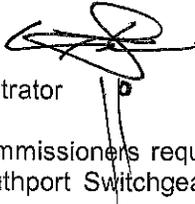


**CITY OF HOLLYWOOD, FLORIDA  
MEMORANDUM  
DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING DIVISION**

**DATE:** December 8, 2016 **FILE NO:** P-16-27  
**TO:** Planning and Development Board  
**VIA:** Alexandra Carcamo, Principal Planner   
**FROM:** Jean-Paul W. Perez, Planning Administrator  
**SUBJECT:** Broward County Board of County Commissioners request an Extension of a previously approved Design Review for the Southport Switchgear Facility located at 2050 South East 42<sup>nd</sup> Street (Port Everglades).

---

**EXPLANATION:**

On October 9, 2014, the Planning and Development Board ("Board") granted approval of a Design Review for a proposed two-story warehouse and office building located at 2050 South East 42<sup>nd</sup> Street ("Property") (see Attachment I). Pursuant to Section 5.3(1)(6)(b) of the City's Zoning and Land Development Regulations, entitled "Building Permit Applications," an Applicant may request the Board to consider an extension of a Board approval not to exceed 24 months.

The Applicant purports the delay in submittal of a Building Permit application is due to budgeting issues which impacted the County's ability to move forward with construction. Staff recommends approval of the requested Extension of a previously approved Design Review in order to provide additional time for the Applicant to obtain the Building Permits. Staff has attached the previous Staff Report for historical accuracy and informational purposes.

Staff has reviewed the submitted plans, and there have been no modifications to the plans or in the City's Zoning Code that render this project nonconforming. No condition was included in the previous approval, as such, Staff is not including any conditions for the Extension request.

**RECOMMENDATION:**

Approval.

**ATTACHMENTS:**

ATTACHMENT I: Application Package  
ATTACHMENT II: Previous Staff Report  
ATTACHMENT III: Applicable Resolution  
ATTACHMENT IV: Land Use and Zoning Map

**ATTACHMENT I**  
Application Package

**PLANNING & DEVELOPMENT SERVICES**



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

*This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.*

*The applicant is responsible for obtaining the appropriate checklist for each type of application.*

*Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.*

*At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).*

*Documents and forms can be accessed on the City's website at [http://www.hollywoodfl.org/comm\\_planning/appforms.htm](http://www.hollywoodfl.org/comm_planning/appforms.htm)*



**APPLICATION TYPE (CHECK ONE):**

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 10/19/2016

Location Address: 2050 SE 42nd Street Hollywood, FL. 33021

Lot(s): Port Everglades Plat #11 Block(s): N/A Subdivision: 50422608

Folio Number(s): 504226080010

Zoning Classification: PEDD Land Use Classification: 70

Existing Property Use: Industrial Sq Ft/Number of Units: 11,496 sf

Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): No

- Economic Roundtable
- City Commission
- Technical Advisory Committee
- Planning and Development
- Historic Preservation Board

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

Number of units/rooms: N/A Sq Ft: \_\_\_\_\_

Value of Improvement: \$2,400,000. Estimated Date of Completion: T.B.D.

Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

Address of Property Owner: 115 S ANDREWS AVE RM 326 FORT LAUDERDALE FL 33301-1801

Telephone: (954) 468-3506 Fax: (954) 468-3436 Email Address: pszutar@broward.org

Name of Consultant/Representative/Tenant (circle one): Saul G. Suarez, R.A.

Address: 2601 S. Bayshore Dr. 10th Flr. Miami, FL. 33133 Telephone: (305) 859-2050

Fax: (305) 860-3700 Email Address: ssaurez@bermelloajamil.com

Date of Purchase: N/A Is there an option to purchase the Property? Yes ( ) No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Jay Windsor

Address: 1850 Eller Dr. Rm 603 Ft. Lauderdale FL 33316-4201

Email Address: jwindsor@broward.org

**PLANNING & DEVELOPMENT SERVICES**



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

**GENERAL APPLICATION**

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: \_\_\_\_\_ Date: 10/10/16

PRINT NAME: John Foglesong, P.E. Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**CURRENT OWNER POWER OF ATTORNEY**

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

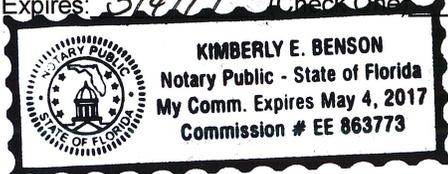
Sworn to and subscribed before me  
this 18<sup>th</sup> day of October

Kimberly E. Benson  
Notary Public State of Florida

\_\_\_\_\_  
SIGNATURE OF CURRENT OWNER

John C. Foglesong, P.E.  
PRINT NAME

My Commission Expires: 5/4/17 (Check One)  Personally known to me; OR \_\_\_\_\_





Public Works Department  
**SEAPORT ENGINEERING & CONSTRUCTION DIVISION**  
1850 Eller Drive • Fort Lauderdale, Florida 33316 • 954-468-0143 • FAX 954-468-3436

September 15, 2016

Mr. Thomas Barnett  
Director of Development Services  
2600 Hollywood Blvd  
Room 315  
Hollywood, FL 33022

Re: **14-D-83 (2050) SE 42<sup>nd</sup> Street**  
**Design Review Approval - Time Extension**

Dear Mr. Barnett:

This letter is in response to your December 11, 2014 correspondence, in which the Planning and Development Board's granted approval of the Design Review for this project. As stated in your letter the architect Saul Suarez, working for Port Everglades, was given approval on the building design that is valid for a period of (24) months from the date of the Board's decision. Due to the size and complexity of this project, we believe we will not be ready to submit for permit or perform a Plan Review toward the Building Permit prior to the expiration deadline given in your letter to Mr. Suarez. Broward County Port Everglades, respectively requests a Design Review extension of time of (180) calendar days so that we may continue to move forward with this project and submit to the City of Hollywood a complete set of plans for a Building Permit.

Sincerely,

A handwritten signature in blue ink, appearing to read "John C. Foglesong", with a long horizontal line extending to the right.

John C. Foglesong, P.E.  
Director  
Seaport Engineering & Construction Division

JCF/PS:keb

c: Israel L. Rozental, AIA  
Joanne Bolanda  
Saul Suarez, B&A  
Contract File

FILE: G:\Port\SEAENGCON\PSzutar\Southport Switch Gear\City of Hollywood\Permits\DRB Time Extension\Time Extension Switchgear Bldg



**Legal Description**

<b>Site Address</b>	2050 SE 42 STREET, HOLLYWOOD	<b>ID #</b>	5042 26 08 0010
<b>Property Owner</b>	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	<b>Millage</b>	0513
<b>Mailing Address</b>	115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE FL 33301-1801	<b>Use</b>	86

<b>Abbreviated Legal Description</b>	PORT EVERGLADES PLAT NO.11 144-4 B PARCEL A LESS PT DESC AS M.S.A. 783 & LESS POR DESC AS: COMM AT NE COR OF SE1/4, ELY 1325 TO ELY R/W OF MCINTOSH RD & POB, SLY 1027.06, ARC TO THE LEFT 172.02, ELY 265.18, ELY 599.29, ELY 461.19, SE 47.62, SLY 150, ELY 920, NELY 200, NLY 499, WLY 1981.96 NLY 262.42, WLY 146.34, WLY 397.41 WLY 141.10 TO POB
--------------------------------------	--

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

<b>Property Assessment Values</b>					
<a href="#">Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$42,925,630	\$11,890,770	\$54,816,400	\$54,816,400	
2016	\$42,925,630	\$11,890,770	\$54,816,400	\$54,816,400	
2015	\$42,925,630	\$11,890,770	\$54,816,400	\$54,816,400	

**IMPORTANT:** The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2017, to see the actual proposed 2017 assessments and portability values.

<b>2017 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$54,816,400	\$54,816,400	\$54,816,400	\$54,816,400
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$54,816,400	\$54,816,400	\$54,816,400	\$54,816,400
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 04</b>	\$54,816,400	\$54,816,400	\$54,816,400	\$54,816,400
<b>Taxable</b>	0	0	0	0

<b>Sales History</b>			
Date	Type	Price	Book/Page or CIN

<b>Land Calculations</b>		
Price	Factor	Type
\$7.25	5,920,776	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		16706

## 8.2 Applicable Building Codes

The switchgear building will be designed in accordance with, but not limited to, the following codes and ordinances:

- 2014 Florida Building Code – 5<sup>th</sup> Edition
- NFPA Life 101 – Life Safety Code (2012 Edition), as adopted by the Florida Fire Prevention Code (2014 Edition)
- ANSI A1 17.1 Handicap Code
- Americans with Disability Act, as adopted by 2014 FBC, Chapter 11
- Florida Plumbing Code – 2014 Edition
- Florida Mechanical Code – 2014 Edition
- Florida Energy Conservation Code – 2014 Edition
- NFPA 10 Portable Fire Extinguishers – 2010 Edition
- NFPA 13 Standards for the Installation of Sprinkler Systems – 2010 Edition
- NFPA 14 Standards for the Installation Standpipe, Private Hydrants and Hose Systems – 2010 Edition
- NFPA 72 (NEC) National Fire Alarm Code – 2010 Edition
- NFPA 70, National Electrical Code – 2011 Edition
- NFPA 70E, Standard for Electrical Safety in the Workplace – 2015 Edition
- NFPA 780, Standard for the Installation of Lightning Protection – 2004 Edition

## 8.3 Siting

The existing building site shares a fence with US Customs along the western side. The new building will be located to the west of the existing maintenance building, along the fence with US Customs. PED plans to move an approximately 80' long portion of the fence farther west about 37' to align with the westernmost fence. See Drawing S1.01. The building will be set back approximately 5' along the southern fence and set along the western fence. The northern edge of the building will be approximately 16' south of the centerline of the 13.2 kV FPL easement. The exterior stairs along the north side will have an offset of about 10' from the easement centerline.

## 8.4 Building Program

The two-story portion of the concrete and masonry block structure has been designated to be used and operated by a single tenant. The first floor elevation is set to match with the floor elevation at the existing crane maintenance building at El: 9.50' NAVD (11.08' NGVD). This floor elevation is above the design flood elevations. Refer to Section 6.5.

The total area of the building is approximately 11,430 sf. The building footprint or first floor will include the following:

First floor east side:

- An air conditioned warehouse, consisting of a storage area with a single office space
- A break room

A unisex restroom

An entrance lobby

An electric traction passenger elevator w/ 3,500 lb capacity

An enclosed fire exit stairway that extends to the roof at the east side of the building.

An open stairway that extends to the second floor at the north side of the building.

First floor west side:

FPL Vault with a 12'-6" clear height

Second floor:

A switchgear room with designated battery room on the west side

An office space on the east side, including a lobby, general office space, three individual offices, a conference room, men and women's restrooms, a break room, and exit vestibule

Observation windows along three walls

The second floor restrooms will have one toilet and one sink each. The first floor will have a break room with one small sink and residential type dishwasher.

The roofing system will consist of a membrane system over rigid board roof insulation, roof drains along the east-end, and rain water gutters and down spouts along the west-end. The building will have impact resistance windows and doors all around. The entire building exterior will be finished with a smooth texture painted stucco that will be sectioned with control joints, as required. The immediate site will have some concrete finished pedestrian sidewalks and an asphalt finished parking lot area.

The switchgear building design was approved by the Planning and Development Board, City of Hollywood. The approval is valid for a period of 24 months from November 11, 2014. See Appendix C for Planning and Development Board approval letter.

### **8.5 Structural Design**

The building will be a reinforced concrete structure with exterior and interior load bearing masonry reinforced walls. The roof and second floors will be constructed with a pre-cast concrete joist and cast-in-place concrete deck. The building will be supported on ACIP pile foundations with grade beams under walls and pile caps under stand-alone columns.



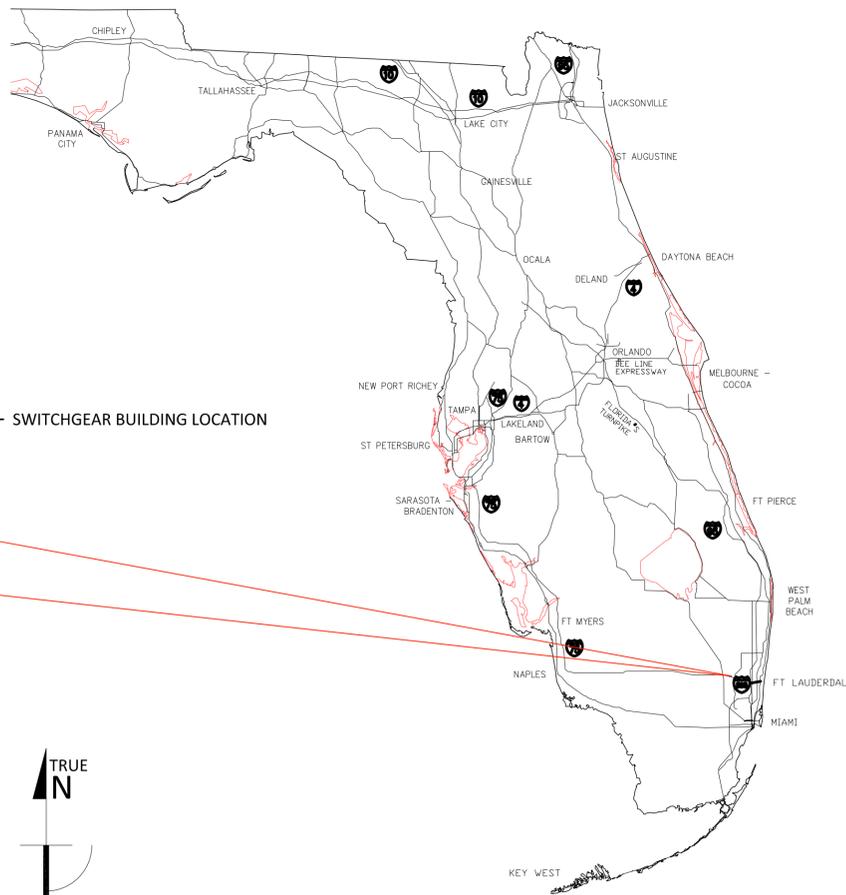
# SEAPORT ENGINEERING AND CONSTRUCTION DIVISION

## PACKAGE "A"

### LANDSIDE INFRASTRUCTURE UPGRADE

### CONSTRUCTION PLANS FOR BERTHS 31-33, 30 EXTENSION, AND SWITCHGEAR BUILDING

(RLI NO: N1038712R1)



TRUE N  
  
 LOCATION MAP  
 N.T.S.

**PRIME CONSULTANT**  
**STRUCTURAL ENGINEER**  
 LIFTECH CONSULTANTS INC.  
 344 - 20TH STREET, SUITE 360  
 OAKLAND, CA 94612-3593  
 P: (510) 832-5606  
 F: (510) 832-2436

**SUB CONSULTANT**  
**GEOTECHNICAL**  
 TIERRA SOUTH FLORIDA, INC  
 2209 N.E. 54th STREET  
 FT. LAUDERDALE, FL 33308  
 P: (945) 267-9788

**CIVIL**  
 CRAVEN THOMPSON & ASSOCIATED, INC  
 3563 N.W. 53rd STREET  
 FORT LAUDERDALE, FL 33309  
 P: (954) 739-6400  
 F: (954) 739-6409

**ELECTRICAL, MECHANICAL, AND PLUMBING**  
 HALL ENGINEERING GROUP, INC.  
 14499 N. DALE MABRY HWY. #179  
 TAMPA, FL 33618-2042  
 P: (813) 374-2121  
 F: (813) 374-2122

**ARCHITECTURAL - SWITCHGEAR BUILDING**  
 BERMELO AJAMIL & PARTNERS, INC  
 2601 SOUTH BAYSHORE DR., SUITE 1000  
 MIAMI, FL 33133  
 P: (305) 859-2050  
 F: (305) 859-9638

**STRUCTURAL - SWITCHGEAR BUILDING**  
 LAKDAS/ YAHALEM ENGINEERING, INC  
 2211 N.E. 54 TH STREET  
 FORT LAUDERDALE, FL 33308  
 P: (954) 771-0630  
 F: (954) 771-0519

**NOT FOR CONSTRUCTION** **PACKAGE A**  
**50% SUBMITTAL**

**Liftech**  
 LIFTECH CONSULTANTS INC.  
 CA #29391

ARCHITECTS  
  
 BERMELO AJAMIL & PARTNERS, INC.  
 Architecture - Engineering - Planning  
 Interior Design - Landscape Design  
 2601 S. Bayshore Drive  
 Suite 1000  
 Miami, FL 33133  
 Tel: 305-859-2050 Fax: 305-859-9638

**CONSTRUCTION PLANS FOR**  
**BERTHS 31-33, 30 EXTENSION,**  
**AND SWITCHGEAR BUILDING**  
**OVERALL AERIAL**  
**PHOTOGRAPH**

Project No. B&A #14025  
 By DP Checked SGS Sheet No. SBG0.00  
 Approved ----- of -----  
 Date AUGUST 08, 2014 Revision -----

