

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

DATE: December 08, 2016

FILE: 16-D-76

TO: Planning and Development Board

FROM: Alexandra Carcamo, Principal Planner



SUBJECT: Design Review for a one story office building located at 4100 McIntosh Road (Port Everglades).

APPLICANT'S REQUEST

Design review for a one story office building.

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

Florida International Terminal (FIT) requests design review for a one story office building, located on an approximate 1,400,000 square-foot site. The site is located within Port Everglades, east of McIntosh Rd and north of SE 42nd Street.

The proposed building, at approximately 5,500 square feet, will allow a much needed use for office space. The building will be located just east of McIntosh Road, where a gatehouse controls the ins and outs of the site. The building consists of offices, restrooms, a conference room, and a break room.

The building is constructed from a pre-engineered steel frame structure with painted metal walls and roof panels. Several windows are proposed to allow natural light as well as a gabled roof with transom windows. Galvanized metal stairs add dimension to the exterior of the building. The color palette consists of an off white paint with blue accents. The proposed building although utilitarian, is compatible with its surroundings and is consistent with the City's Comprehensive Plan and City-Wide Master Plan.

SITE INFORMATION

Owner:	Florida International Terminal, LLC.
Address/Location:	4100 McIntosh Road
Net Size of Property:	Approx. 1,400,000 sq.ft. / Approx. 5,5000 sq.ft. (Scope of work)
Present Zoning:	Port Everglades Development District (PEDD)
Future Land Use Designation:	Transportation
Current Use of Land:	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 office building 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: The building is constructed from a pre-engineered steel frame structure with painted metal walls and roof panels. Several windows are proposed to allow natural light as well as a gabled roof with transom windows. Galvanized metal stairs add dimension to the exterior of the building. The color palette consists of an off white paint with blue accents. As stated in the City's Design Guidelines, new construction should utilize surface materials compatible with the South Florida region.

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 proposed building although utilitarian, is compatible with its surroundings; while it differs with structural elements and accents it holds the same rectangular footprint.

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 20 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.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Maps

ATTACHMENT A

Application Package

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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/DocumentCenter/Home/View/21>*



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 10/24/2016

Location Address: 4100 McIntosh Rd. Hollywood, FL 33316

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 504226080010

Zoning Classification: PEDD Land Use Classification: Transportation

Existing Property Use: Container/Port Operations Sq Ft/Number of Units: 1,392,986 S.F.

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): Yes, PACO Hearing on 10/10/2016

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

Explanation of Request: New 1 story office building with a footprint of 5,500 S.F.

Number of units/rooms: _____ Sq Ft: _____

Value of Improvement: \$700,000 Estimated Date of Completion: October 2017

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

Name of Current Property Owner: Florida International Terminal (FIT), Lessee from Port Everglades

Address of Property Owner: _____

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant Representative/Tenant (circle one): BEA Architects, Inc.

Address: 3075 South River Drive, Miami, FL 33142 Telephone: (305) 461-2053

Fax: (305) 634-0599 Email Address: allan@beai.com

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

LSN Partners LLC Address: Florida International Terminal LLC

Anitra D. Lanczi, George I. Platt Email Address: Klaus Stadthagen

333 N. New River Drive E., Suite 3100 3800 McIntosh Rd.

Fort Lauderdale, FL 33301 Hollywood, FL 33316

anitra@lanczilaw.com kstadthagen@fitpev.com

DEPARTMENT OF PLANNING



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. 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: 10/28/2016

PRINT NAME: _____

GLENN WILTSHIRE, DEPUTY PORT DIRECTOR

Date: 10/28/2016

Signature of Consultant/Representative: _____

Date: 10-21-2016

PRINT NAME: _____

Allan Zamora, R.A.

Date: 10-21-2016

Signature of Tenant: _____

Klaus Stadthagen

Date: 10-21-2016

PRINT NAME: _____

Klaus Stadthagen

Date: 10-21-2016

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) New 1 story office building to my property, which is hereby made by me or I am hereby authorizing (name of the representative) LSN Partners LLC & BEA Architects to be my legal representative before the Planning & Dev. Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 24 day of October

SIGNATURE OF CURRENT OWNER

GLENN A WILTSHIRE

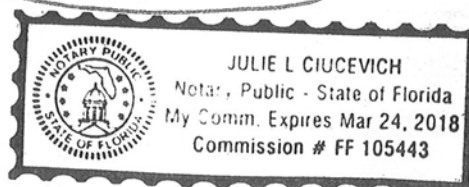
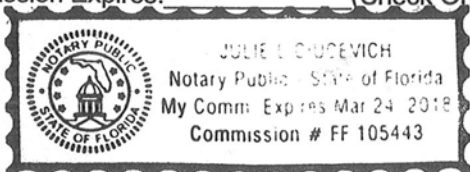
PRINT NAME

Julie L. Ciucevich

Notary Public State of Florida

My Commission Expires: _____ (Check One)

Personally known to me; OR _____



**Florida International Terminal
4100 McIntosh Road**

CRITERIA STATEMENT

Site is an industrial port terminal, roughly around 1,392,986 S.F. in the heart of Port Everglades with no residential nearby. McIntosh Road limits the site on the West and SE 42th Street limits the site on the South; this is also where the entrance to the parking lot is located. Ships use the Stranahan River on the East side to load and unload containers while neighbor company King Ocean's container shipping yard defines the north limits.

