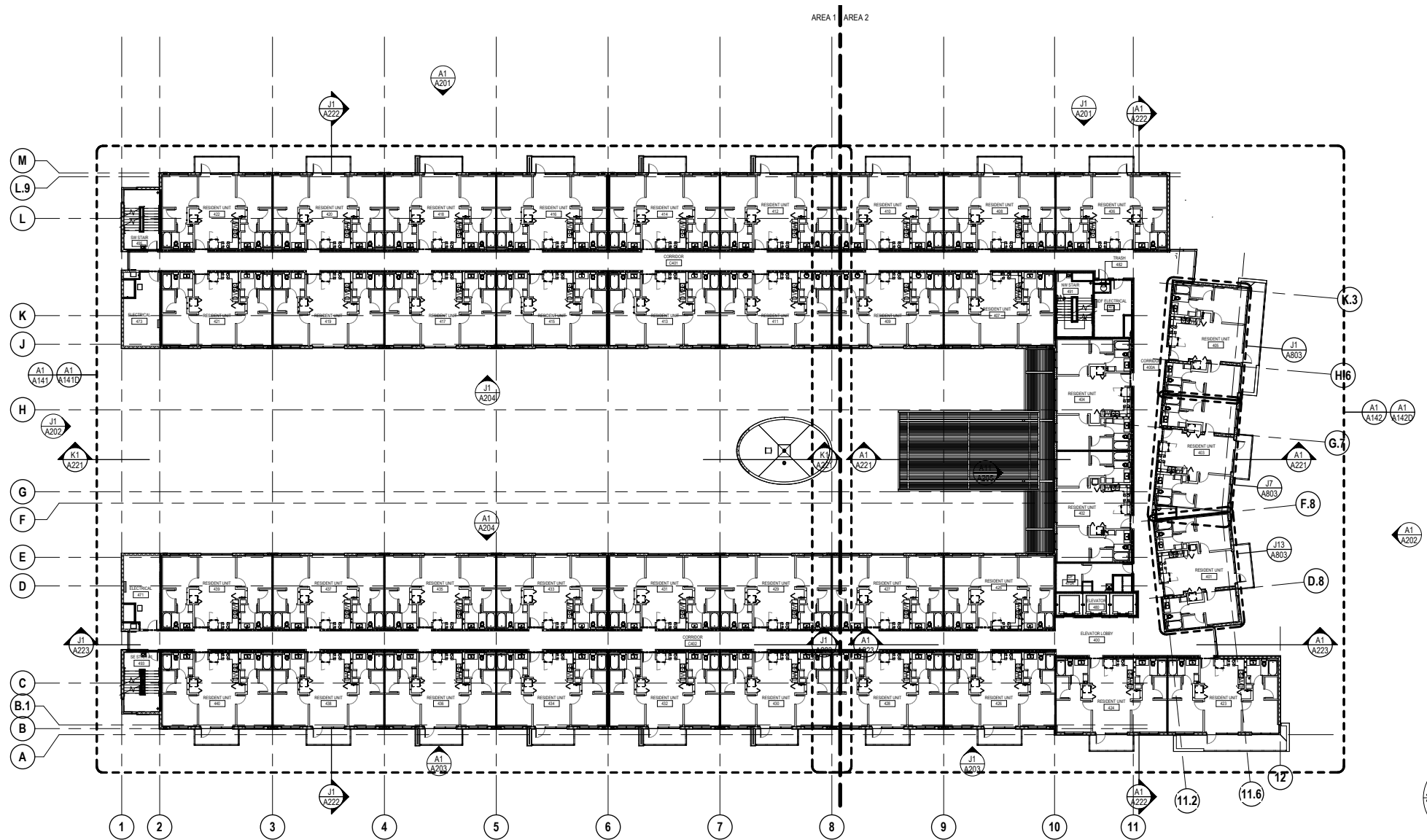


MULTIFAMILY BUILDING FLOOR PLAN - 1ST FLOOR

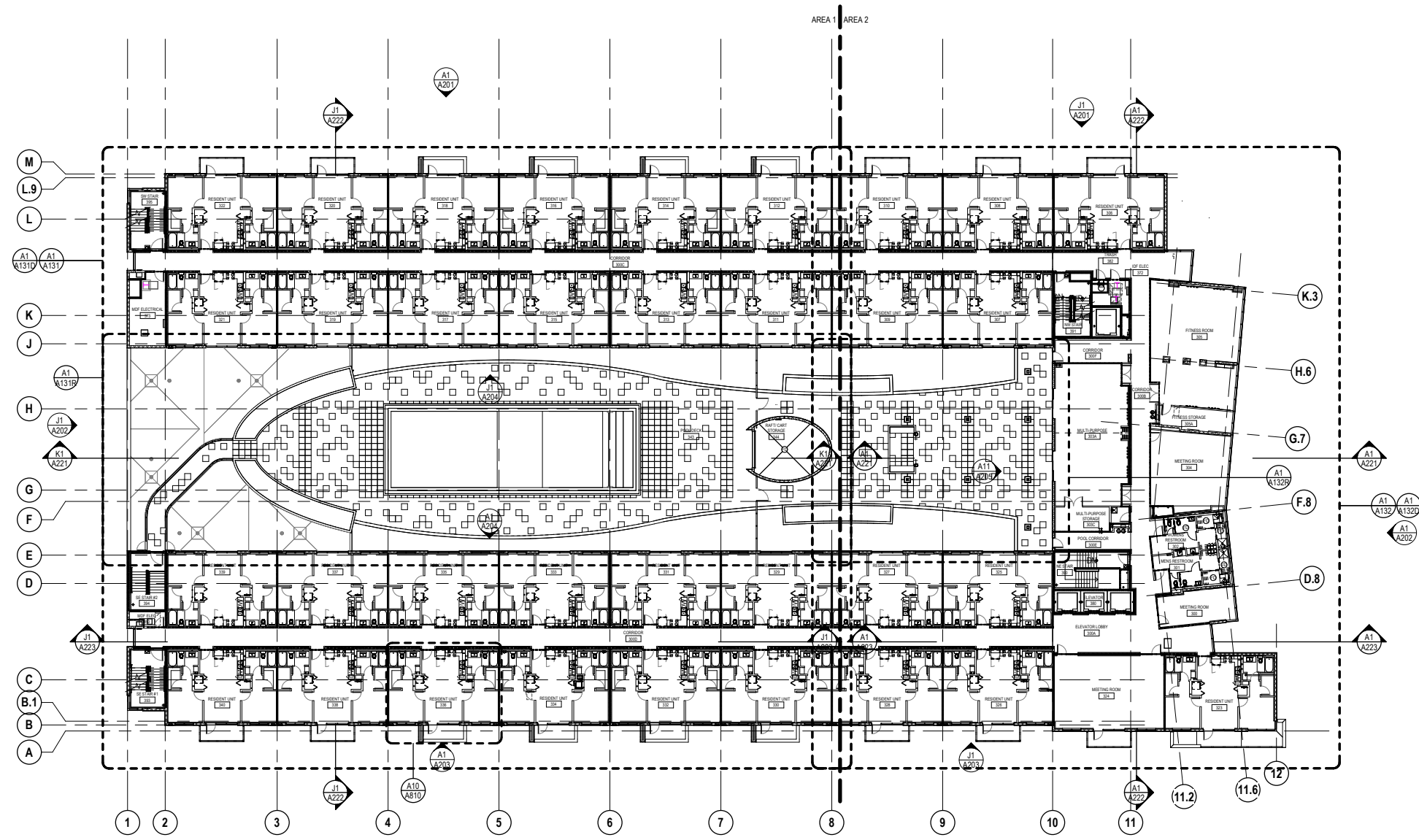


MULTIFAMILY BUILDING FLOOR PLAN - 2ND FLOOR

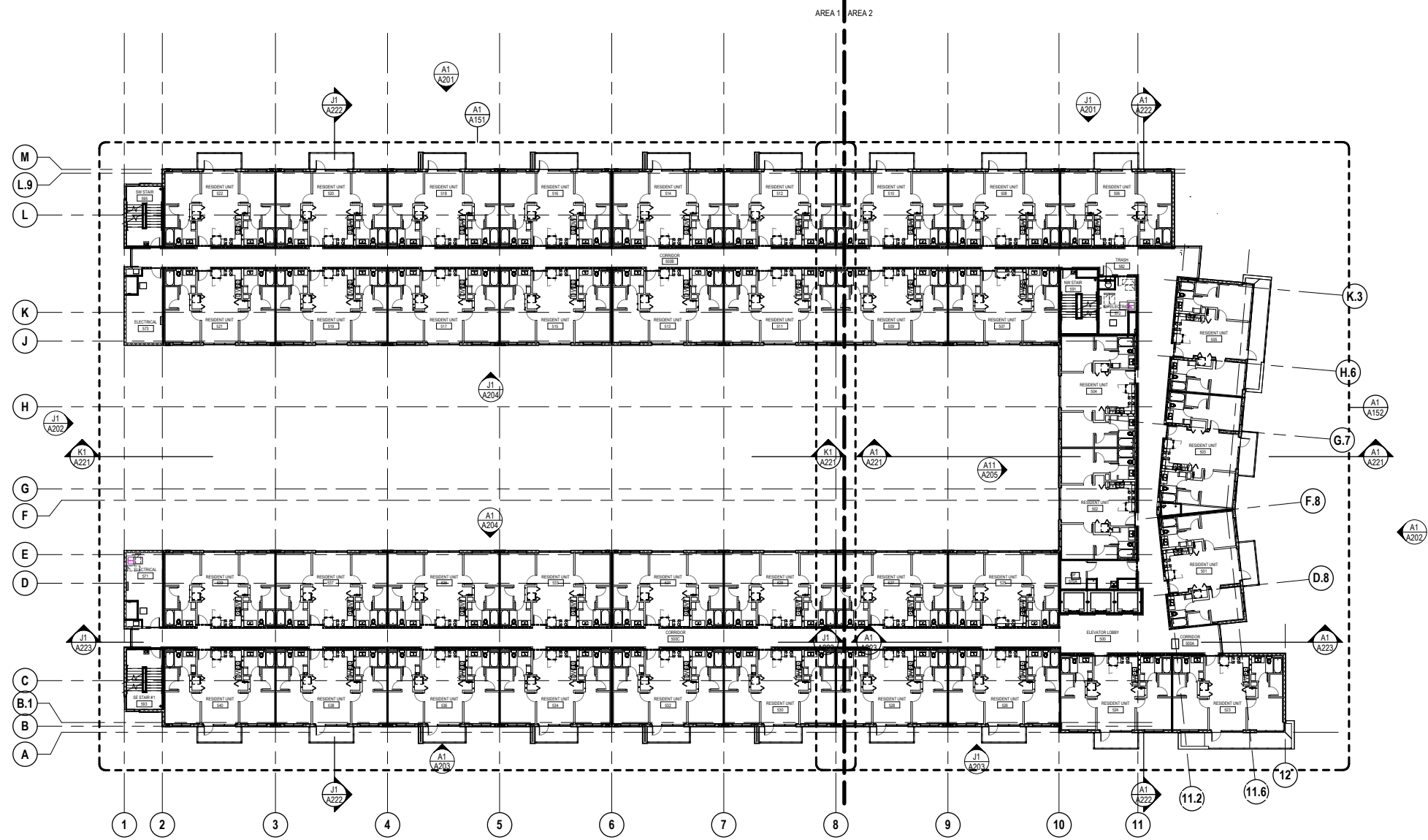


spirit[®] - PROPERTY DESCRIPTION
HEADQUARTERS

MULTIFAMILY BUILDING FLOOR PLAN - 4TH FLOOR



MULTIFAMILY BUILDING FLOOR PLAN - 5TH FLOOR



The floor plan shows a long, rectangular building layout with a central vertical corridor. The building is divided into two main sections by a vertical dashed line labeled 'AREA 1' and 'AREA 2'. The units are arranged in rows, with labels such as 'RESIDENT UNIT 101', 'RESIDENT UNIT 102', etc. Common areas include a central corridor, an elevator lobby, and a trash room. The plan is overlaid with a grid of letters (A-M) and numbers (1-12). Key features include:

- Grid System:** Letters A through M are on the left, and numbers 1 through 12 are at the bottom.
- Units:** Labeled 'RESIDENT UNIT' followed by a number (e.g., 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 86

MULTIFAMILY BUILDING FLOOR PLAN - 7TH FLOOR