PE STAMP

8/13/2014

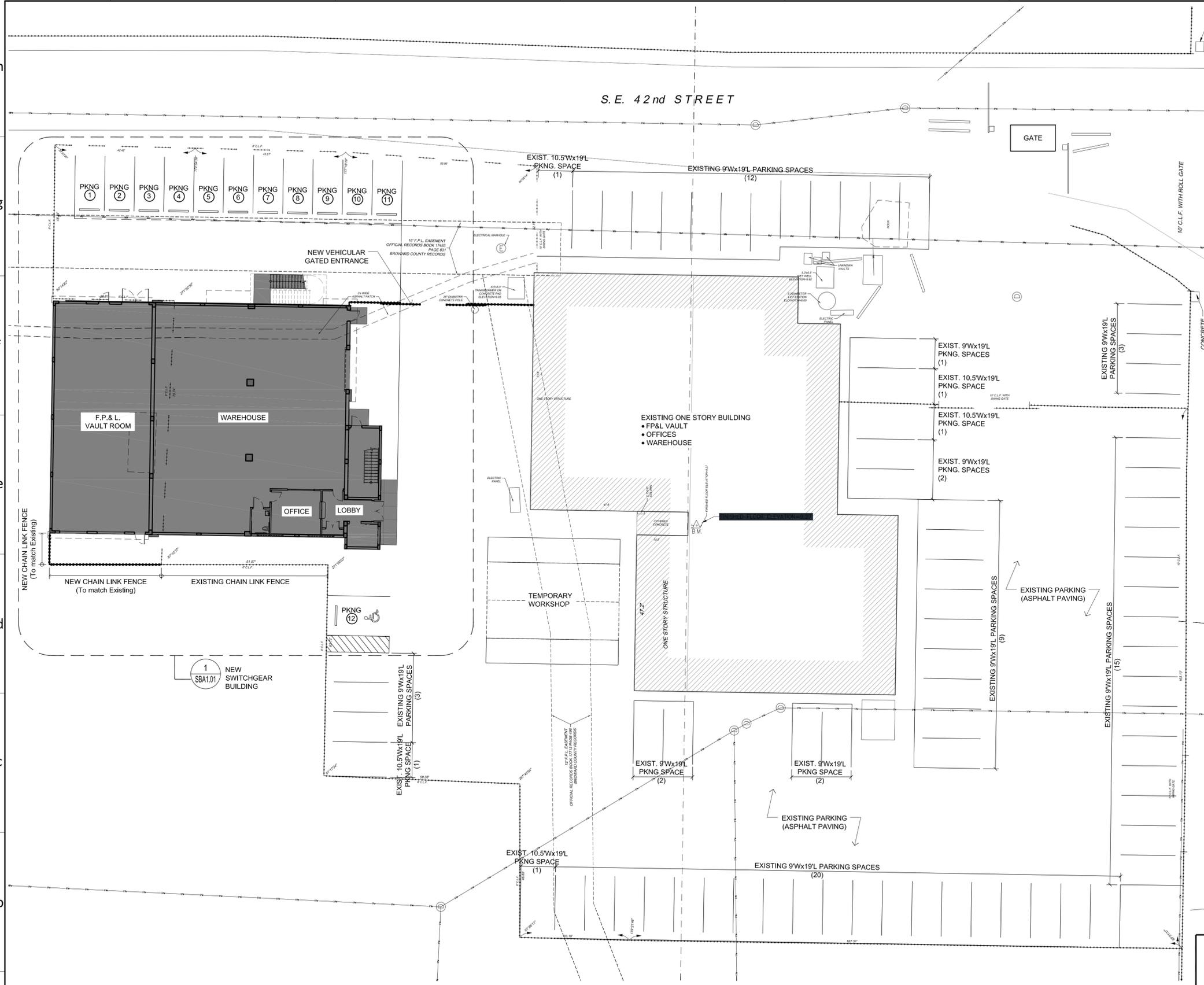
No.	Revision	Date	By	Checked	Approved
1	50% SUBMITTAL	8/22/14			

Original border size 525 x 812 mm.  
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 344 - 20th STREET SUITE 360, Oakland, CA 94612, 510 832-5606

H:\Projects\14025 - Port Everglades - Switchgear Building\ARCH\Sheets\SBG0.00 OVERALL AERIAL PHOTOGRAPH.dwg 8/13/2014 11:33 AM DANIEL PEARSON

Original border size 525 x 812 mm.  
 344 - 20th STREET SUITE 360, Oakland, CA 94612, 510 832-5606  
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S.E. 42nd STREET



**SWITCHGEAR BUILDING**

USE CLASSIFICATION AND OCCUPANCY GROUP

- GROUND FLOOR:**
  - WAREHOUSE PART STORAGE**
    - STORAGE GROUP S-1, MODERATE - HAZARD STORAGE WAREHOUSE AREA 3,762 SQ.FT.
    - LOBBY OFFICE RESTROOM } ACCESSORY AREA 380 SQ.FT.
  - FP&L ELECTRICAL VAULT:**
    - SPECIAL PURPOSE F-3 GROUP 2,135 SQ.FT.
  - COMMON AREA:**
    - STAIRS AND ELEVATOR 598 SQ.FT.
    - SUB-TOTAL AREA 6,875 SQ.FT.
- SECOND FLOOR:**
  - OFFICES:**
    - BUSINESS GROUP - B 1,965 SQ.FT.
  - ELECTRICAL SWITCHGEAR:**
    - SPECIAL PURPOSE F-3 GROUP 2,100 SQ.FT.
  - COMMON AREA:**
    - STAIRS AND ELEVATOR 556 SQ.FT.
    - SUB-TOTAL AREA 4,621 SQ.FT.
    - GRAND TOTAL AREA: 11,496 SQ.FT.

**BUILDING OCCUPANCY:**

• WAREHOUSE STORAGE SPACE	3,762 SF.	/500 SF. =	7.52
• FP&L ELECTRICAL VAULT SPACE	2,135 SF.	/3,000 SF. =	0.71
• ELECTRICAL SWITCHGEAR SPACE	2,100 SF.	/3,000 SF. =	0.70
• OFFICE SPACE	1,965 SF.	/100 SF. =	19.65
<b>TOTAL BUILDING OCCUPANCY</b>			<b>28.58 OCCUPANTS</b>
			<b>29 OCCUPANTS</b>

**PARKING REQUIREMENT:**

	REQUIRED	PROVIDED
• WAREHOUSE STORAGE SPACE	3,762 SF. /1,000 SF. = 3.76	4
• FP&L ELECTRICAL VAULT SPACE	2,135 SF. N/A = 0	0
• ELECTRICAL SWITCHGEAR SPACE	2,100 SF. N/A = 0	0
• OFFICE SPACE	1,965 SF. /250 SF. = 7.86	8
<b>TOTAL PARKING SPACES</b>	<b>11.62 SPACES</b>	<b>12 SPACES</b>

**NOT FOR CONSTRUCTION** **PACKAGE A**  
**50% SUBMITTAL**

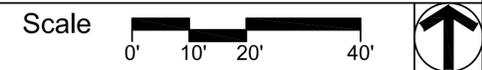
**Liftech**  
 LIFTECH CONSULTANTS INC.  
 CA #29391

**CONSTRUCTION PLANS FOR**  
**BERTH 30-33 LANDSIDE**  
**INFRASTRUCTURE UPGRADE**  
**SWITCHGEAR BUILDING SITE**  
**PLAN**

ARCHITECTS  
 BERMELLO, AJAMI & PARTNERS, INC.  
 20111 S. SHOREDRIVE DRIVE  
 SUITE 1000  
 HAYWARD, CA 94541  
 TEL: 510-558-2050 FAX: 510-558-9038

Project No. B&A #14025  
 By DP Checked ---- Sheet No. SBA1.00  
 Approved ---- of ----  
 Date AUGUST 08, 2014 Revision ----

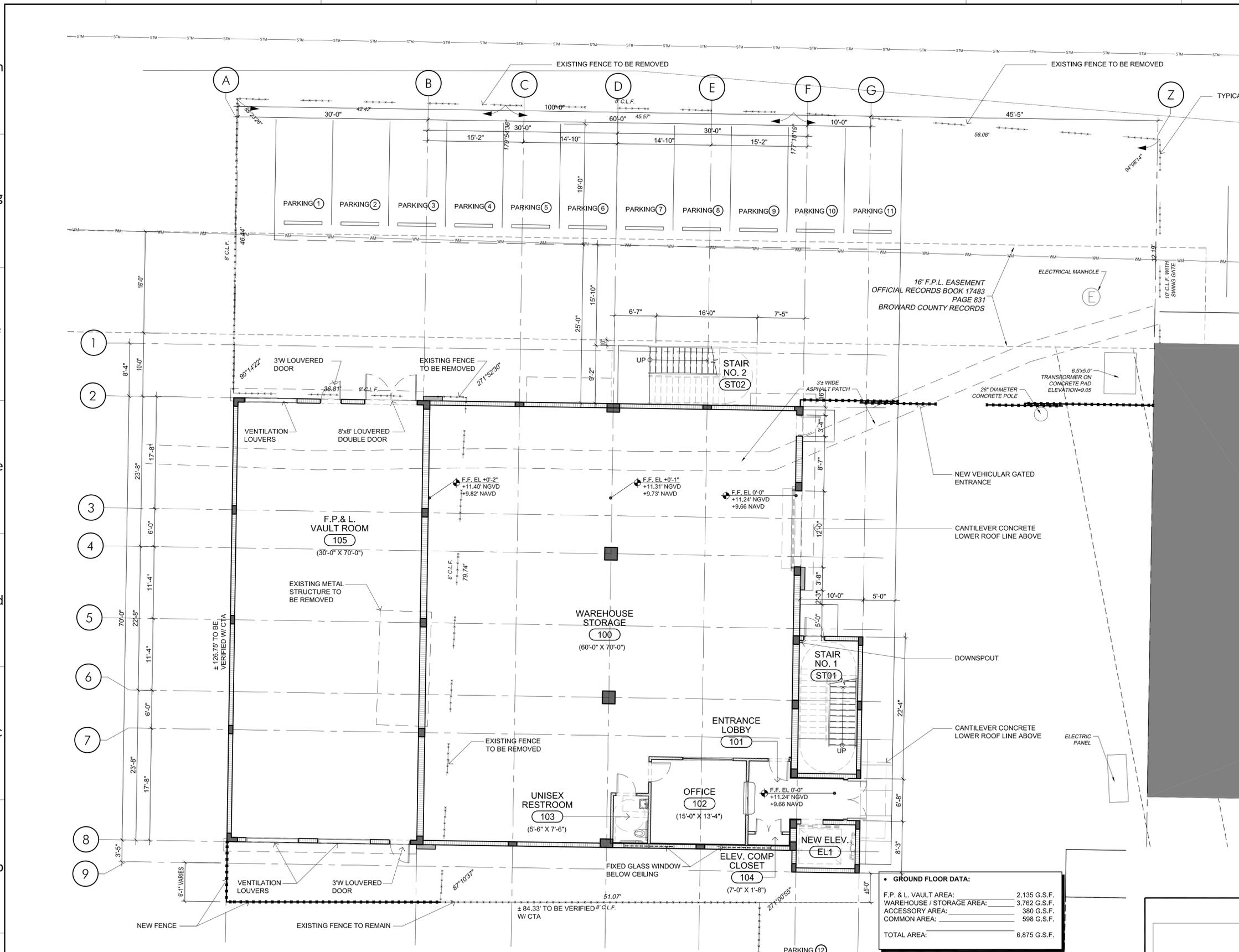
1 SITE PLAN  
 SBA1.00 SCALE: 1/16" = 1'-0"



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No.	Revision	Date	By	Checked	Approved
1		8/22/14			

Original border size 525 x 812 mm. 3444 - 20th STREET SUITE 360, Oakland, CA 94612, 510 832-5606 A California Corporation All rights reserved. Copyright©2014 by Liftech Consultants Inc.



**GROUND FLOOR DATA:**

F.P. & L. VAULT AREA:	2,135 G.S.F.
WAREHOUSE / STORAGE AREA:	3,762 G.S.F.
ACCESSORY AREA:	380 G.S.F.
COMMON AREA:	598 G.S.F.
<b>TOTAL AREA:</b>	<b>6,875 G.S.F.</b>

**NOT FOR CONSTRUCTION**  
**50% SUBMITTAL** **PACKAGE A**

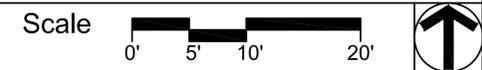
**Liftech**  
LIFTECH CONSULTANTS INC.  
CA #29391

**CONSTRUCTION PLANS FOR**  
**BERTHS 31-33, 30 EXTENSION,**  
**AND SWITCHGEAR BUILDING**  
**GROUND FLOOR PLAN**

ARCHITECTS  
**ba** BERMELO, AJAMI, & PARTNERS, INC.  
Professional Engineers - Planning  
Interior Design - Landscape Design  
2011 S. Bayshore Drive  
Suite 1000  
Miami, FL 33135  
Tel. 305-458-2050 Fax. 305-458-9038

Project No.	B&A #14025		
By DP	Checked SGS	Sheet No.	SBA1.01
Approved	----	of	----
Date	AUGUST 08, 2014	Revision	----

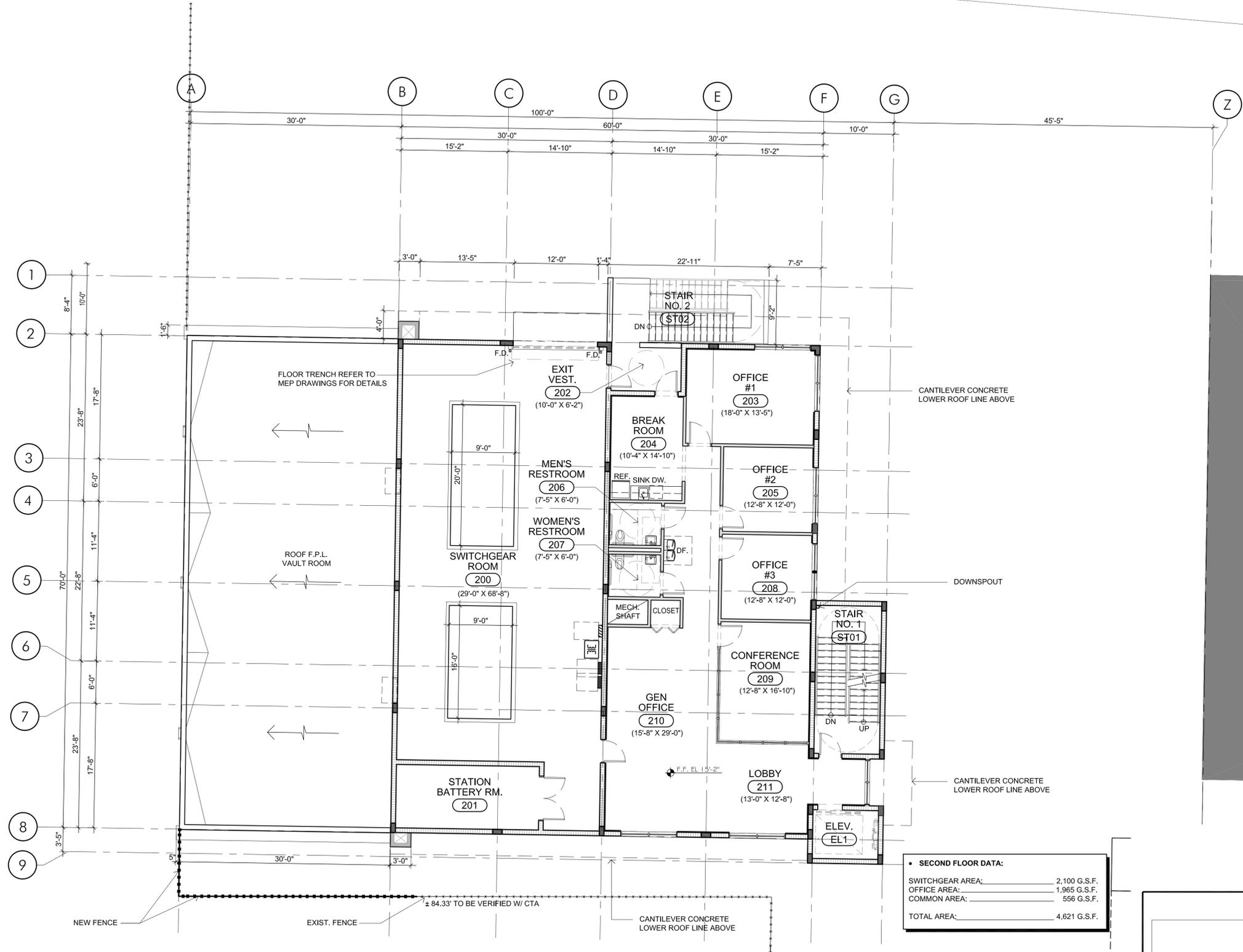
<b>1</b>	<b>SITE PLAN - GROUND FLOOR</b>				
SBA1.01	SCALE: 1/8" = 1'-0"				
No.	Revision	Date	By	Checked	Approved
1	50% SUBMITTAL	8/22/14			



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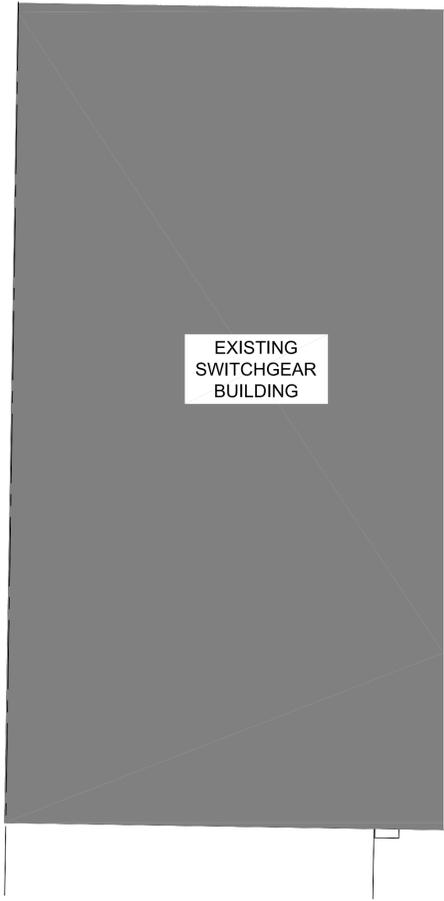
8/13/2014

H:\Projects\14025 - Port Everglades - Switchgear Building\ARCH\Sheets\SBA1.01 SWITCHGEAR BUILDING GROUND FLOOR PLAN.dwg 8/13/2014 11:40 AM DANIEL PEARSON



• SECOND FLOOR DATA:

SWITCHGEAR AREA:	2,100 G.S.F.
OFFICE AREA:	1,965 G.S.F.
COMMON AREA:	556 G.S.F.
TOTAL AREA:	4,621 G.S.F.