The proposed office building has a footprint of 5,500 S.F. The building is a simple rectangle, 110'-0" in length x 50'-0" in width. It has a gable roof with ridge at 20'-0" above grade and a row of clerestory windows facing north.

The building sits on a pile foundation with a pre-engineered steel frame structure. Exterior finishes consist on painted metal walls and roof panels.

Adjacent structures consist of truck entrance gatehouse complexes, maintenance canopies, loading docks, one story pre-manufactured office trailers and shipping containers stacked on top of each other. (40'-0" HT. Typ.)

Site has no landscaping as the entire property is completely used for shipping containers.

**FLORIDA INTERNATIONAL TERMINAL LLC
4100 McIntosh Rd.
Hollywood, FL 33316**

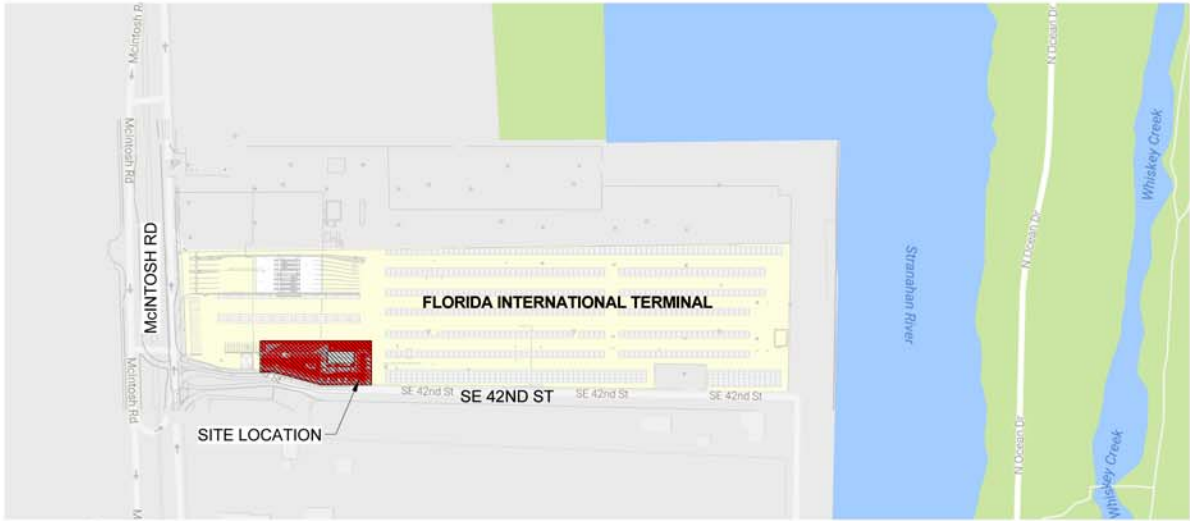
LEGAL DESCRIPTION

A PORTION OF PARCEL "A" PORT EVERGLADES PLAT NO. 11, RECORDED IN PLAT BOOK 144, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN THE WEST HALF (W 1/2) OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND THE EAST HALF OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 42 EAST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