**NOT FOR CONSTRUCTION**  
**50% SUBMITTAL**

**PACKAGE A**

**Liftech**  
LIFTECH CONSULTANTS INC.  
CA #29391

**CONSTRUCTION PLANS FOR**  
**BERTHS 31-33, 30 EXTENSION,**  
**AND SWITCHGEAR BUILDING**  
**SWITCHGEAR BUILDING**  
**SECOND FLOOR PLAN**

ARCHITECTS  
**ba** BERMELO, AJAMI, & PARTNERS, INC.  
Professional Engineering - Planning  
Interior Design - Landscape Design  
2011 S. Bayshore Drive  
Suite 1000  
Marina, CA 94025  
Tel. 305-458-2050 Fax. 305-458-9838

Project No. B&A #14025  
By DP Checked SGS Sheet No. SBA1.02  
Approved ---- of ----  
Date AUGUST 08, 2014 Revision ----

1 SECOND FLOOR

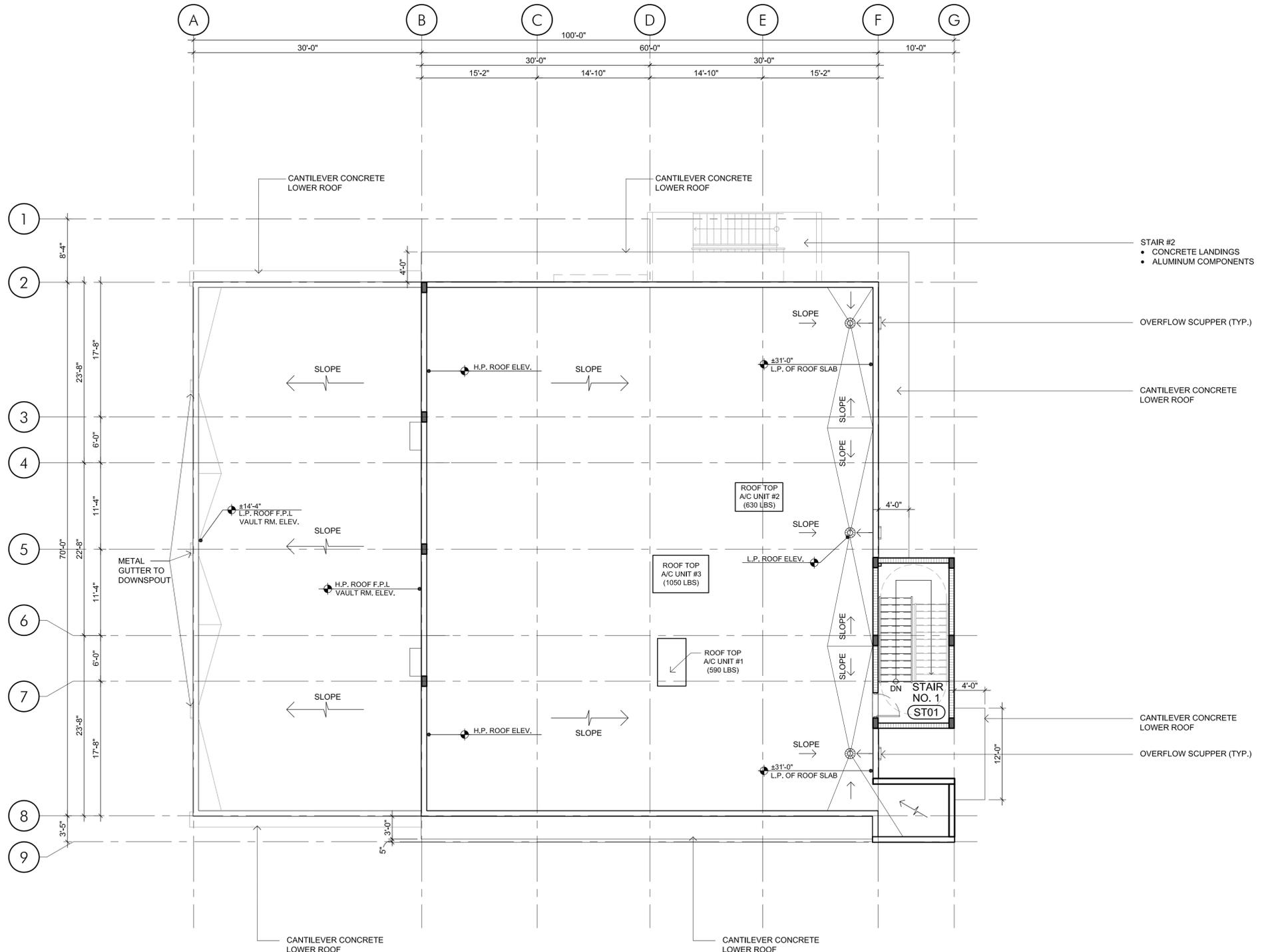
SBA1.02 SCALE: 1/8" = 1'-0"

No.	Revision	Date	By	Checked	Approved
1	50% SUBMITTAL	8/22/14			



PE STAMP

8/13/2014



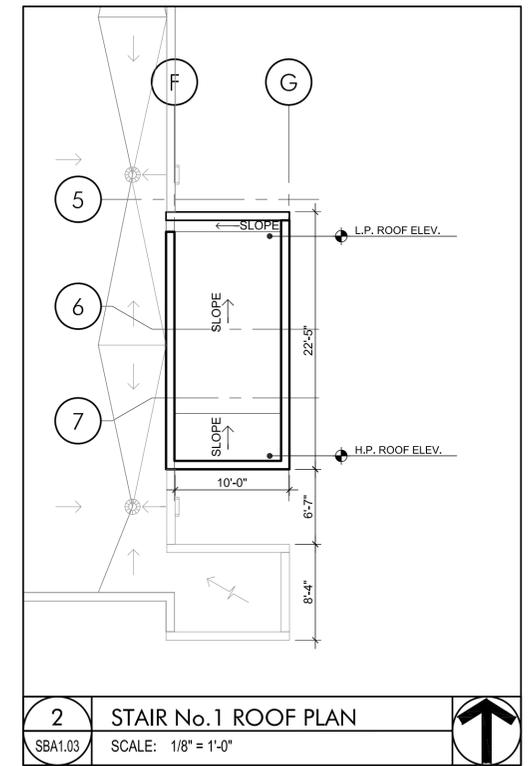
STAIR #2  
 • CONCRETE LANDINGS  
 • ALUMINUM COMPONENTS

OVERFLOW SCUPPER (TYP.)

CANTILEVER CONCRETE LOWER ROOF

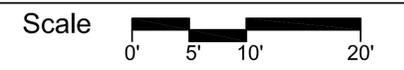
CANTILEVER CONCRETE LOWER ROOF

OVERFLOW SCUPPER (TYP.)



**2 STAIR No. 1 ROOF PLAN**  
 SBA1.03 SCALE: 1/8" = 1'-0"

**1 ROOF PLAN**  
 SBA1.03 SCALE: 1/8" = 1'-0"



PE STAMP

**NOT FOR CONSTRUCTION** **PACKAGE A**  
**50% SUBMITTAL**

**Liftech**  
 LIFTECH CONSULTANTS INC.  
 CA #29391

**CONSTRUCTION PLANS FOR**  
**BERTHS 31-33, 30 EXTENSION,**  
**AND SWITCHGEAR BUILDING**  
**SWITCHGEAR BUILDING ROOF**  
**PLAN**

Project No. B&A #14025  
 By DP Checked SGS Sheet No. SBA1.03  
 Approved ---- of ----  
 Date AUGUST 08, 2014 Revision ----

ARCHITECTS  
 BERMELO, AJAMI, & PARTNERS, INC.  
 BERMELO, AJAMI, & PARTNERS, INC.  
 Structural Engineering - Planning  
 Interior Design - Landscape Design  
 2011 S. Bayshore Drive  
 Suite 1000  
 Miami, FL 33135  
 Tel. 305-458-2050 Fax. 305-458-9838

No.	Revision	Date	By	Checked	Approved
1	50% SUBMITTAL	8/22/14			

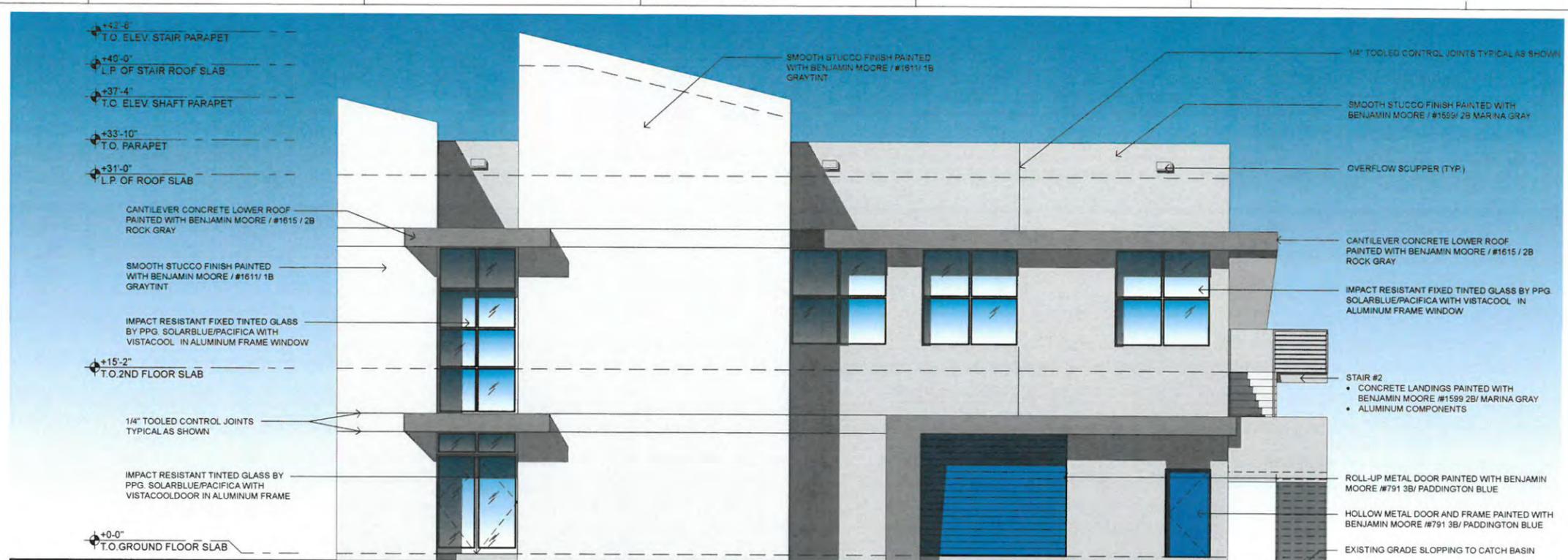
8/13/2014

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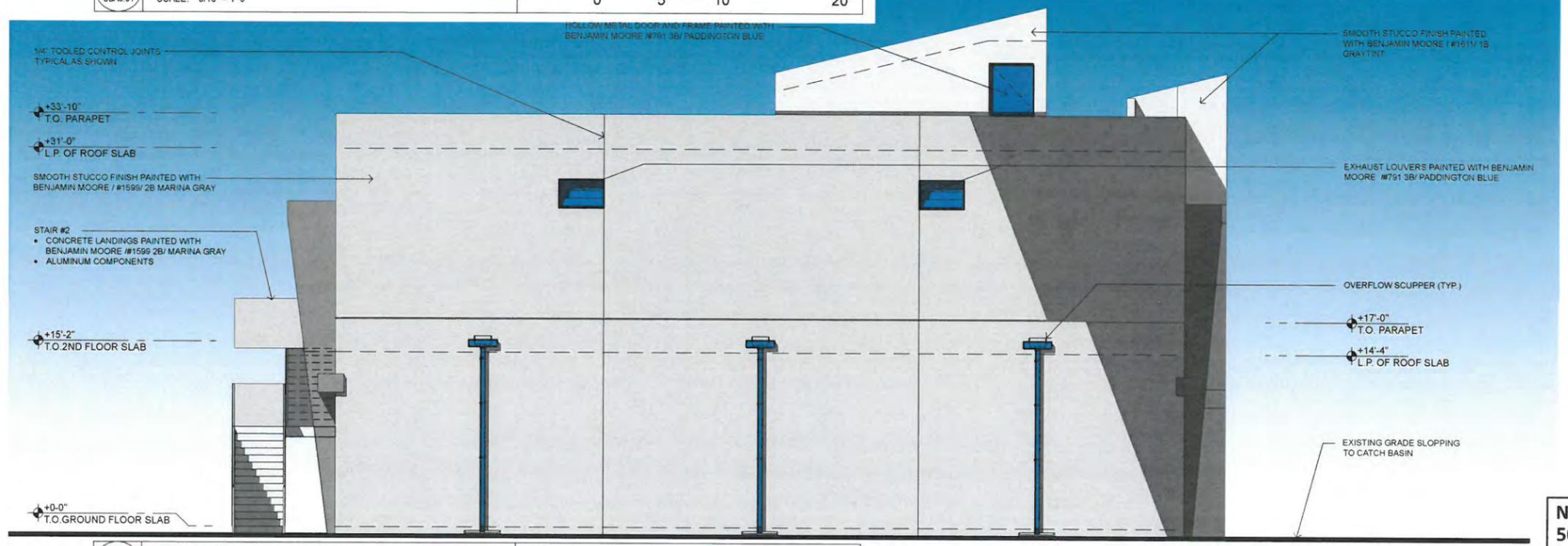
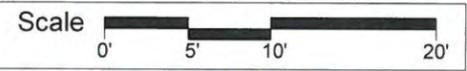
344 - 20th STREET SUITE 360, Oakland, CA 94612, 510.832.5606

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**1 EAST BUILDING ELEVATION**  
SBA3.01 SCALE: 3/16" = 1'-0"



**2 WEST BUILDING ELEVATION**  
SBA3.01 SCALE: 3/16" = 1'-0"



**NOT FOR CONSTRUCTION** **PACKAGE A**  
**50% SUBMITTAL**

**Liftech**  
LIFTECH CONSULTANTS INC  
CA #29391

**CONSTRUCTION PLANS FOR**  
**BERTHS 31-33, 30 EXTENSION,**  
**AND SWITCHGEAR BUILDING EAST**  
**- WEST ELEVATIONS**

ARCHITECTS  
**ba** BERWELL, AJAMIL & PARTNERS, INC  
Architects - Engineering, Planning  
Interior Design - Landscape Design  
200 E. Superior Street  
Suite 1000  
Miami, FL 33133  
Tel: 305-858-2050 Fax: 305-858-9534

Project No. B&A #14025  
By DP Checked SGS Sheet No. SBA3.01  
Approved ----- of -----  
Date AUGUST 08, 2014 Revision -----

PE STAMP

8/6/2014

No.	Revision	Date	By	Checked	Approved
1	50% SUBMITTAL	8/22/14			

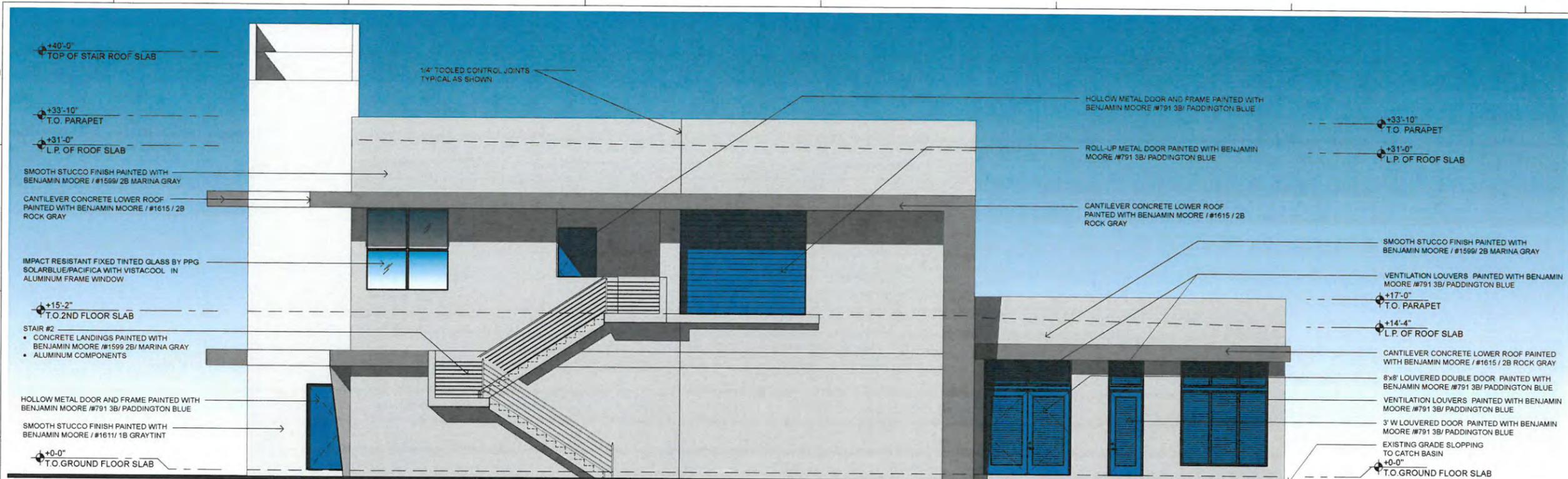
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H:\Projects\14025 - Port Everglades - Switchgear Building\ARCH\Sheets\SBA3.01 SWITCHGEAR BUILDING EAST - WEST ELEVATIONS.dwg 8/16/2014 4:30 PM DANIEL PEARSON

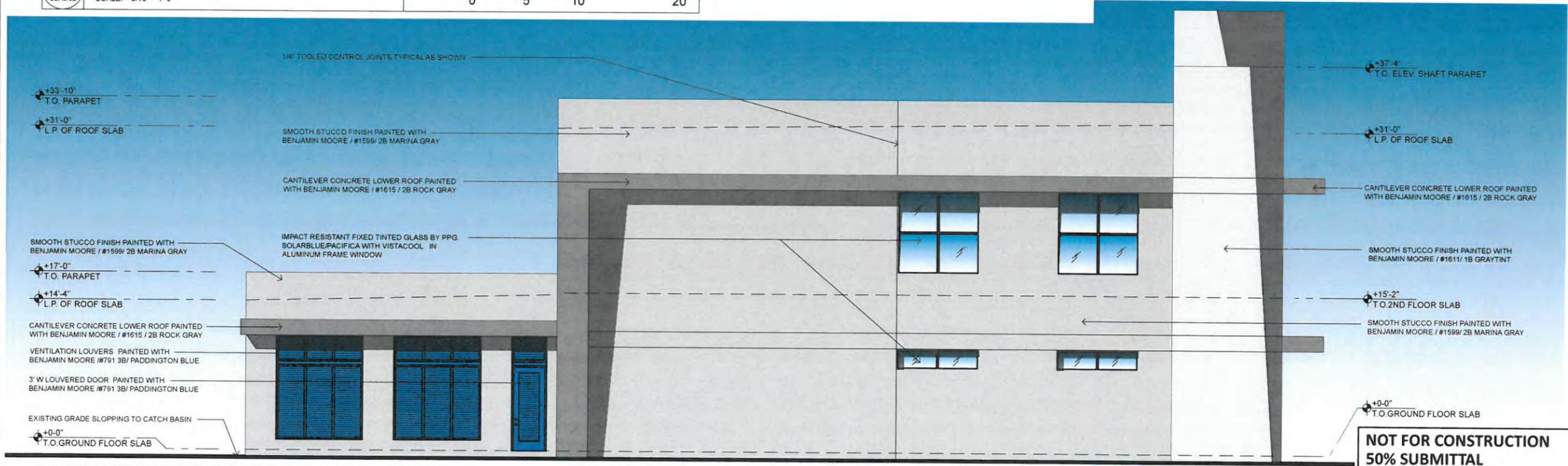
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**1 NORTH BUILDING ELEVATION**  
SBA3.02 SCALE: 3/16" = 1'-0"  
Scale 0' 5' 10' 20'



**2 SOUTH BUILDING ELEVATION**  
SBA3.02 SCALE: 3/16" = 1'-0"  
Scale 0' 5' 10' 20'

**NOT FOR CONSTRUCTION**  
**50% SUBMITTAL** **PACKAGE A**

**Liftech**  
LIFTECH CONSULTANTS INC.  
CA #29391

ARCHITECTS  
**ba**  
BERNELLO, AJAMI & PARTNERS, INC.  
Architecture, Engineering, Planning  
Interior Design, Landscape Design  
Suite 1000  
14000 E. 24th Street  
Denver, CO 80231  
Tel: 303.858.2050 Fax: 303.858.9533

**CONSTRUCTION PLANS FOR**  
**BERTH 30-33 LANDSIDE**  
**INFRASTRUCTURE UPGRADE**  
**SWITCHGEAR BUILDING**  
**NORTH / SOUTH ELEVATIONS**

Project No. B&A #14025  
By DP Checked --- Sheet No. SBA3.02  
Approved --- of ---  
Date AUGUST 08, 2014 Revision ---

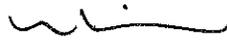
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8					

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**ATTACHMENT II**  
Previous Staff Report

**CITY OF HOLLYWOOD, FLORIDA  
MEMORANDUM  
PLANNING & DEVELOPMENT SERVICES**

**DATE:** October 9, 2014 **FILE:** 14-D-83  
**TO:** Planning & Development Board  
**VIA:** Leslie A. Del Monte, Planning Manager   
**FROM:** Alexandra Carcamo, Planning and Development Services Administrator   
**SUBJECT:** Design Review for Southport Switchgear Facility located in 2050 SE 42<sup>nd</sup> Street.

**APPLICANT'S REQUEST**

Design review for two-story Switchgear Facility.

**STAFF'S RECOMMENDATION**

Design: Approval

**BACKGROUND**

Port Everglades is a major regional facility located within multiple cities in Broward County – City of Hollywood, City of Dania Beach, and City of Fort Lauderdale, with approximately 70 percent located in the City of Hollywood. Port Everglades is essential to the continued economic vitality of the cities and the county as it includes multiple industries (i.e. import/export of goods, tourism, petroleum storage, etc.). As a key economic agent for the City of Hollywood and region, the Zoning District recognizes the need to accommodate these uses. As the facilities are located in multiple cities, a consistent zoning district was created so that all Port activities and projects would require the same review. For facilities located within Port Everglades Development District (PEDD) Site Plan approvals are not required and **only Design approvals are necessary.**

**REQUEST**

Broward County Board of Commissioners requests design review for a new switchgear facility, located on an approximate 5,920,776 square-foot site. The site is located within Port Everglades, east of McIntosh Rd and south of SE 42<sup>nd</sup> Street.

Due to the Panama Canal Expansion the Port is gearing up to provide five new cargo ship cranes before the end of the year 2019. The proposed switchgear facility is needed to provide more power supply and quality control for these cranes as well as the office space needed for daily operations. The proposed switchgear facility will be located west of the existing maintenance building and setback approximately five feet along the southern fence and set

along the western fence. The first floor of the building will be used primarily as an air conditioned warehouse, with a single office and unisex restroom. The remaining portion will serve as the FP&L vault room. The second floor consists of office space, including restrooms and a break room. The other half is used as the switchgear room and a small battery room.

In spite of the utilitarian nature of the facility, the design proposes an interesting composition of forms including angled roofs and cantilevered elements which serve to highlight geometries and shade openings. The color palette is neutral including shades of gray and royal blue accents.

## SITE INFORMATION

<b>Owner:</b>	Broward County Board of County Commissioners
<b>Address/Location:</b>	2050 SE 42 <sup>nd</sup> Street, Hollywood, FL 33021
<b>Net Size of Property:</b>	11,496 square feet (scope of work)
<b>Present Zoning:</b>	Port Everglades Development District (PEDD)
<b>Future Land Use Designation:</b>	Transportation
<b>Current Use of Land:</b>	Industrial/Port Uses

## ADJACENT ZONING

**North:** Port Everglades Development District (PEDD)  
**South:** Port Everglades Development District (PEDD)  
**East:** Port Everglades Development District (PEDD)  
**West:** Port Everglades Development District (PEDD)

## ADJACENT LAND USE

**North:** Transportation  
**South:** Transportation  
**East:** Transportation  
**West:** Transportation

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Transportation Land Use designation, the site is surrounded by both commercial and industrial uses including cruise terminals and cargo facilities. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* Development of this site will increase the capacity of the port to serve as a major economic engine for the City as well as the region.

### Land Use Element

**Objective 4:** *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

### Transportation Element

**Policy 5.2.2** *The City shall coordinate land uses with the transportation system through implementation of, but not limited to, the following programs, activities or actions:*

*Industrial uses shall be located with access to major transportation facilities, including roads, airports, seaports, rail, and intermodal facilities.*

## **CONSISTENCY WITH THE CITY-WIDE MASTER PLAN**

The project is located in Sub-Area 5, which includes Port Everglades, the north portion of West Lake Park and John U. Lloyd State Park. This Sub-Area is defined by Atlantic Ocean to the east, Sheridan Street to the south, SR 84 to the north with an irregular boundary to the west.

The Port Jurisdictional Area (PJA) includes the Cities of Dania Beach, Fort Lauderdale, Hollywood and Unincorporated Broward. The majority of the PJA, 71.3 percent to be exact, is located within the City of Hollywood's municipal borders. Additionally, this area of the Port includes several cruise passenger terminals, cargo facilities and container facilities that provide for dockside emptying for numerous shipping companies.

The City-Wide Master Plan identifies Port Everglades as a key economic agent by providing a full range of facilities and services related to the cargo, warehousing and cruising industries. In addition, Port Everglades' physical advantages to economic expansion include proximity to several transportation hubs, the deepest port in Florida and a short entry channel.

According to the City-Wide Master Plan, Port Everglades is a multi-million dollar business that has continued to increase revenues annually. Its diversity of maritime businesses includes cargo and passenger cruise lines, as well as other supporting businesses. Cruising activities have expanded at Port Everglades, which is one of the busiest cruise ports in the world. Port Everglades takes in more than 2 million passengers annually and there are approximately 1,550 cruise ships that dock throughout the year.

The City-Wide Master Plan supports the economic expansion of Port Everglades and the protection of environmental sensitive land and parks. Site improvements and renovations of the existing terminals are consistent with its vision based upon the following policy:

**Policy 5.5:** *Support and promote projects that will increase fees or revenues to the City of Hollywood from Port Everglades.*

The proposed facility will allow for improved functionality better servicing the existing uses and the proposed Port Expansion. Therefore, the project is consistent with those existing within the Port Everglades.

## **APPLICABLE CRITERIA**

**Analysis of Criteria and Findings for Design** as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

**CRITERION 1:** Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

**ANALYSIS:** In spite of the utilitarian nature of the facility, the design proposes an interesting composition of forms including angled roofs and cantilevered elements which serve to highlight geometries and shade openings. The color palette is neutral including shades of gray and royal blue accents. As stated in the City's Design Guidelines, *New construction should utilize surface materials compatible with the South Florida region.* According to the Applicant, "the building will have impact resistance windows and doors all around. The entire building exterior will be finished with a smooth texture painted stucco that will be sectioned with control joints, as required."

**FINDING:** Consistent.

**CRITERION 2:** Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

**ANALYSIS:** The Design Guidelines state *new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility.* The facility although unique in design is compatible with the adjacent switchgear building. Although it differs with structural elements and accents it holds the same rectangular footprint. The color palette is also compatible, tying the building as they are both primarily painted in various shades of gray.

**FINDING:** Consistent.

**CRITERION 3:** Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

**ANALYSIS:** The Design Guidelines state, *Building Heights for additions and new construction are recommended to relate to the height of abutting buildings.* It further states, *Building footprints should take into account pedestrian and vehicular circulation.* The architecture surrounding the site is sparse and mostly industrial in character. The proposed structure will be proportionate to

its surroundings; it will reach a maximum height of approximately 34 feet. Its overall mass is similar with the other buildings that are currently built around the area.

FINDING: Consistent.

**CRITERION 4:** Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: Not applicable within the PEDD Zoning Designation.

FINDING: Not applicable within the PEDD Zoning Designation.

## **RECOMMENDATION**

Design: Approval

## **ATTACHMENTS**

ATTACHMENT A: Application Package

ATTACHMENT B: Land Use and Zoning Maps

**ATTACHMENT A**  
Application Package

**PLANNING & DEVELOPMENT SERVICES**



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

*This application must be completed **in full** and submitted with all documents to be placed on a Board or Committee's agenda.*

*The applicant is responsible for obtaining the appropriate checklist for each type of application.*

*Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.*

*At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).*

*Documents and forms can be accessed on the City's website at [http://www.hollywoodfl.org/comm\\_planning/appforms.htm](http://www.hollywoodfl.org/comm_planning/appforms.htm)*



**APPLICATION TYPE (CHECK ONE):**

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 09/11/2014

Location Address: 2050 SE 42nd Street Hollywood, FL. 33021

Lot(s): Port Everglades Plat #11 Block(s): N/A Subdivision: 50422608

Folio Number(s): 504226080010

Zoning Classification: PEDD Land Use Classification: 70

Existing Property Use: Industrial Sq Ft/Number of Units: 11,496 sf

Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): No

- Economic Roundtable
- City Commission
- Technical Advisory Committee
- Planning and Development
- Historic Preservation Board

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

Number of units/rooms: N/A Sq Ft: \_\_\_\_\_

Value of Improvement: \$2,400,000. Estimated Date of Completion: T.B.D.

Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

Address of Property Owner: 115 S ANDREWS AVE RM 326 FORT LAUDERDALE FL 33301-1801

Telephone: (954) 468-3506 Fax: (954) 468-3436 Email Address: pszutar@broward.org

Name of Consultant/Representative/Tenant (circle one): Saul G. Suarez, R.A.

Address: 2601 S. Bayshore Dr. 10th Flr. Miami, FL. 33133 Telephone: (305) 859-2050

Fax: (305) 860-3700 Email Address: ssaurez@bermelloajamil.com

Date of Purchase: N/A Is there an option to purchase the Property? Yes ( ) No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Jay Windsor

Address: 1850 Eller Dr. Rm 603 Ft. Lauderdale FL 33316-4201

Email Address: jwindsor@broward.org

**PLANNING & DEVELOPMENT SERVICES**



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

**GENERAL APPLICATION**

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: [Signature] Date: 9/3/14

PRINT NAME: John Foglesong, P.E. Date: \_\_\_\_\_

Signature of Consultant/Representative: [Signature] Date: 9/3/2014

PRINT NAME: Saul G. Suarez, R.A. Date: \_\_\_\_\_

Signature of Tenant: N/A Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**CURRENT OWNER POWER OF ATTORNEY**

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

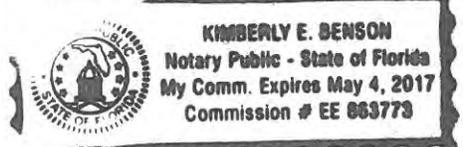
Sworn to and subscribed before me  
this 3<sup>rd</sup> day of September

[Signature]  
Notary Public State of Florida

[Signature]  
SIGNATURE OF CURRENT OWNER

John C. Foglesong, P.E.  
PRINT NAME

My Commission Expires: 5/4/17 (Check One)  Personally known to me; OR \_\_\_\_\_



**Siting:**

The existing building site shares a fence with US Customs along the Western side. The New Building will be located to the West of the existing maintenance building, along the fence with US Customs. PED plans to move an approximately 80' long portion of the fence farther west about 37' to align with the Westernmost fence. See Drawing S1.01. The New Building will be set back approximately 5' along the Southern fence and set along the Western fence. The Northern edge of the Building will be approximately 16' South of the centerline of the 13.2 kV FPL Easement. The exterior stairs along the North side will have an offset of about 10' from the Easement Centerline.

**Building Program:**

The two-story portion of the concrete and masonry block structure has been designated to be used and operated by a Single Tenant. The first floor elevation is set to match with the floor elevation at the existing crane maintenance building at El: 9.66' NAVD (11.24' NGVD). This floor elevation is above the design flood elevations. Refer to Section 6.5.

The total area of the New Building is approximately 11,496 sf. The Building footprint or first floor will include the following:

- First Floor East Side:
  - An air conditioned warehouse, consisting of a storage area with a single office space.
  - A unisex restroom
  - An entrance lobby
  - An electric traction passenger elevator w/ 3,500 lb. capacity
  - An enclosed fire exit stairway that extends to the roof at the east side of the building.
  - An open stairway that extends to the second floor at the north side of the building.
- First Floor West Side:
  - FPL Vault with a 12'-6" clear height
- Second Floor:
  - A switchgear room with designated battery room on the west side
  - An office space on the east side, including a lobby, general office space, three individual offices, a conference room, men and women's restrooms, a break room and exit vestibule
  - Observation windows along three walls

The second floor restrooms will have one toilet and one sink each. The second floor break room will have a small sink and residential type dishwasher.

The roofing system will consist of a single ply membrane system over rigid board roof insulation, roof drains along the east-end, and rain water gutters and down spouts along the west-end. The building will have impact resistance windows and doors all around. The entire building exterior will be finished with a smooth texture painted stucco that will be sectioned with control joints, as required. The immediate site will have some concrete finished pedestrian sidewalks and an asphalt finished parking lot area.

The New Switchgear Building will require Design Review Approval. See Drawings SBG0.01, SBG0.02, SBG0.03, SBG0.04, SBA1.00, SBA1.01, SBA1.02, SBA1.03, SBA3.01, and SBA3.02 for Design Review Submittal Package.



Bermello Ajamil & Partners, Inc.

Architecture  
Engineering  
Planning  
Interior Design  
Landscape Architecture

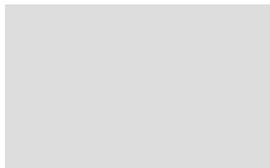
**PUBLIC WORKS DEPARTMENT  
SEAPORT ENGINEERING AND CONSTRUCTION DIVISION  
Package "A"  
Landside Infrastructure Upgrade  
Construction Plans for Switchgear Building  
(RLI NO: N1038712R1)**

**BERMELLO, AJAMIL & PARTNERS, INC.**  
SWITCHGEAR BUILDING  
Project No. #14025  
August 14, 2014

**EXTERIOR BUILDING COLOR SCHEDULE:**



1. Smooth Stucco Finish Painted With Benjamin Moore / #1599/ 2b Marina Gray  
Refer to sheets SBA3.01 and SBA3.02 (Elevations) for location.



2. Smooth Stucco Finish Painted With Benjamin Moore / #1611/ 1b Graytint  
Refer to sheets SBA3.01 and SBA3.02 (Elevations) for location.



3. Cantilever Concrete Lower Roof Painted With Benjamin Moore / #1615 / 2b Rock Gray  
Refer to sheets SBA3.01 and SBA3.02 (Elevations) for location.



4. Doors, Roll-Up Door, Louvers and Metal Gutters/Downspouts to be painted with Benjamin Moore /#791 3b/ Paddington Blue.  
Refer to sheets SBA3.01 and SBA3.02 (Elevations) for location.



5. Impact Resistant Fixed Glass tinted By PPG. Solarblue / Pacifica with Vistacool.



**PUBLIC WORKS DEPARTMENT**  
**SEAPORT ENGINEERING AND CONSTRUCTION DIVISION**  
**PACKAGE "A"**  
**LANDSIDE INFRASTRUCTURE UPGRADE**  
**CONSTRUCTION PLANS FOR BERTHS 31-33, 30 EXTENSION,**  
**AND SWITCHGEAR BUILDING**  
**(RLI NO: N1038712R1)**

**BOARD OF COUNTY COMMISSIONERS**

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KRISTIN JACOBS, DISTRICT 2	MAYOR
STACY RITTER, DISTRICT 3	COMMISSIONER
CHIP LaMARCA, DISTRICT 4	COMMISSIONER
LOIS WEXLER, DISTRICT 5	COMMISSIONER
SUE GUNZBURGER, DISTRICT 6	COMMISSIONER
TIM RYAN, DISTRICT 7	COMMISSIONER
BARBARA SHARIEF, DISTRICT 8	VICE MAYOR
DALE V.C. HOLNESS, DISTRICT 9	COMMISSIONER
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GLENN A. WILTSHIRE	DEPUTY PORT DIRECTOR
THOMAS HUTKA, PE.	DIRECTOR - PUBLIC WORKS DEPARTMENT
JOHN FOGLESONG, PE.	DIRECTOR OF SEAPORT ENGINEERING & CONSTRUCTION SUPPORT

**OWNER**

BROWARD COUNTY FLORIDA  
 PUBLIC WORKS DEPARTMENT  
 SEAPORT ENGINEERING AND CONSTRUCTION DIVISION  
 1850 ELLER DRIVE  
 FORT LAUDERDALE, FL 33316

**PRIME CONSULTANT**

**STRUCTURAL ENGINEER**  
 LIFTECH CONSULTANTS INC.  
 344 - 20TH STREET, SUITE 360  
 OAKLAND, CA 94612-3593  
 P: (510) 832-5606  
 F: (510) 832-2436

**ELECTRICAL, MECHANICAL, AND PLUMBING**

HALL ENGINEERING GROUP, INC.  
 14499 N. DALE MABRY HWY. #179  
 TAMPA, FL 33618-2042  
 P: (813) 374-2121  
 F: (813) 374-2122

**SUB CONSULTANT**

**GEOTECHNICAL**  
 TIERRA SOUTH FLORIDA, INC  
 2209 N.E. 54th STREET  
 FT. LAUDERDALE, FL 33308  
 P: (945) 267-9788

**ARCHITECTURAL - SWITCHGEAR BUILDING**

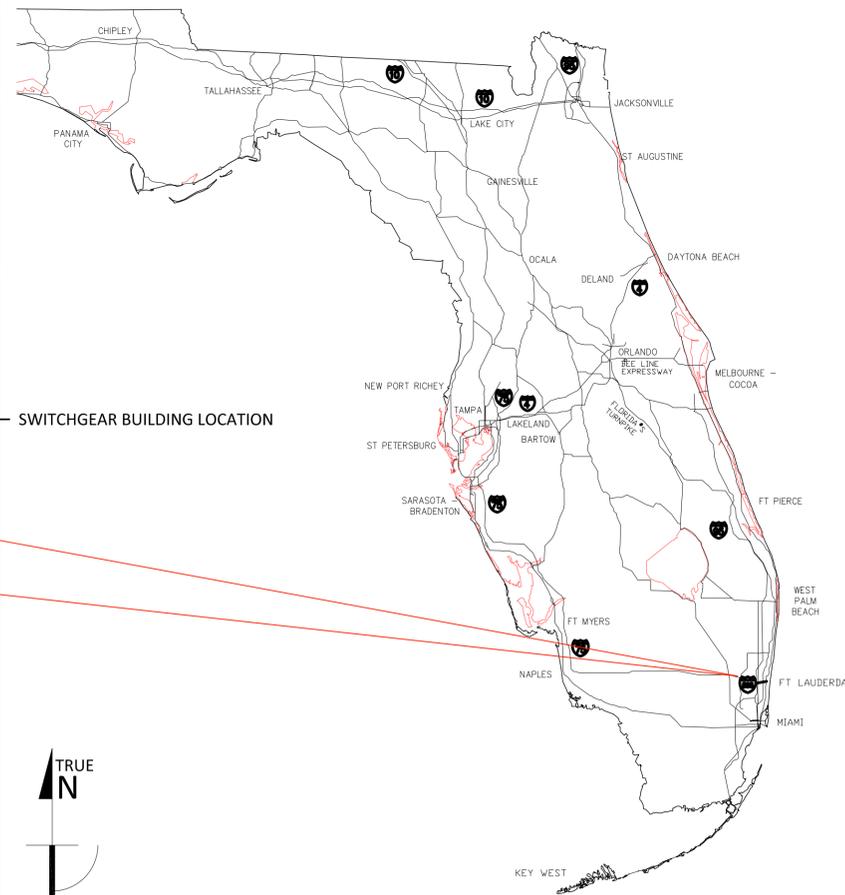
BERMELLO AJAMIL & PARTNERS, INC  
 2601 SOUTH BAYSHORE DR., SUITE 1000  
 MIAMI, FL 33133  
 P: (305) 859-2050  
 F: (305) 859-9638