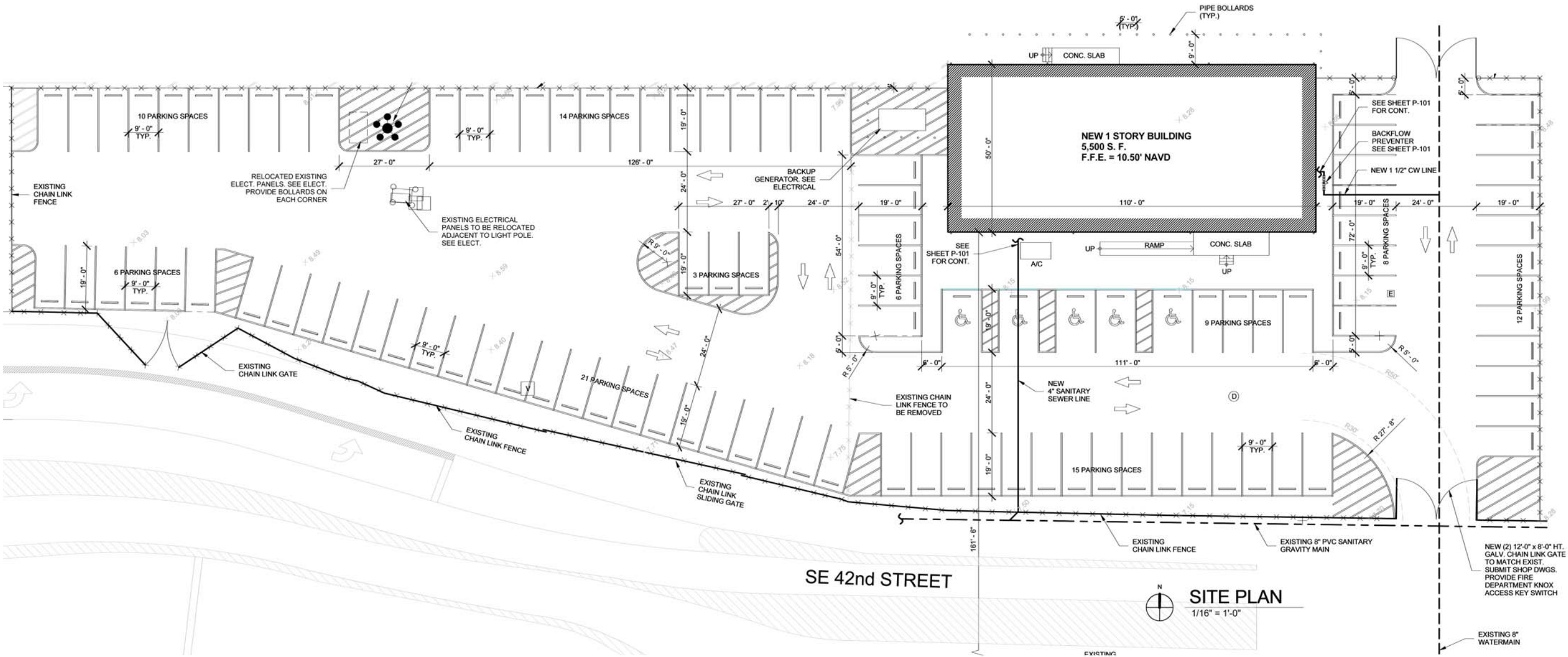
COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A" PORT EVERGLADES PLAT NO. 11; THENCE SOUTH 02°25'19" EAST, ALONG THE WEST LINE OF SAID PARCEL "A" AND BEING THE EAST RIGHT-OF-WAY LINE OF MCINTOSH ROAD AS RECORDED IN OFFICIAL RECORD BOOK 3365, PAGE 609, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR A DISTANCE OF 1798.64 FEET; THENCE NORTH 87°34'41" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°10'48" EAST, A DISTANCE OF 2540.97 FEET; THENCE SOUTH 00°53'42" WEST, A DISTANCE OF 146.30 FEET; THENCE SOUTH 01°01'34" WEST, A DISTANCE OF 201.12 FEET; THENCE NORTH 88°54'14" WEST, A DISTANCE OF 65.79 FEET; THENCE SOUTH 01°05'46" WEST, A DISTANCE OF 94.25 FEET; THENCE SOUTH 88°54'14" EAST, A DISTANCE OF 65.91 FEET; THENCE SOUTH 01°01'34" WEST, A DISTANCE OF 173.21 FEET; THENCE NORTH 89°02'58" WEST, A DISTANCE OF 340.65 FEET; THENCE NORTH 00°02'22" WEST, A DISTANCE OF 103.61 FEET; THENCE NORTH 89°00'06" WEST, A DISTANCE OF 216.29 FEET; THENCE SOUTH 00°07'23" EAST, A DISTANCE OF 103.98 FEET; THENCE NORTH 89°05'47" WEST, A DISTANCE OF 515.41 FEET; THENCE NORTH 89°03'40" WEST, A DISTANCE OF 846.94 FEET; THENCE NORTH 85°31'27" WEST, A DISTANCE OF 30.05 FEET; THENCE NORTH 76°51'39" WEST, A DISTANCE OF 93.54 FEET; THENCE NORTH 71°41'48" WEST, A DISTANCE OF 96.38 FEET; THENCE NORTH 89°23'28" WEST, A DISTANCE OF 41.96 FEET; THENCE NORTH 89°37'30" WEST, A DISTANCE OF 129.28 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 01°24'59" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°50'39" AND A RADIUS OF 290.22 FEET FOR AN ARC DISTANCE OF 70.13 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 73°39'25" WEST ALONG SAID NON-TANGENT LINE, A DISTANCE OF 108.09 FEET; THENCE NORTH 69°34'23" WEST, A DISTANCE OF 9.66 FEET; THENCE NORTH 64°36'41" WEST, A DISTANCE OF 30.42 FEET; THENCE NORTH 02°24'24" WEST, A DISTANCE OF 177.89 FEET; THENCE NORTH 02°25'19" WEST, A DISTANCE OF 253.33 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA.