**CIVIL**

CRAVEN THOMPSON & ASSOCIATED, INC  
 3563 N.W. 53rd STREET  
 FORT LAUDERDALE, FL 33309  
 P: (954) 739-6400  
 F: (954) 739-6409

**STRUCTURAL - SWITCHGEAR BUILDING**

LAKDAS/ YAHALEM ENGINEERING, INC  
 2211 N.E. 54 TH STREET  
 FORT LAUDERDALE, FL 33308  
 P: (954) 771-0630  
 F: (954) 771-0519



SWITCHGEAR BUILDING LOCATION

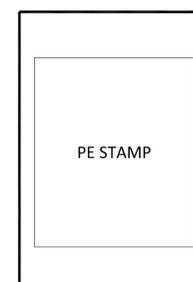


**LOCATION MAP**  
N.T.S.

8/13/2014

50% SUBMITTAL	8/22/14			
No.	Revision	Date	By	Checked
				Approved

**NOT FOR CONSTRUCTION** **PACKAGE A**  
**50% SUBMITTAL**



**Liftech**  
 LIFTECH CONSULTANTS INC.  
 CA #29391

ARCHITECTS

**ba** BERMELLO AJAMIL & PARTNERS, INC.  
 Architects - Engineering - Planning  
 Interior Design - Landscape Design  
 2601 S. Bayshore Drive  
 Suite 1000  
 Miami, FL 33133  
 Tel. 305-859-2050 Fax. 305-859-9638

**CONSTRUCTION PLANS FOR BERTHS 31-33, 30 EXTENSION, AND SWITCHGEAR BUILDING**  
**OVERALL AERIAL PHOTOGRAPH**

Project No.	B&A #14025
By DP	Checked SGS
Approved	of
Date	AUGUST 08, 2014
Revision	

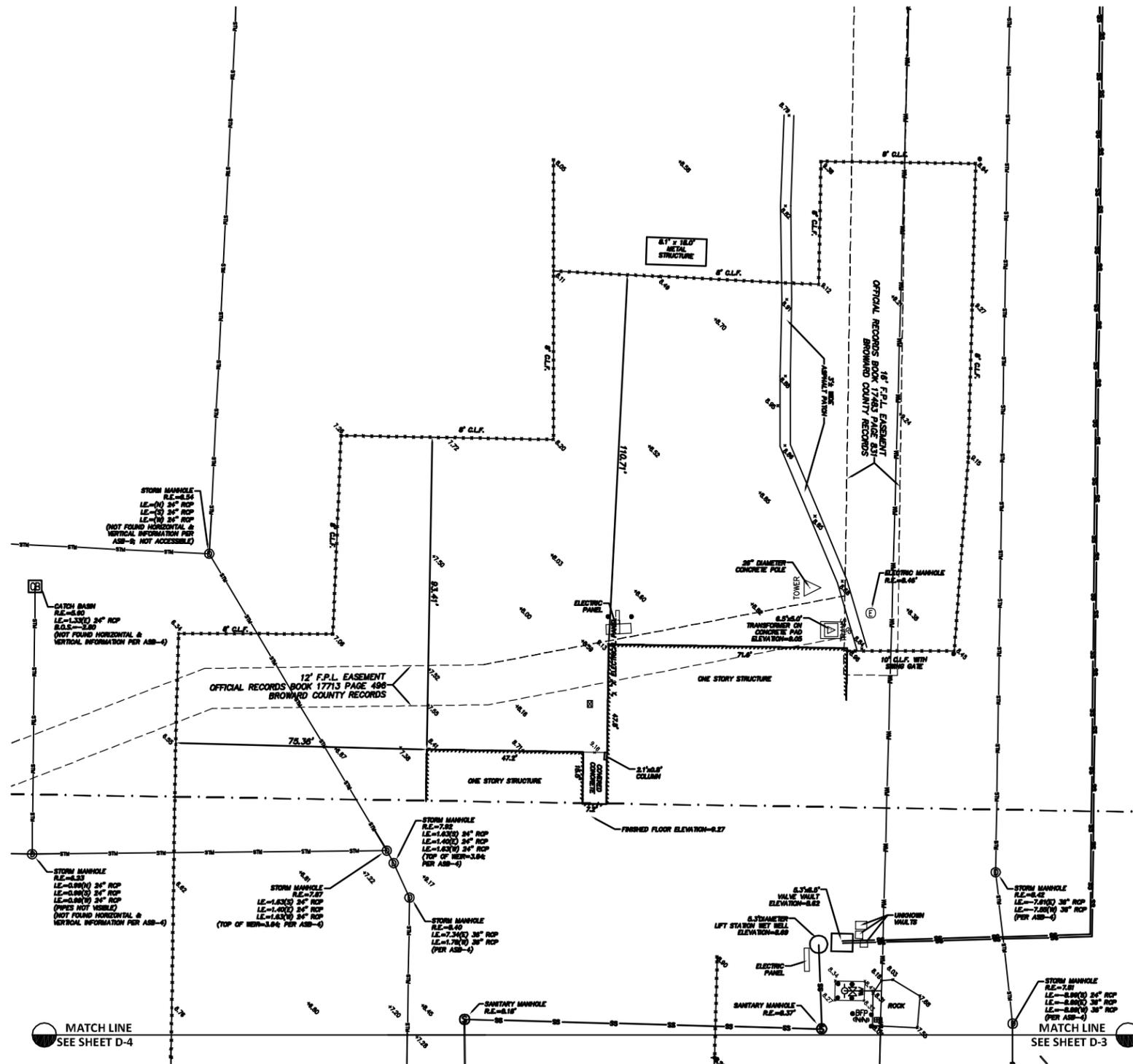
Sheet No. SBG0.00

Original border size 525 x 812 mm.  
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 344 - 20th STREET SUITE 360, Oakland, CA 94612, 510.832.5606

H:\Projects\14025 - Port Everglades - Switchgear Building\ARCH\Sheets\SBG00.00 OVERALL AERIAL PHOTOGRAPH.dwg 8/13/2014 11:33 AM DANIEL PEARSON



G:\2015\13-0010-021 PE CRANES PH 2 Drawings\Basemat.dwg [D-11] Aug 12, 2014 2:59pm TSHAHAN



THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



DATE		BY		DESCRIPTION	
07/23/14	T.S.	ADD KING PILE LOCATIONS & RAIL ELEV FB 2635 PG 29			

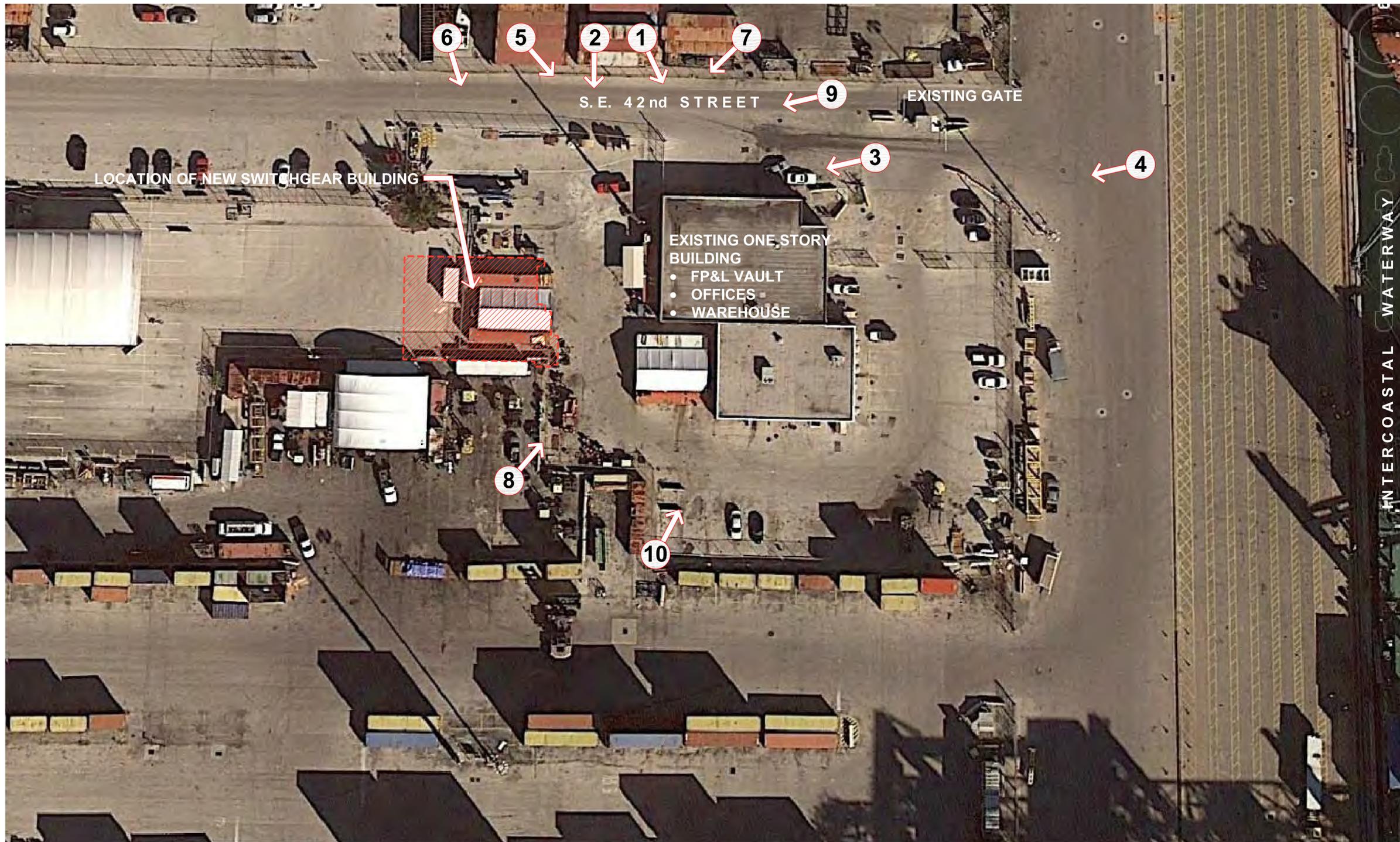
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04/17/14	PAGE	1-65	CHECKED BY	R.Y.

**Craven • Thompson and Associates, Inc.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309  
 FAX: (954) 738-6408 TEL: (954) 738-6400  
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271  
 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 0000114

PORT EVERGLADES SOUTHPORT  
 ENGINEERING FOR CRANES-PHASE 2  
 PREPARED FOR:  
 Litech Consultants Inc.

TOPOGRAPHIC SURVEY  
 COVER SHEET

Job No. 13-0010-021  
 SHEET D-11 OF 11



1 PARTIAL AERIAL PHOTOGRAPH - See Ccorresponding Photographs to number sequence on sheets that follow

SBG0.01 SCALE: NTS.

No.	Revision	Date	By	Checked	Approved
1		8/22/14			

8/13/2014



PE STAMP

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50% SUBMITTAL

PACKAGE A

**Liftech**

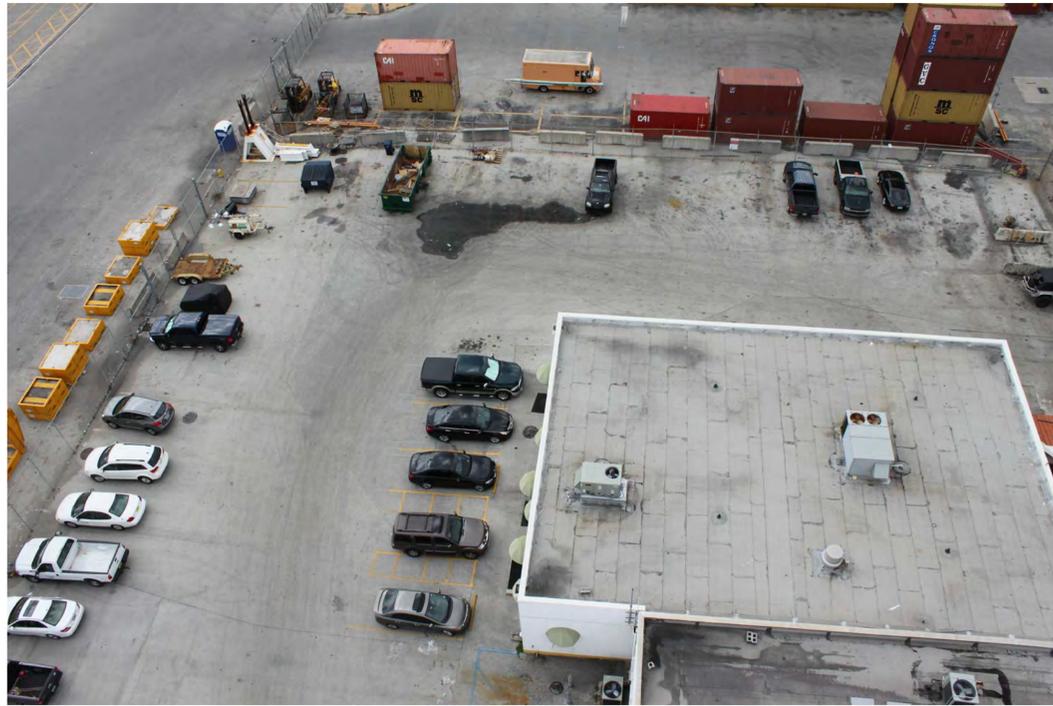
LIFTECH CONSULTANTS INC.  
CA #29391

ARCHITECTS  
**ba** BERMELO, AJAMI, & PARTNERS, INC.  
Professional Engineering - Planning  
Interior Design - Landscape Design  
3011 S. Bascom Drive  
Suite 1000  
Palo Alto, CA 94304  
Tel: 352-458-2050 Fax: 352-458-9038

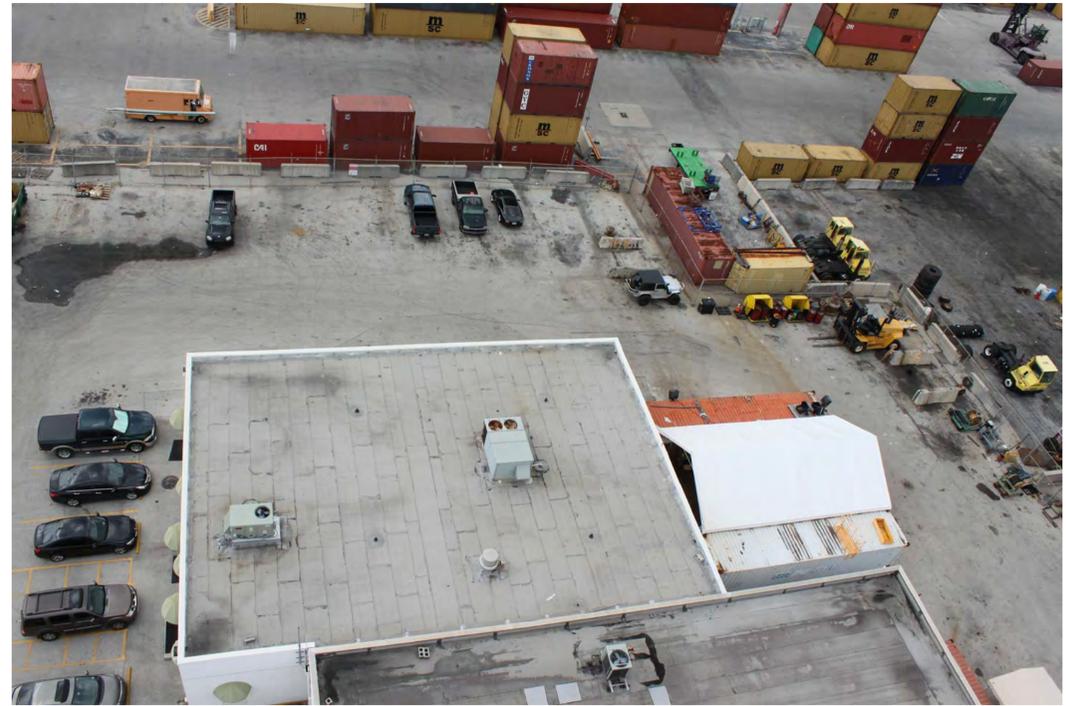
CONSTRUCTION PLANS FOR  
BERTHS 31-33, 30 EXTENSION,  
AND SWITCHGEAR BUILDING

PARTIAL AERIAL PHOTOGRAPH

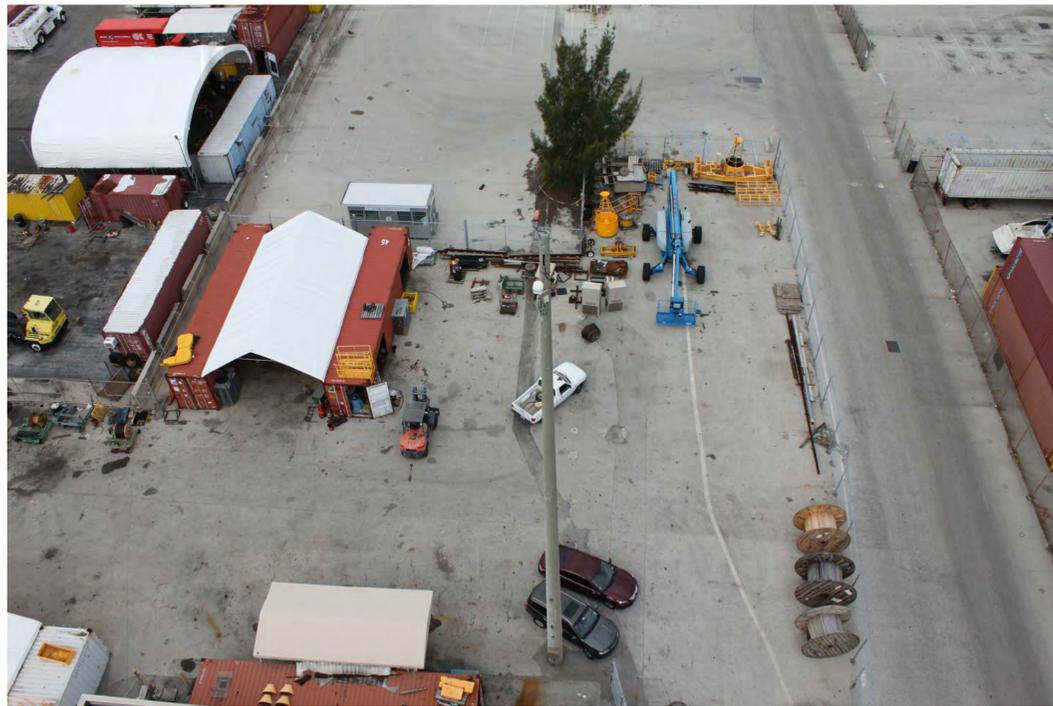
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By	DP
Checked	SGS
Sheet No.	SBG0.01
Approved	----
of	----
Date	AUGUST 08, 2014
Revision	----



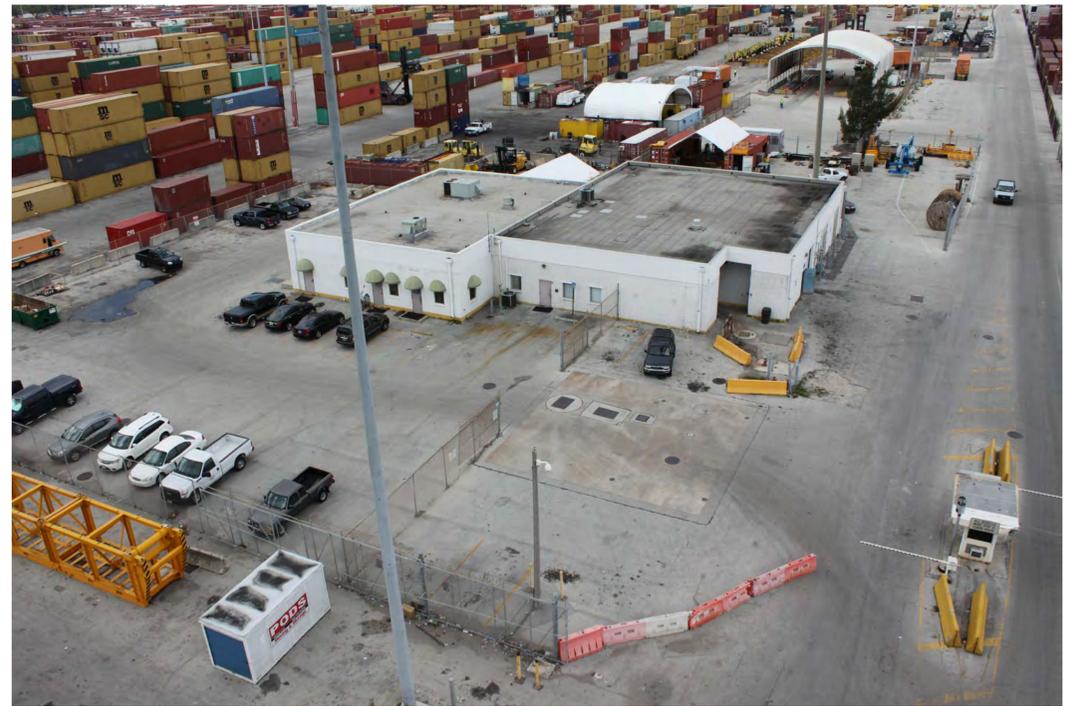
PHOTOGRAPH ① Looking South / Over Existing Building



PHOTOGRAPH ② Looking Southwest / Over Existing Building



PHOTOGRAPH ③ Looking West / Over Proposed Building Site



PHOTOGRAPH ④ Looking Southwest / Over Existing Complex

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50% SUBMITTAL**

**PACKAGE A**

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LIFTECH CONSULTANTS INC.  
CA #29391

**CONSTRUCTION PLANS FOR  
BERTHS 31-33, 30 EXTENSION,  
AND SWITCHGEAR BUILDING  
PHOTOGRAPHS OF EXIST. SITE**

ARCHITECTS  
**ba** BERMELLO, AJAMI, & PARTNERS, INC.  
Professional Engineering - Planning  
Interior Design - Landscape Design  
3011 S. Bascom Drive  
Suite 1000  
Palo Alto, CA 94304  
Tel. 310-458-2050 Fax. 310-458-9038

Project No. B&A #14025  
By DP Checked SGS Sheet No. SBG0.02  
Approved ----- of -----  
Date AUGUST 08,2014 Revision -----

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8/13/2014

1 PHOTOGRAPHS OF EXISTING SITE - Referred Photograph Numbers to Partial Aerial - Sheet SBG0.01

SBG0.02 SCALE: NTS.

No.	Revision	Date	By	Checked	Approved
1	50% SUBMITTAL	8/22/14			

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PHOTOGRAPH ⑤ Looking Southeast at Existing Building



PHOTOGRAPH ⑥ Looking Southeast at Proposed Site



PHOTOGRAPH ⑦ Looking Southwest at Proposed Site



PHOTOGRAPH ⑧ Looking Northeast at Existing Building

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50% SUBMITTAL

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CA #29391

**CONSTRUCTION PLANS FOR  
BERTHS 31-33, 30 EXTENSION,  
AND SWITCHGEAR BUILDING  
SWITCHGEAR BUILDING  
PHOTOGRAPS OF EXIST. SITE**

PE STAMP

ARCHITECTS  
**ba** BERMELO, AJAMI, & PARTNERS, INC.  
Professional Engineering - Planning  
Interior Design - Landscape Design  
3011 S. 8th Street, Suite 1000  
Miami, FL 33133  
Tel: 305-458-2050 Fax: 305-458-9038

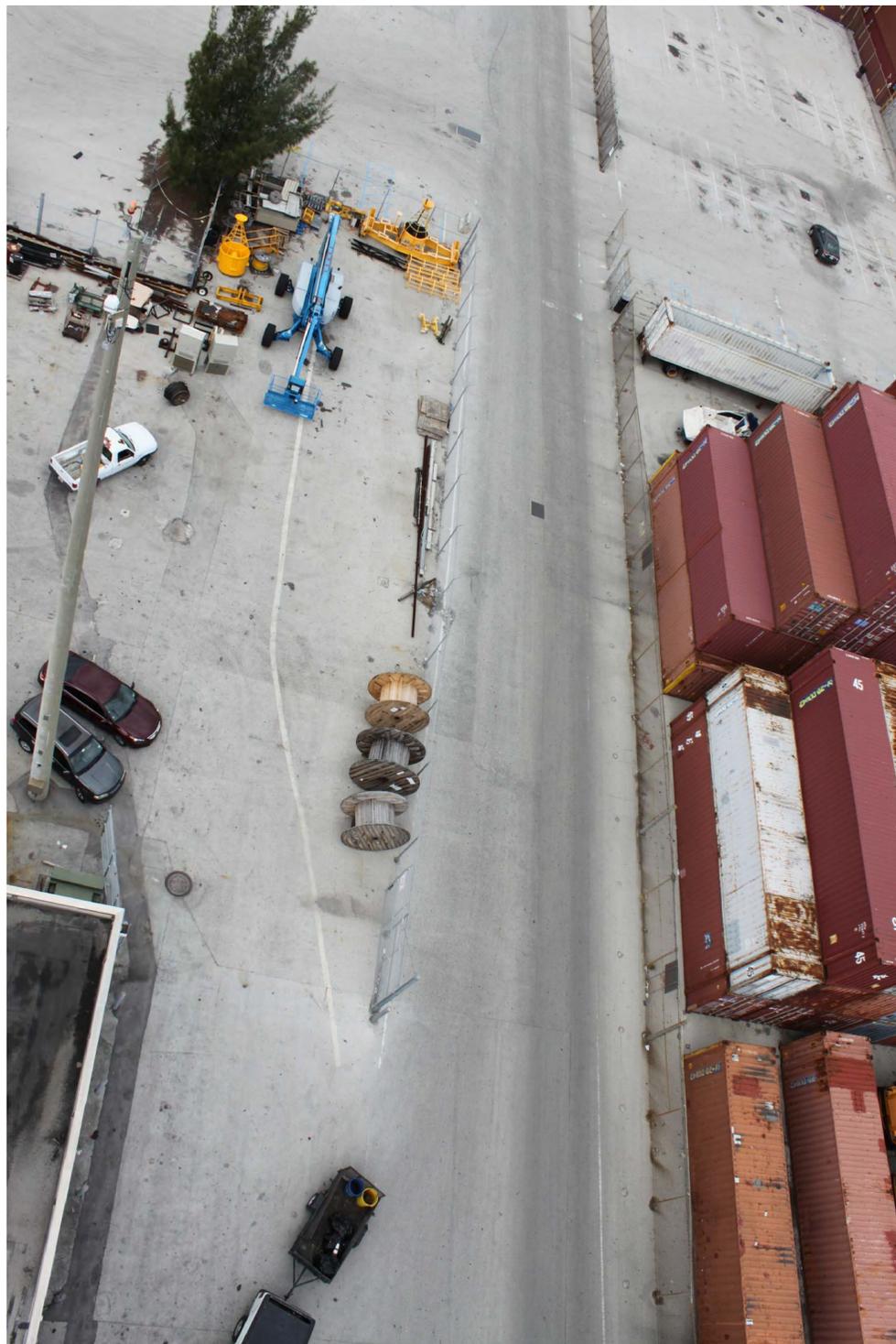
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By DP Checked SGS Sheet No. SBG0.03  
Approved ---- of ----  
Date AUGUST 08,2014 Revision ----

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SBG0.03 SCALE: NTS.

No.	Revision	Date	By	Checked	Approved
1	50% SUBMITTAL	8/22/14			

8/13/2014



PHOTOGRAPH ⑨ Looking West at S.E. 42nd Street



PHOTOGRAPH ⑩ Looking North at Existing Building



EXISTING INTERIOR SWITCHGEAR SPACE

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CA #29391

**CONSTRUCTION PLANS FOR  
BERTHS 31-33, 30 EXTENSION,  
AND SWITCHGEAR BUILDING  
PHOTOGRAPS OF EXIST. SITE**

Project No. B&A #14025  
By DP Checked SGS Sheet No. SBG0.04  
Approved ---- of ----  
Date AUGUST 08,2014 Revision ----

ARCHITECTS  
**ba** BERMELLO, AJAMI, & PARTNERS, INC.  
Professional Engineering - Planning  
Interior Design - Landscape Design  
Suite 1000  
Miami, FL 33155  
Tel. 305-458-2050 Fax. 305-458-9038

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1 PHOTOGRAPHS OF EXISTING SITE - Referred Photograph Numbers to Partial Aerial - Sheet SBG0.01

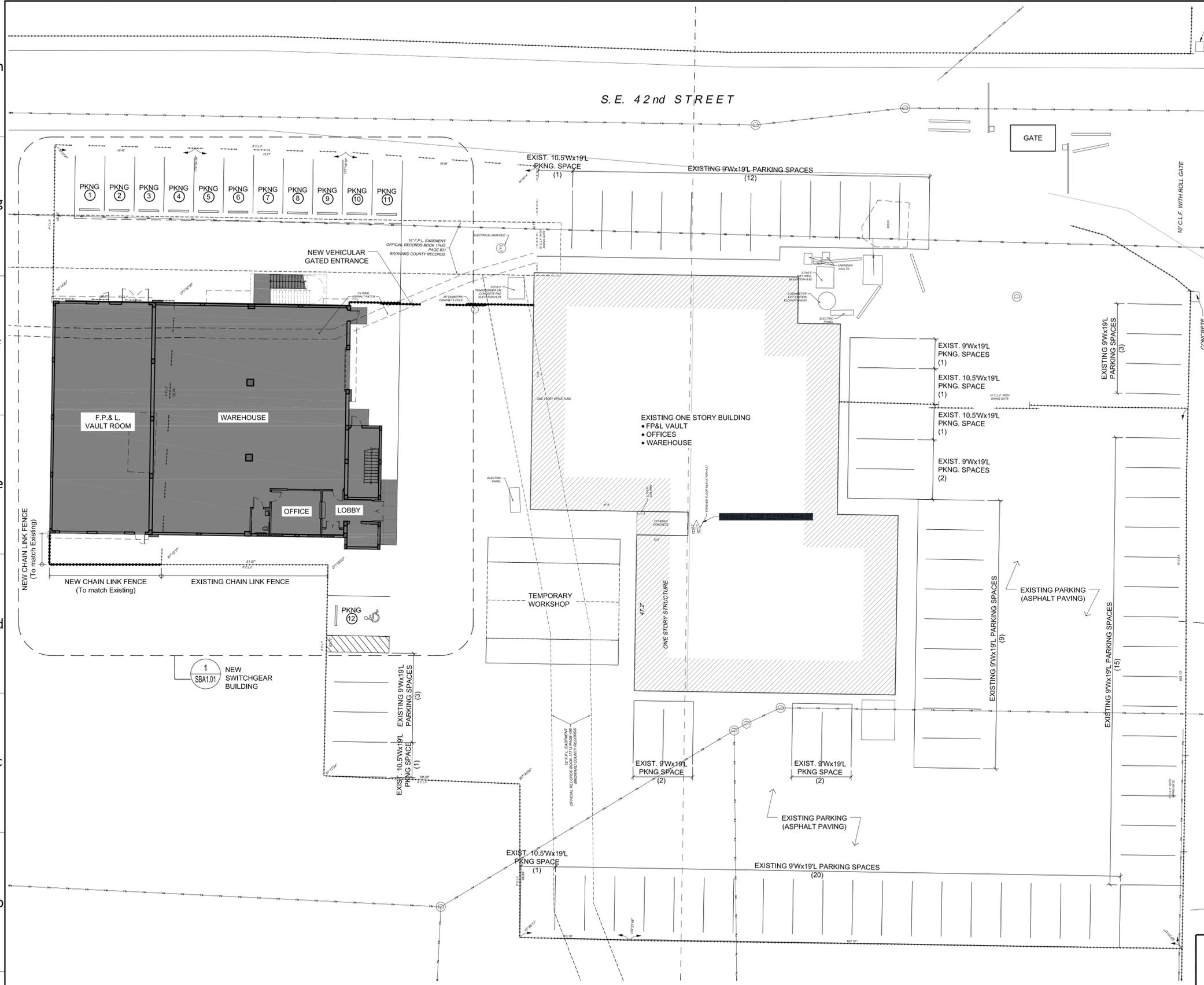
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1	50% SUBMITTAL	8/22/14			

8/13/2014

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S.E. 42nd STREET



**SWITCHGEAR BUILDING**

USE CLASSIFICATION AND OCCUPANCY GROUP

- GROUND FLOOR:**
  - WAREHOUSE PART STORAGE**
    - STORAGE GROUP S-1, MODERATE - HAZARD STORAGE WAREHOUSE AREA 3,762 SQ.FT.
    - LOBBY OFFICE RESTROOM } ACCESSORY AREA 380 SQ.FT.
  - FP&L ELECTRICAL VAULT:**
    - SPECIAL PURPOSE F-3 GROUP 2,135 SQ.FT.
  - COMMON AREA:**
    - STAIRS AND ELEVATOR 598 SQ.FT.
    - SUB-TOTAL AREA 6,875 SQ.FT.
- SECOND FLOOR:**
  - OFFICES:**
    - BUSINESS GROUP - B 1,965 SQ.FT.
  - ELECTRICAL SWITCHGEAR:**
    - SPECIAL PURPOSE F-3 GROUP 2,100 SQ.FT.
  - COMMON AREA:**
    - STAIRS AND ELEVATOR 556 SQ.FT.
    - SUB-TOTAL AREA 4,621 SQ.FT.
    - GRAND TOTAL AREA: 11,496 SQ.FT.

**BUILDING OCCUPANCY:**

• WAREHOUSE STORAGE SPACE	3,762 SF.	/500 SF. =	7.52
• FP&L ELECTRICAL VAULT SPACE	2,135 SF.	/3,000 SF. =	0.71
• ELECTRICAL SWITCHGEAR SPACE	2,100 SF.	/3,000 SF. =	0.70
• OFFICE SPACE	1,965 SF.	/100 SF. =	19.65
<b>TOTAL BUILDING OCCUPANCY</b>			<b>28.58 OCCUPANTS</b>
			<b>29 OCCUPANTS</b>

**PARKING REQUIREMENT:**

	REQUIRED	PROVIDED
• WAREHOUSE STORAGE SPACE	3,762 SF. /1,000 SF. = 3.76	4
• FP&L ELECTRICAL VAULT SPACE	2,135 SF. N/A = 0	0
• ELECTRICAL SWITCHGEAR SPACE	2,100 SF. N/A = 0	0
• OFFICE SPACE	1,965 SF. /250 SF. = 7.86	8
<b>TOTAL PARKING SPACES</b>	<b>11.62 SPACES</b>	<b>12 SPACES</b>

**NOT FOR CONSTRUCTION** **PACKAGE A**  
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**Liftech**  
 LIFTECH CONSULTANTS INC.  
 CA #29391

**CONSTRUCTION PLANS FOR**  
**BERTH 30-33 LANDSIDE**  
**INFRASTRUCTURE UPGRADE**  
**SWITCHGEAR BUILDING SITE**  
**PLAN**

ARCHITECTS  
 BERMELO, AJAMI & PARTNERS, INC.  
 BERMELO, AJAMI & PARTNERS, INC.  
 2011 S. SHORE DRIVE  
 SUITE 1000  
 MILPITAS, CA 95035  
 TEL: 408-458-2050 FAX: 408-458-9038

Project No. B&A #14025  
 By DP Checked ---- Sheet No. SBA1.00  
 Approved ---- of ----  
 Date AUGUST 08, 2014 Revision ----