PROJECT INFORMATION



ZONING ANALYSIS		
BUILDING USE:	OFFICES	
ZONING DISTRICT:	PEDD PORT EVERGLADES DEVELOPMENT DISTRICT	
PARKING:	<u>REQUIRED</u>	<u>PROVIDED</u>
	1 PLACE / 250 S.F. OF GROSS AREA 5,500 S.F. / 250 S.F. = 22	104 (INCLUDING 5 ADA SPACES)



NEW OFFICE BUILDING

AT FLORIDA INTERNATIONAL TERMINAL

4100 McINTOSH ROAD, HOLLYWOOD FLORIDA 33316

PERMIT SET
OCTOBER 24, 2016



INDEX OF DRAWINGS

COVER PAGE
SURVEY

ARCHITECTURE

LS-101 LIFE SAFETY PLAN
A-101 SITE PLAN
A-102 FLOOR PLAN
A-103 REFLECTED CEILING PLAN
A-104 ROOF PLAN
A-201 ELEVATIONS
A-301 SECTION A
A-401 ENLARGED RESTROOMS
A-601 DOOR & WINDOW SCHEDULES
A-901 WALL TYPES & ADA DETAILS

STRUCTURE

S-101 FOUNDATION & FLOOR FRAMING PLAN
S-102 GENERAL NOTES, SCHEDULES & DETAILS
S-103 SECTIONS AND DETAILS

MECHANICAL

M-001 GENERAL NOTES & SYMBOLS
M-101 MECHANICAL FLOOR PLAN
M-201 MECHANICAL DETAILS
M-301 MECHANICAL SCHEDULES

ELECTRICAL

E-001 NOTES & SYMBOLS
E-101 ELECTRICAL POWER PLAN
E-102 ELECTRICAL LIGHTING PLAN
E-103 FIRE ALARM & DATA PLAN
E-201 PANEL SCHEDULES

PLUMBING

P-001 NOTES, SYMBOLS & ABBREVIATIONS
P-101 PLUMBING FLOOR PLAN
P-201 ISOMETRICS
P-301 DETAILS



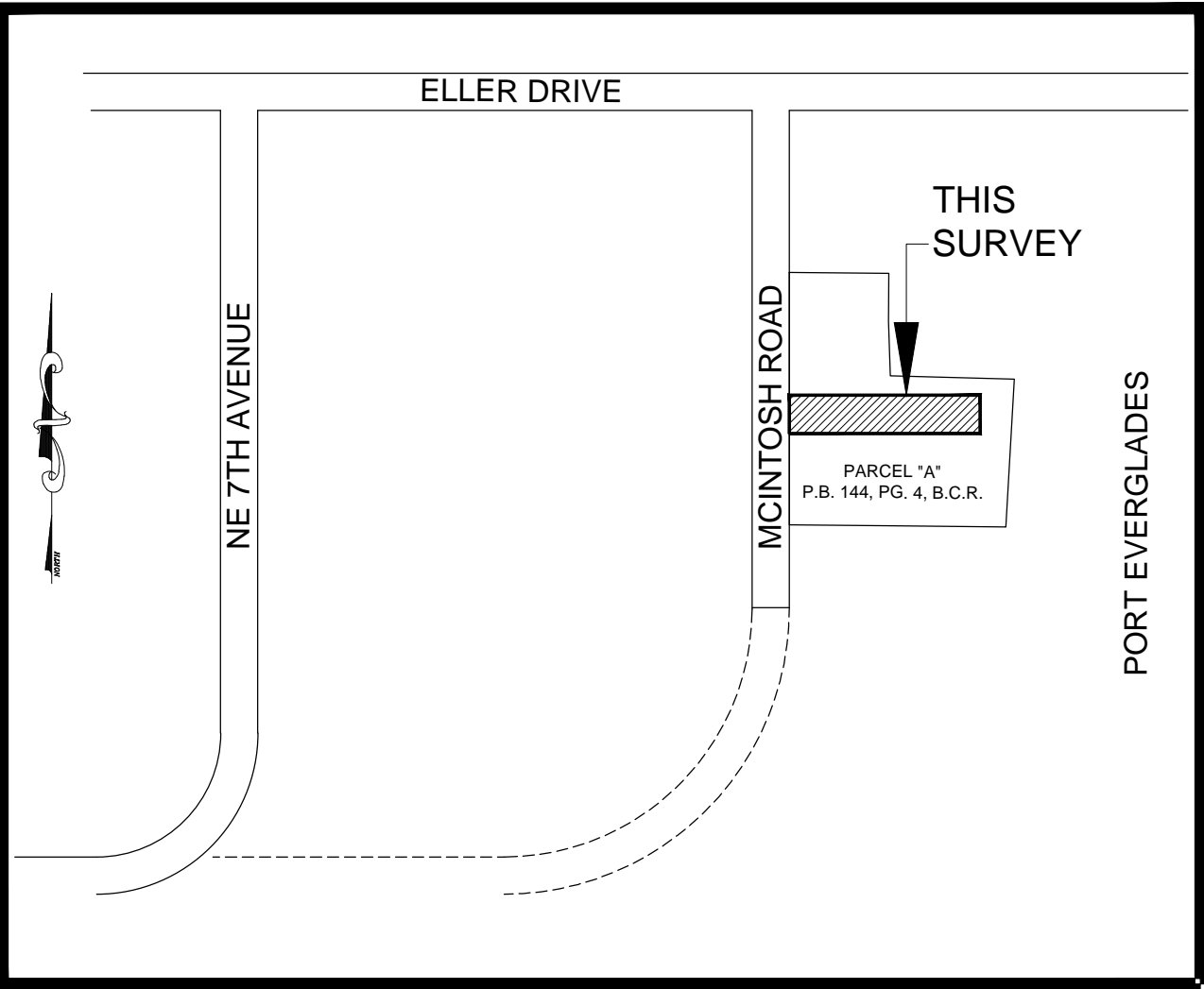
BEA architects, Inc.
LICENSE No. AA26001612