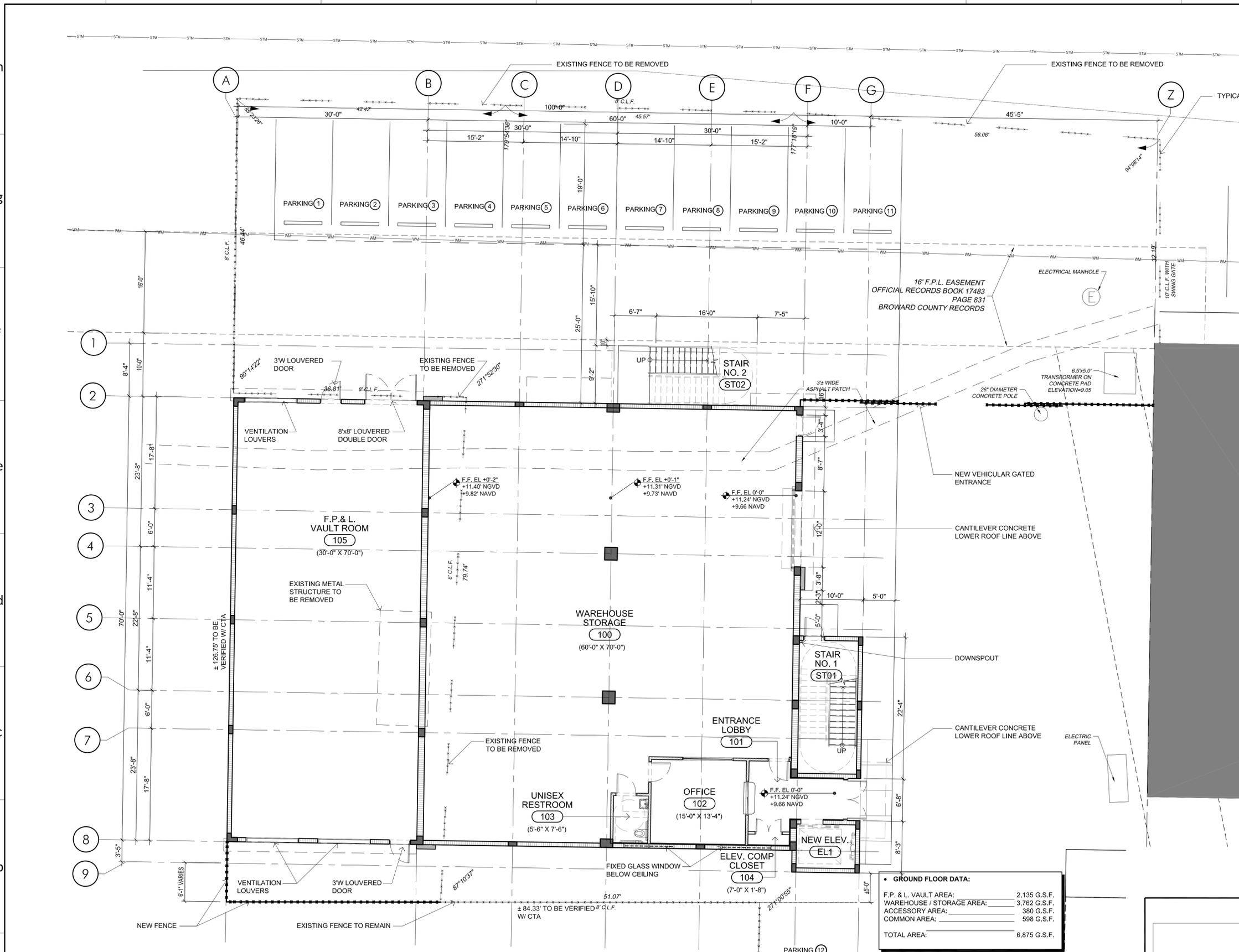
1 SITE PLAN  
 SBA1.00 SCALE: 1/16" = 1'-0"



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No.	Revision	Date	By	Checked	Approved
1		8/22/14			

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**GROUND FLOOR DATA:**

F.P. & L. VAULT AREA:	2,135 G.S.F.
WAREHOUSE / STORAGE AREA:	3,762 G.S.F.
ACCESSORY AREA:	380 G.S.F.
COMMON AREA:	598 G.S.F.
<b>TOTAL AREA:</b>	<b>6,875 G.S.F.</b>

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**50% SUBMITTAL** **PACKAGE A**

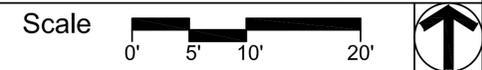
**Liftech**  
LIFTECH CONSULTANTS INC.  
CA #29391

**CONSTRUCTION PLANS FOR**  
**BERTHS 31-33, 30 EXTENSION,**  
**AND SWITCHGEAR BUILDING**  
**GROUND FLOOR PLAN**

ARCHITECTS  
**ba** BERMELO, AJAMI, & PARTNERS, INC.  
Professional Engineering - Planning  
Interior Design - Landscape Design  
2011 S. Bayshore Drive  
Suite 1000  
Miami, FL 33135  
Tel. 305-458-2050 Fax. 305-458-9038

Project No.	B&A #14025		
By DP	Checked SGS	Sheet No.	SBA1.01
Approved	----	of	----
Date	AUGUST 08, 2014	Revision	----

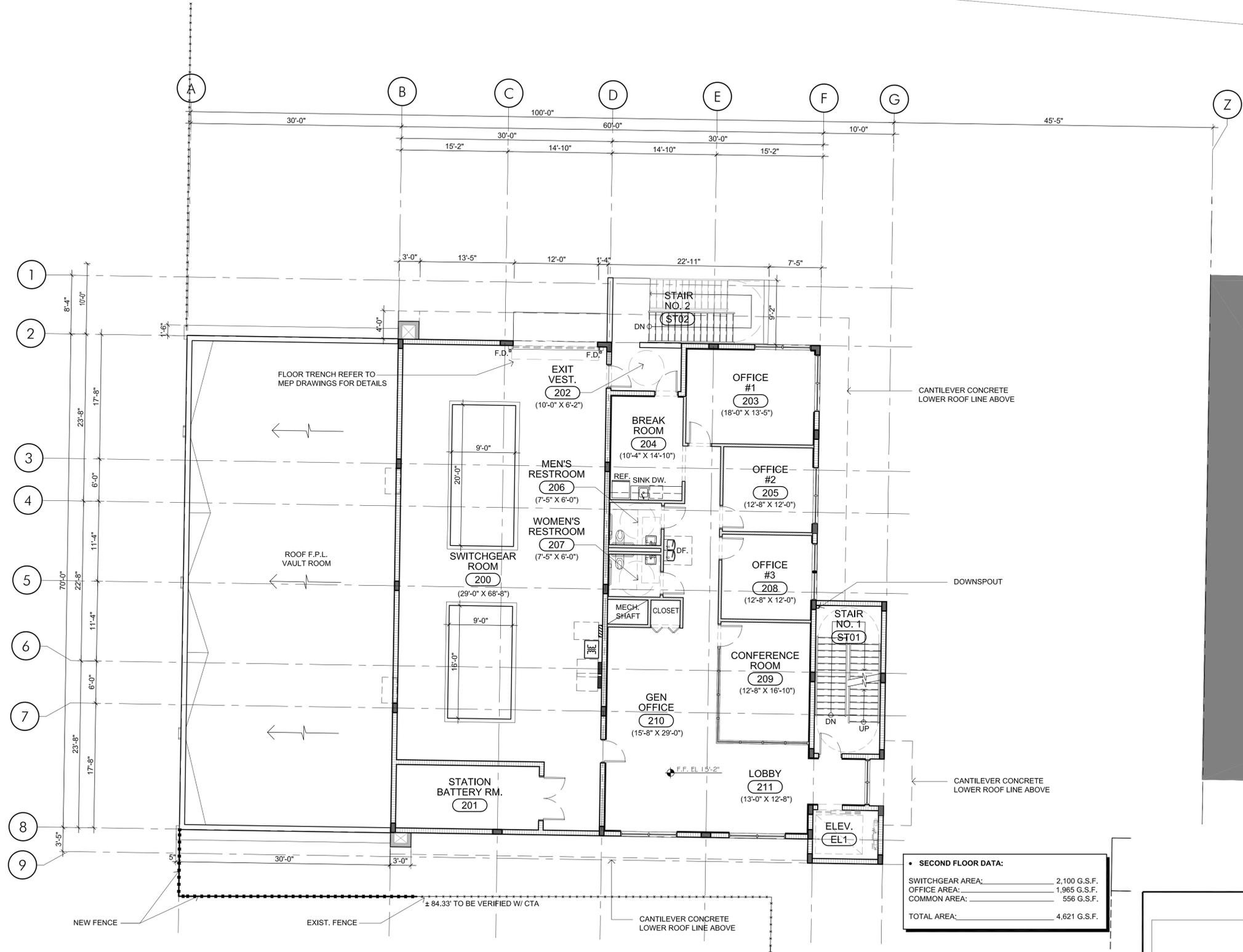
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SBA1.01	SCALE: 1/8" = 1'-0"				
No.	Revision	Date	By	Checked	Approved
1	50% SUBMITTAL	8/22/14			



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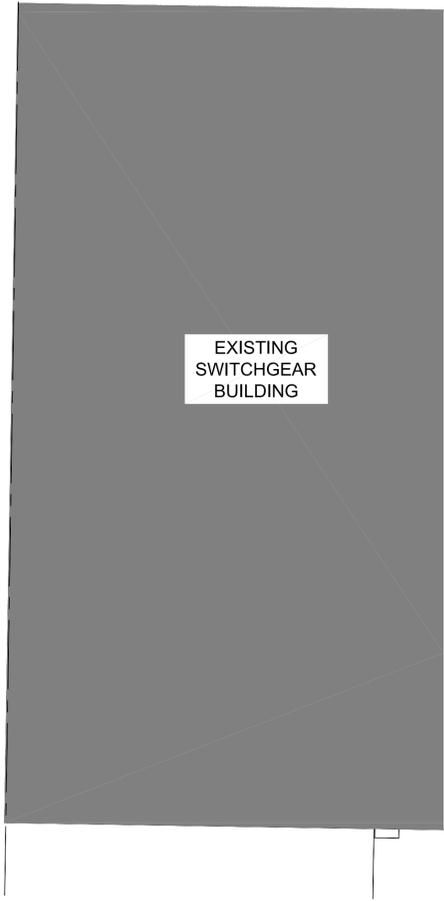
8/13/2014

H:\Projects\14025 - Port Everglades - Switchgear Building\ARCH\Sheets\SBA1.01 SWITCHGEAR BUILDING GROUND FLOOR PLAN.dwg 8/13/2014 11:40 AM DANIEL PEARSON



**• SECOND FLOOR DATA:**

SWITCHGEAR AREA:	2,100 G.S.F.
OFFICE AREA:	1,965 G.S.F.
COMMON AREA:	556 G.S.F.
<b>TOTAL AREA:</b>	<b>4,621 G.S.F.</b>



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**50% SUBMITTAL**

**PACKAGE A**

**Liftech**  
LIFTECH CONSULTANTS INC.  
CA #29391

**CONSTRUCTION PLANS FOR**  
**BERTHS 31-33, 30 EXTENSION,**  
**AND SWITCHGEAR BUILDING**  
**SWITCHGEAR BUILDING**  
**SECOND FLOOR PLAN**

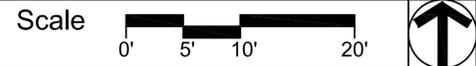
ARCHITECTS  
**ba** BERMELO, AJAMI, & PARTNERS, INC.  
Professional Engineering - Planning  
Interior Design - Landscape Design  
2011 S. Bascom Drive  
Suite 1000  
Palo Alto, CA 94303  
Tel. 352-458-2050 Fax. 352-458-9838

Project No. B&A #14025  
By DP Checked SGS Sheet No. SBA1.02  
Approved ----- of -----  
Date AUGUST 08, 2014 Revision -----

**1 SECOND FLOOR**

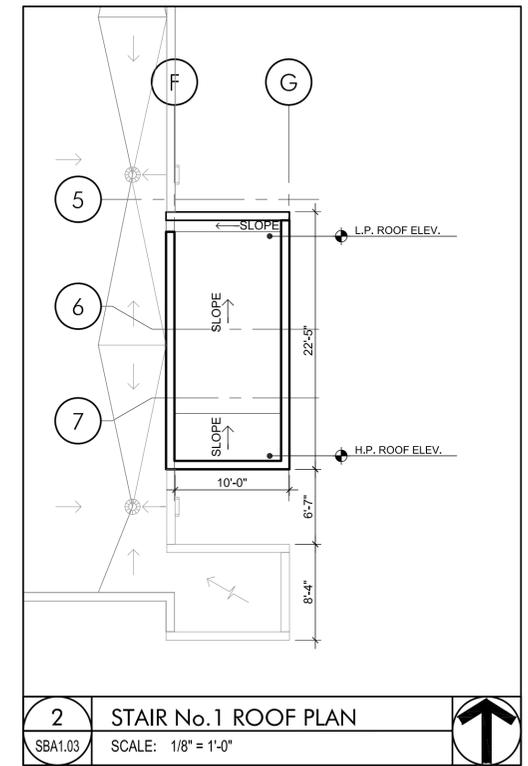
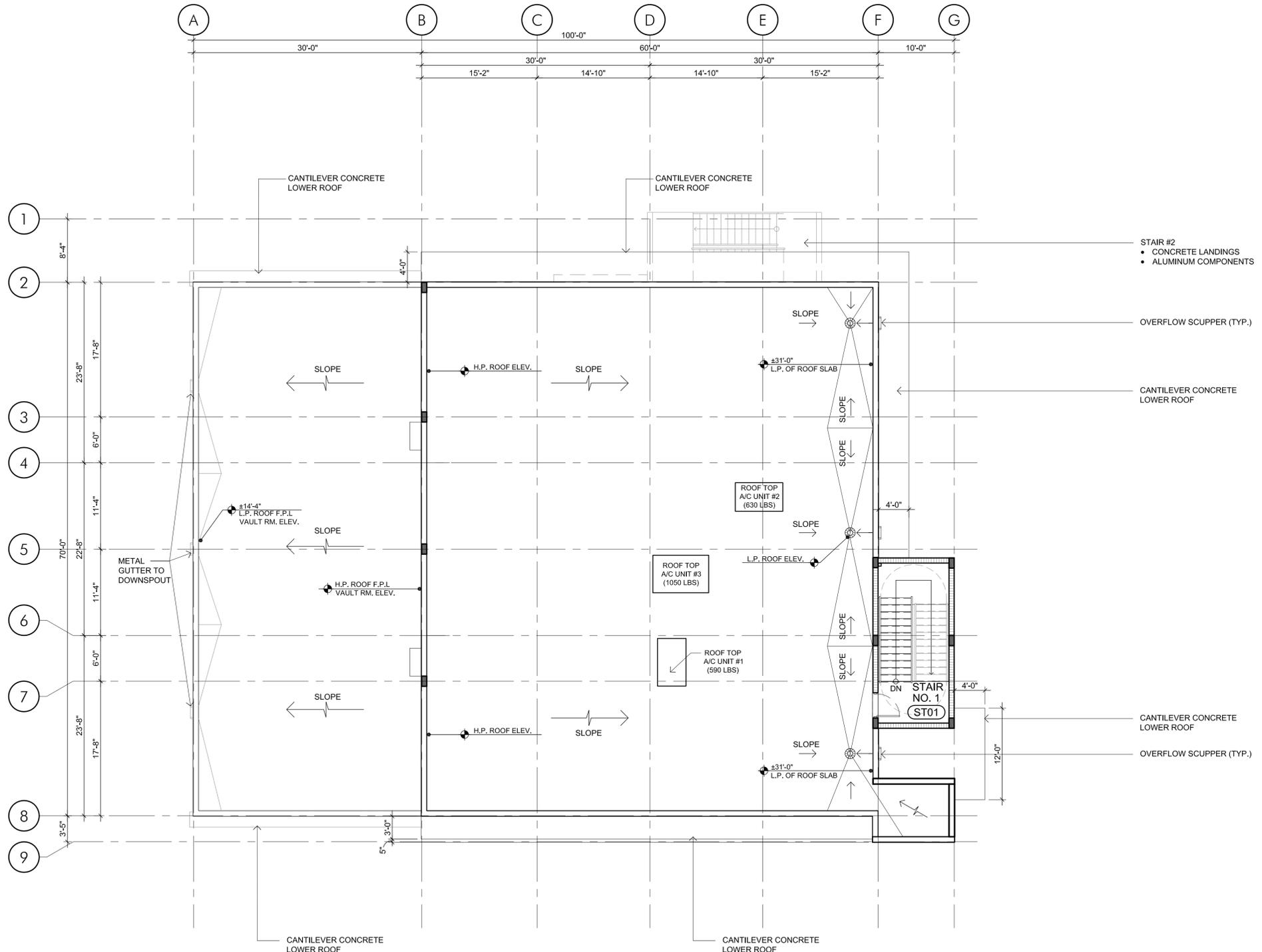
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No.	Revision	Date	By	Checked	Approved
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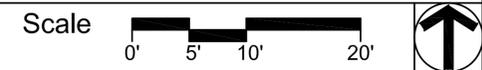


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1 ROOF PLAN  
SBA1.03 SCALE: 1/8" = 1'-0"



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CA #29391

**CONSTRUCTION PLANS FOR**  
**BERTHS 31-33, 30 EXTENSION,**  
**AND SWITCHGEAR BUILDING**  
**SWITCHGEAR BUILDING ROOF**  
**PLAN**

Project No. B&A #14025  
By DP Checked SGS Sheet No. SBA1.03  
Approved ---- of ----  
Date AUGUST 08, 2014 Revision ----

ARCHITECTS  
BERMELO, AJAMI, & PARTNERS, INC.  
Professional Engineering - Planning  
Interior Design - Landscape Design  
2011 S. Bayshore Drive  
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Miami, FL 33135  
Tel. 305-458-2050 Fax. 305-458-9838