3075 NW South River Drive
Miami, FL 33142
PHONE: (305) 461-2053
FAX: (305) 634-0599
E-mail: ber@bea.com
<http://www.bea.com>

UTILITY TABLE:

STRUCTURE	RIM ELEV	PIPE SIZE & TYPE	INVERT ELEV	BOTTOM OF BOX	COMMENT
CATCH BASIN - 1	6.84'	12" RCP	1.94'(S)	(-) 1.86'	
CATCH BASIN - 2	6.93'	N/A	BAFFLE (E) BAFFLE (W)	(-) 2.62'	TOP OF BAFFLE 2.56' (E) TOP OF BAFFLE 3.93' (W)
CATCH BASIN - 3	6.79'	12" RCP N/A	1.39' (N) BAFFLE (W)	(-) 3.20'	TOP OF BAFFLE 4.77' (W)
CATCH BASIN - 4	6.59'	N/A	BAFFLE (S)	(-) 2.13'	TOP OF BAFFLE 3.64' (S)
CATCH BASIN - 5					UNABLE TO ACCESS DUE TO CONTAINER ON STRUCTURE
CATCH BASIN - 6	6.27'	N/A	BAFFLE (S)	(-) 2.80'	TOP OF BAFFLE 3.65' (S)
CATCH BASIN - 7	6.23'	N/A	BAFFLE (S)	(-) 3.04'	TOP OF BAFFLE 3.72' (S)
CATCH BASIN - 8	7.05'	N/A	BAFFLE (S)	(-) 2.45'	TOP OF BAFFLE 3.87' (S)
CATCH BASIN - 9					UNABLE TO ACCESS DUE TO CONTAINER ON STRUCTURE
CATCH BASIN - 10	7.28'	N/A	BAFFLE (S)	(-) 2.59'	TOP OF BAFFLE 4.50' (S)
CATCH BASIN - 11	6.72'	N/A	BAFFLE (W)	(-) 2.31'	TOP OF BAFFLE 4.11' (W)
CATCH BASIN - 12	6.23'	N/A	BAFFLE (S)	(-) 2.51'	TOP OF BAFFLE 3.70' (S)
CATCH BASIN - 13	6.43'	N/A	BAFFLE (N)	(-) 3.16'	TOP OF BAFFLE 3.49' (N)
CATCH BASIN - 14	6.71'	N/A	BAFFLE (W)	(-) 2.41'	TOP OF BAFFLE 3.88' (W)
CATCH BASIN - 15	7.03'	N/A	BAFFLE (S)	(-) 2.53'	TOP OF BAFFLE 3.86' (S)
CATCH BASIN - 16	7.06'	N/A	BAFFLE (S)	(-) 2.07'	TOP OF BAFFLE 3.92' (S)
CATCH BASIN - 17	6.48'	N/A	BAFFLE (N)	(-) 1.44'	TOP OF BAFFLE 3.68' (N)
CATCH BASIN - 18	6.77'	N/A	BAFFLE (W)	(-) 3.05'	TOP OF BAFFLE 3.19' (W)
CATCH BASIN - 19	7.01'	N/A	BAFFLE (S)	(-) 2.85'	TOP OF BAFFLE 3.13' (S)
CATCH BASIN - 20	7.25'	N/A	BAFFLE (E) BAFFLE (W)	(-) 3.11'	TOP OF BAFFLE 4.09' (E) TOP OF BAFFLE 4.33' (W)
CATCH BASIN - 21	7.35'	N/A	BAFFLE (E) BAFFLE (W)	(-) 2.25'	TOP OF BAFFLE 3.49' (E) TOP OF BAFFLE 3.35' (W)
CATCH BASIN - 22	7.11'	N/A	BAFFLE (S)	(-) 2.87'	TOP OF BAFFLE 3.20' (S)
CATCH BASIN - 23	6.80'	N/A	BAFFLE (W)	(-) 2.45'	TOP OF BAFFLE 3.96' (W)
CATCH BASIN - 24	6.46'	N/A	BAFFLE (N)	(-) 2.19'	TOP OF BAFFLE 3.49' (N)
CATCH BASIN - 25	6.18'	N/A	BAFFLE (S)	(-) 2.28'	TOP OF BAFFLE 3.84' (S)
CATCH BASIN - 26	6.52'	N/A	BAFFLE (E)	(-) 3.03'	TOP OF BAFFLE 3.38' (E)
CATCH BASIN - 27	6.83'	N/A	BAFFLE (S)	(-) 2.52'	TOP OF BAFFLE 3.41' (S)
CATCH BASIN - 28	7.13'	N/A	BAFFLE (E) BAFFLE (W)	(-) 2.86'	TOP OF BAFFLE 3.50' (E) TOP OF BAFFLE 3.71' (W)
CATCH BASIN - 29					UNABLE TO ACCESS
CATCH BASIN - 30					UNABLE TO ACCESS DUE TO CONTAINER ON STRUCTURE
CURB INLET - 1	7.83'	18" RCP	2.98'(W)	(-) 1.04'	
CURB INLET - 2	8.02'	24" X 12" ELLIPTICAL RCP	2.35'(W)	0.50'	
CURB INLET - 3	7.17'	12" RCP	2.04'(SE)	(-) 0.59'	
CURB INLET - 4	7.27'	36" RCP 36" RCP 18" RCP 18" RCP	1.43' (N) 1.25' (S) 1.22' (E) 0.91' (W)	0.50'	
DRAINAGE MANHOLE - 1	7.88'		2.78'(SW)	(-) 0.38'	
DRAINAGE MANHOLE - 2	7.07'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 3	7.51'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 4	7.58'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 5	7.16'				UNABLE TO ACCESS

DRAINAGE MANHOLE - 6	7.24'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 7	7.57'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 8	7.94'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 9	7.55'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 10	7.80'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 11	7.82'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 12	7.83'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 13	7.86'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 14	7.38'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 15	7.33'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 16	8.15'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 17	8.17'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 18	7.35'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 19	7.33'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 20	6.78'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 21	7.53'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 22	7.46'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 23	8.10'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 24	8.45'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 25	8.22'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 26	8.17'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 27	7.34'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 28	6.61'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 29	7.64'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 30	7.38'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 31	6.80'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 32	7.55'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 33	7.57'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 34	8.13'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 35	8.10'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 36	8.44'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 37	8.10'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 38	8.11'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 39	6.84'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 40	7.22'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 41	7.14'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 42	6.51'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 43	6.58'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 44	6.60'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 45	6.48'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 46	6.51'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 47	7.95'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 48	8.34'				UNABLE TO ACCESS
DRAINAGE MANHOLE - 49	8.34'	18" RCP	0.95'(E)	(-) 0.99'	
SANITARY MANHOLE - 1	7.32'				UNABLE TO ACCESS
SANITARY MANHOLE - 2	6.88'				UNABLE TO ACCESS



LOCATION SKETCH
NOT TO SCALE

LAND DESCRIPTION:

A PORTION OF PARCEL "A", PORT EVERGLADES PLAT NO.11, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, ON PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

- THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS IS NOT A BOUNDARY SURVEY.
- THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) ORTHOMETRIC HEIGHT. SAID ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC SURVEY (NGS) BENCHMARK NAMED "872 2956 A" OF BROWARD COUNTY, FLORIDA; AND ON THE PORT EVERGLADES BENCHMARK "T-31" AS IT APPEARS ON THE PORT EVERGLADES BENCHMARK MAP BY CRAVEN AND THOMPSON & ASSOCIATES, INC. BENCHMARK "872 2956 A" HAS A NAVD 88 ORTHOMETRIC ELEVATION OF 10.60 FEET. IT IS A SURVEY DISK AND ITS LOCATION DESCRIBED BY THE NGS AS: LOCATED 62.0 FT (18.9 M) EAST OF THE CENTERLINE OF MCINTOSH ROAD NORTHBOUND LANES, 31.0 FT (9.4 M) SOUTH OF THE CENTERLINE OF ELLER DRIVE EASTBOUND LANES, 29.0 FT (8.8 M) NORTHEAST OF A LARGE MAST ARM POST SUPPORTING TRAFFIC SIGNALS AND STREET SIGNS, 11.4 FT (3.5 M) WEST-NORTHWEST OF A FIRE HYDRANT AND 5.1 FT (1.6 M) NORTHWEST OF A CARSONITE WITNESS POST. BENCHMARK "T-31" HAS A NAVD 88 ORTHOMETRIC ELEVATION OF 8.865 FEET. IT IS A PK NAIL WITH WASHER. THE BENCHMARK IS LOCATED INSIDE THE PORT EVERGLADES FACILITIES, SOUTH OF A CONCRETE BUILDING WITH ADDRESS 4501 MCINTOSH ROAD. THE BENCHMARK LIES ON A CONCRETE SLAB 30.10' SOUTH EAST FROM THE SOUTH WEST CORNER AND 27.00' SOUTH WEST FROM THE SOUTH EAST CORNER OF SAID CONCRETE BUILDING.
- FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83/NSRS11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
- THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/- 0.02' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/40 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY HAVE BEEN ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/- 0.1'.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 40' OR SMALLER.
- ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
- STRUCTURES LABELED "UNABLE TO ACCESS" ARE EITHER UNDER SHIPPING CONTAINERS, BOLTED DOWN OR IN NEED OF MACHINERY TO OPEN.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON SEPTEMBER 26, 2016 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

A.M. LAZOWICK
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 4105
STATE OF FLORIDA

DATE	REVISION	BY

DATE	9/26/16
SCALE	NONE
FIELD BOOK	732
DRAWN BY	S.M.
CHECKED BY	A.M.L.

KEITH
& ASSOCIATES, INC.