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1	50% SUBMITTAL	8/22/14			

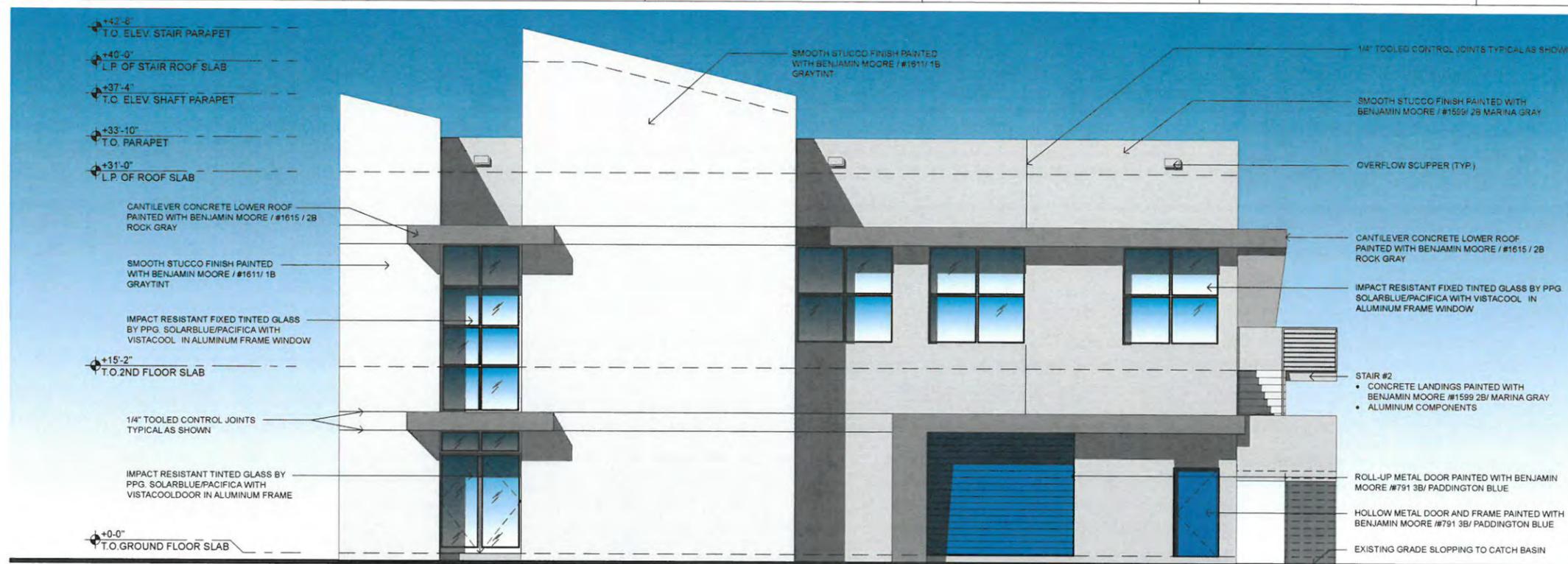
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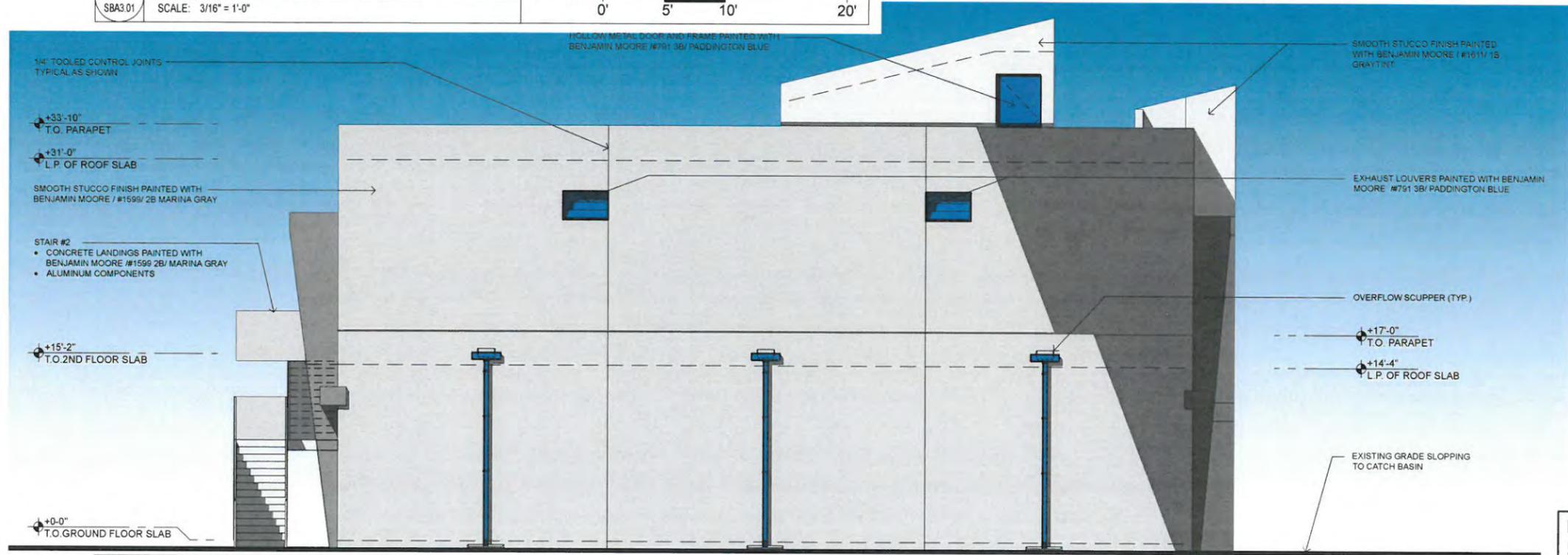
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**1 EAST BUILDING ELEVATION**  
SBA3.01 SCALE: 3/16" = 1'-0"



**2 WEST BUILDING ELEVATION**  
SBA3.01 SCALE: 3/16" = 1'-0"



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LIFTECH CONSULTANTS INC  
CA #29391

**CONSTRUCTION PLANS FOR**  
**BERTHS 31-33, 30 EXTENSION,**  
**AND SWITCHGEAR BUILDING EAST**  
**- WEST ELEVATIONS**

ARCHITECTS  
**ba** BERWELL, AJAMIL & PARTNERS, INC  
Architects - Engineering, Planning  
Interior Design - Landscape Design  
2015 E. Superior Street  
Suite 100  
Miami, FL 33133  
Tel: 305-858-2050 Fax: 305-858-9534

Project No. B&A #14025  
By DP Checked SGS Sheet No. SBA3.01  
Approved \_\_\_\_\_ of \_\_\_\_\_  
Date AUGUST 08, 2014 Revision \_\_\_\_\_

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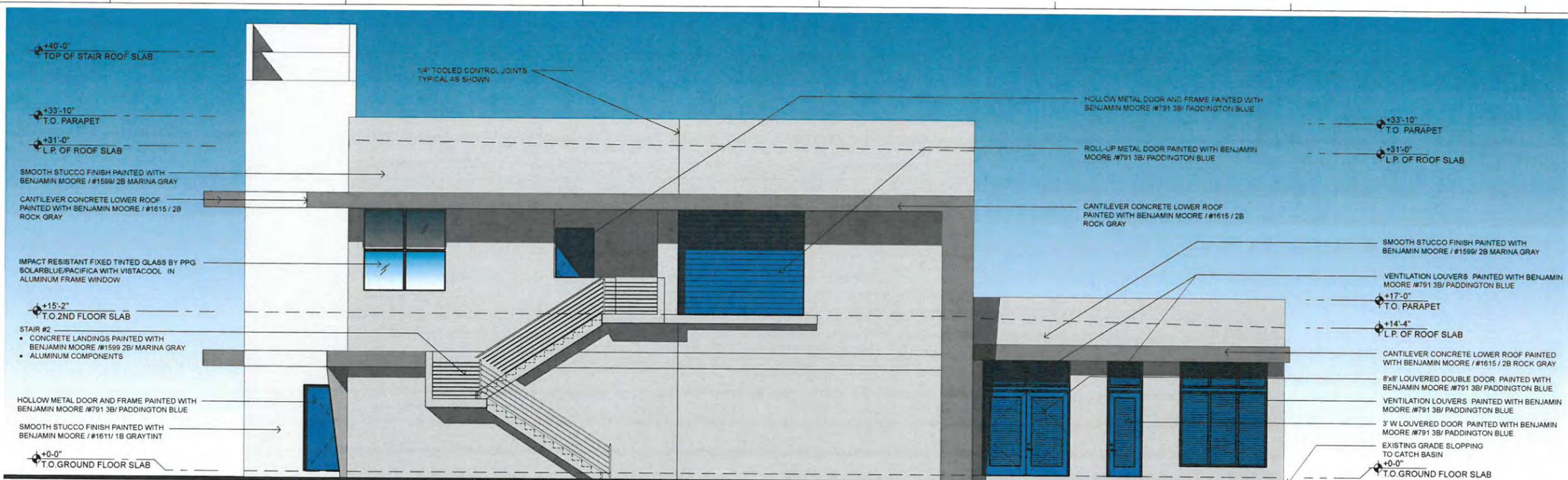
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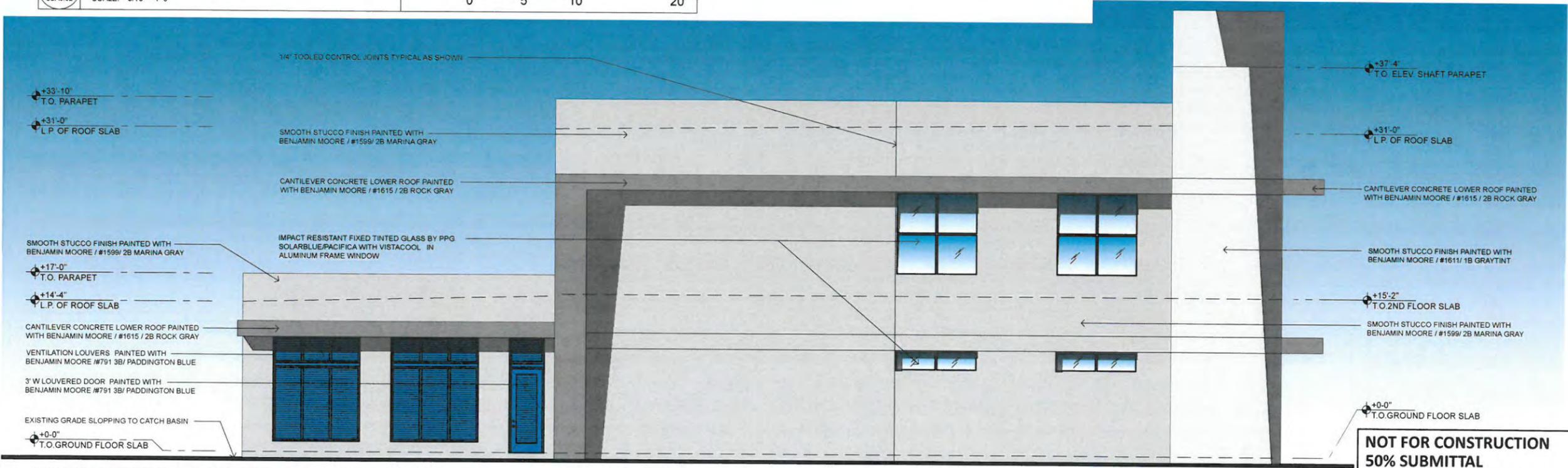
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**1 NORTH BUILDING ELEVATION**  
 SBA3.02 SCALE: 3/16" = 1'-0"  
 Scale 0' 5' 10' 20'



**2 SOUTH BUILDING ELEVATION**  
 SBA3.02 SCALE: 3/16" = 1'-0"  
 Scale 0' 5' 10' 20'

**NOT FOR CONSTRUCTION**  
**50% SUBMITTAL**

**PACKAGE A**

**Liftech**  
 LIFTECH CONSULTANTS INC.  
 CA #29391

ARCHITECTS  

 BERNELLO, AJAMI & PARTNERS, INC.  
 Architecture, Engineering, Planning  
 34001 Central Expressway, Suite 100  
 San Jose, CA 95131  
 Tel: 408.858.2000 Fax: 408.858.0533

**CONSTRUCTION PLANS FOR**  
**BERTH 30-33 LANDSIDE**  
**INFRASTRUCTURE UPGRADE**  
**SWITCHGEAR BUILDING**  
**NORTH / SOUTH ELEVATIONS**

Project No. B&A #14025  
 By DP Checked \_\_\_\_\_ Sheet No. SBA3.02  
 Approved \_\_\_\_\_ of \_\_\_\_\_  
 Date AUGUST 08, 2014 Revision \_\_\_\_\_

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No.	Revision	Date	By	Checked	Approved
1		8/22/14			
2					

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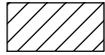
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**Attachment B**  
Land Use and Zoning Map



PLANNING AND DEVELOPMENT SERVICES

Legend

 Subject Property

 Streets

 Major Roads

LAND USE

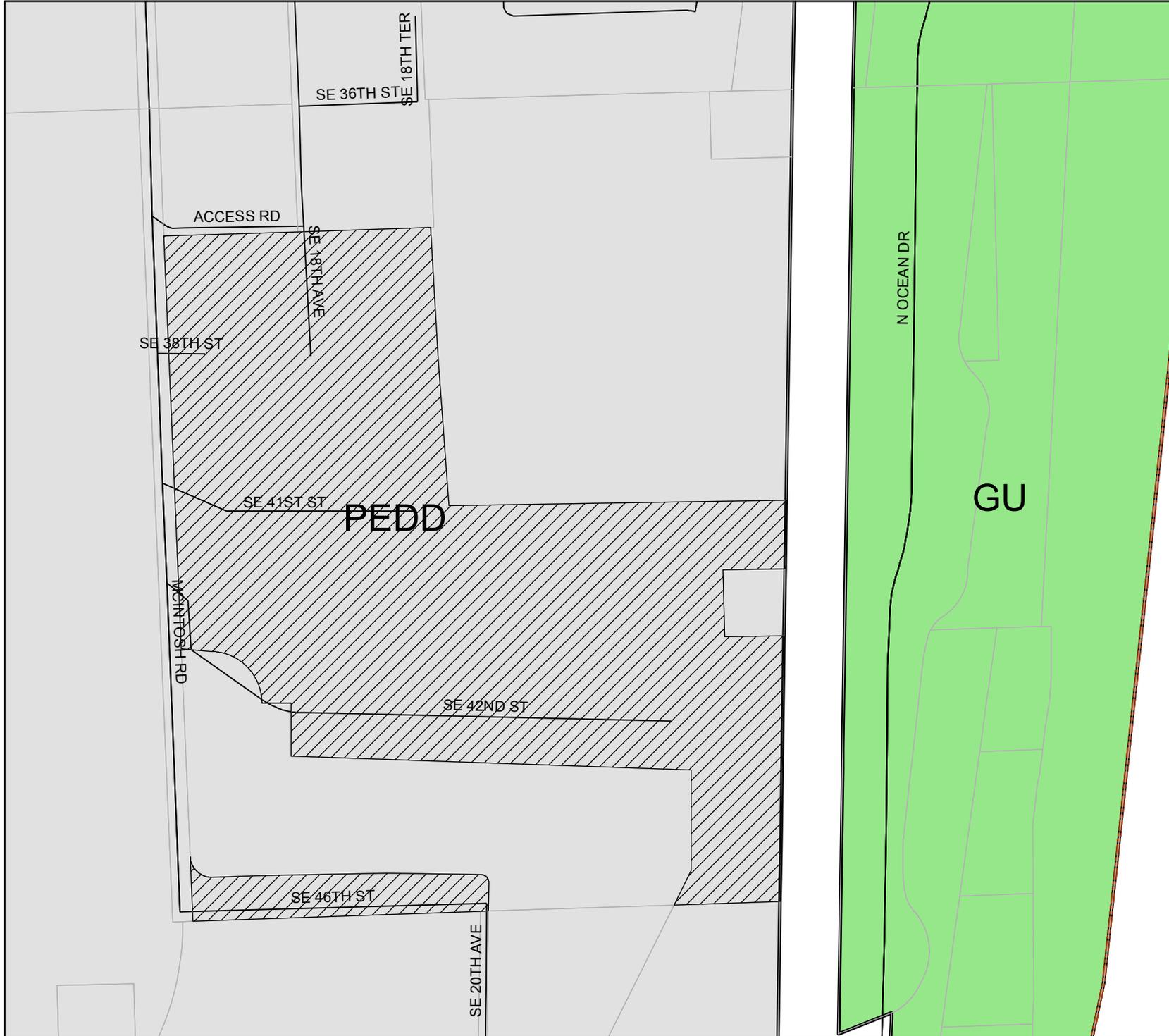
 TRANS

 OSR

ZONING

 GU

 PEDD



**ATTACHMENT III**  
Applicable Resolution

4

CITY OF HOLLYWOOD  
PLANNING AND DEVELOPMENT BOARD  
RESOLUTION NO. 14-D-83

INSTR # 112657448  
OR BK 51262 Pages 1375 - 1378  
RECORDED 11/21/14 10:58:50 AM  
BROWARD COUNTY COMMISSION  
DEPUTY CLERK 2150  
#4, 4 Pages

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN FOR A SWITCHGEAR FACILITY LOCATED AT 2050 SE 42<sup>ND</sup> STREET (PORT EVERGLADES), PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, the Broward County Board of County Commissioners (the "Applicant"), has applied for Design approval for a switchgear facility located at 2050 SE 42<sup>nd</sup> Street (Port Everglades), as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Manager and Planning and Development Services Administrator ("Staff"), following analysis of the application and its associated documents, have determined that the proposed request for Design approval for the switchgear facility meets the applicable criteria set forth in Section 5.3.1.4. of the Zoning and Land Development Regulations and therefore recommend approval of the Design; and

WHEREAS, on October 9, 2014, the Board met and held an advertised public hearing to consider the Applicant's request; and

WHEREAS, the Board reviewed the application and the Department of Planning staff report and recommendations for the Design approval and considered the following criteria pursuant to Section 5.3.1.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and found that:

- 1) The Architectural details are commensurate with the building mass. Design of the building(s) considered aesthetics and functionality, including the relationship of the pedestrian with the built environment;
- 2) Compatibility. There is an appropriate relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. The Building contains architectural details that are characteristic of the surrounding neighborhood;
- 3) Scale/Massing. The Building is proportionate in scale, with a height which is consistent with the surrounding structures. The Building mass reflects a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. The Architectural details include, but are not limited to, banding, molding, and fenestration; and
- 4) Landscaping. The Landscaped areas contain a variety of native and other compatible plant types and forms, and are carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site have been preserved.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth herein, the Board finds that the necessary criteria have been met, and the **Design is hereby approved.**

Section 2: That the Applicant shall have up to 24 months from the date of this Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the require time period shall render all approvals null and void.

**CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD RESOLUTION 14-D-83 SOUTHPORT SWITCHGEAR FACILITY 2050 SE 42<sup>ND</sup> STREET (PORT EVERGLADES)**

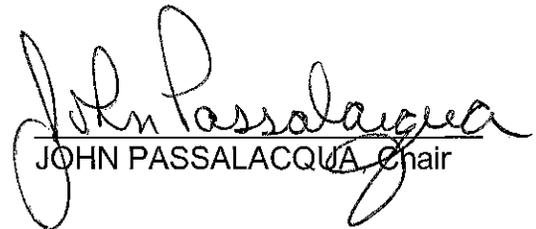
Section 3: That the Department of Planning is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 9th DAY OF October, 2014.

RENDERED THIS 11 DAY OF November, 2014.

ATTEST:

  
SHANNON STOUGH, Secretary

  
JOHN PASSALACQUA, Chair

APPROVED AS TO FORM & LEGALITY  
for the use reliance of the Planning and  
Development Board of the City of Hollywood,  
Florida, only.

  
DEBRA-ANN REESE, BOARD COUNSEL *DR*

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Port Everglades**

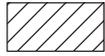
**A portion of Parcel "A" PORT EVERGLADES PLAT NO. 11, recorded in Plat Book 144 Page 4; together with a portion of Parcel "A", PORT EVERGLADES INDUSTRIAL PARK SECTION TWO, recorded in Plat Book 141 Page 33, both are recorded in the public records of Broward County, Florida.**

**ATTACHMENT IV**  
Land Use and Zoning Map



PLANNING AND DEVELOPMENT SERVICES

Legend

 Subject Property

 Streets

 Major Roads

LAND USE

 TRANS

 OSR

ZONING

 GU

 PEDD