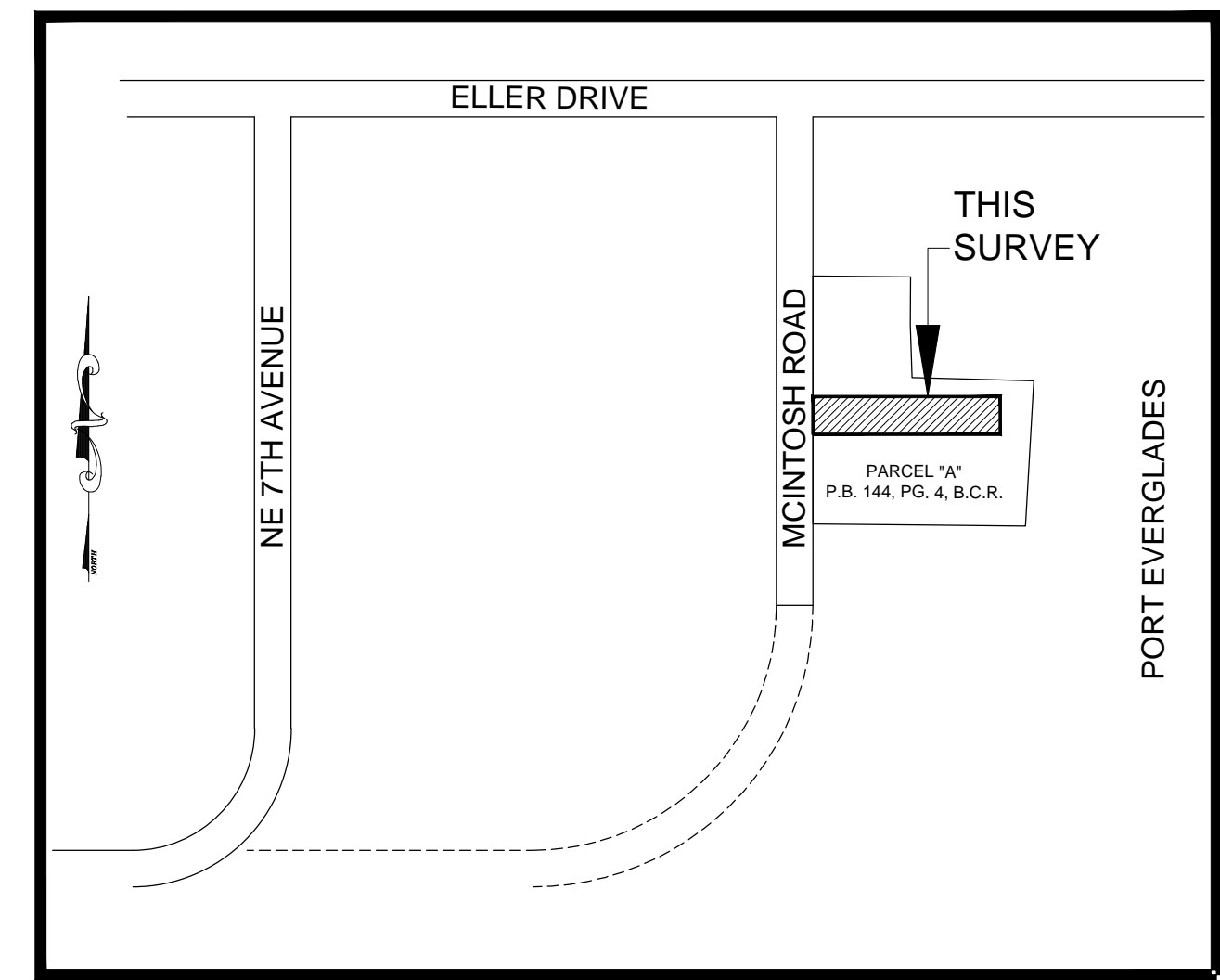
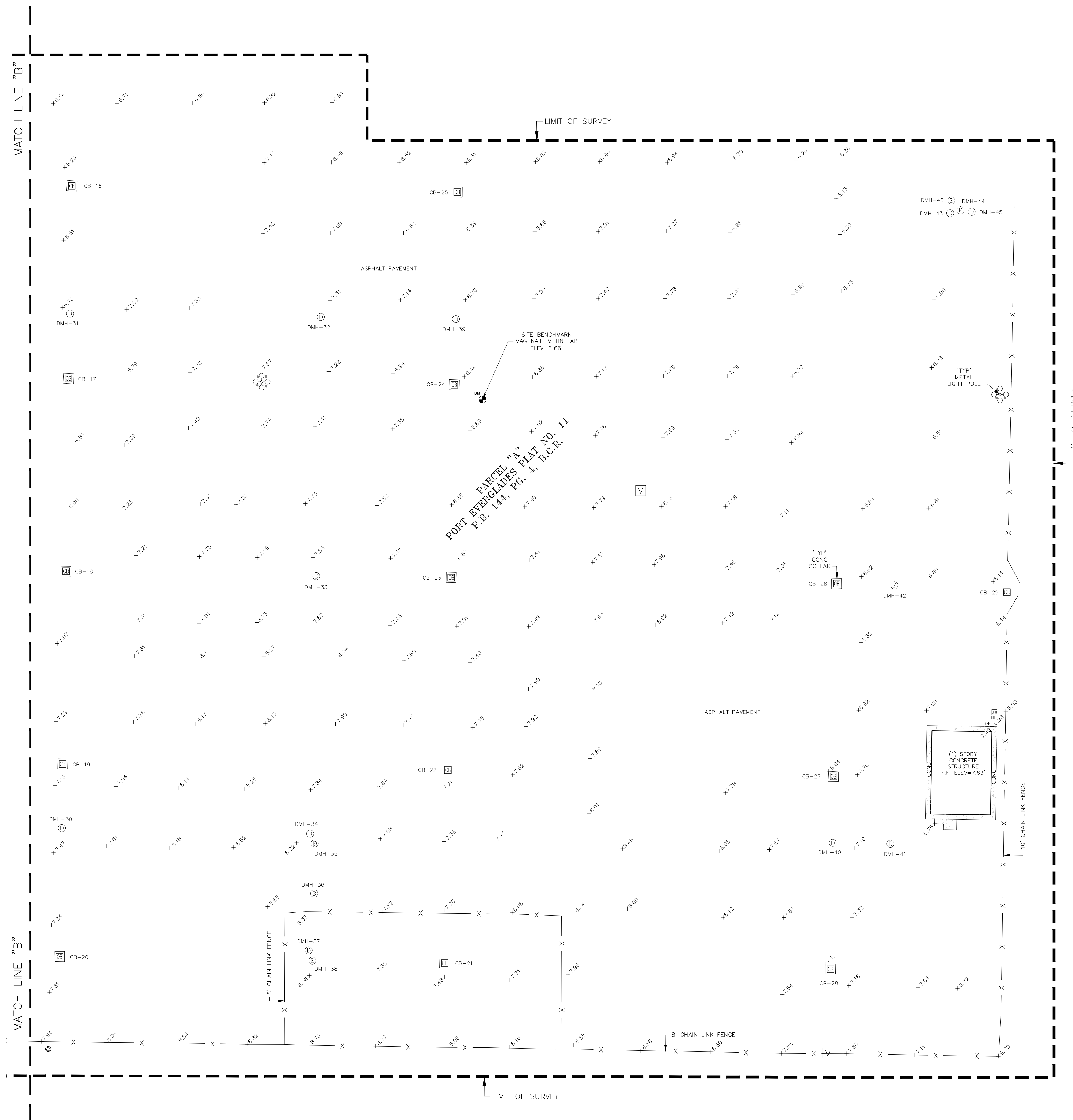
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

TOPOGRAPHIC SURVEY
F.I.T. SITE

A PORTION OF PARCEL "A", PORT EVERGLADES PLAT NO.11
PLAT BOOK 144, PAGE 4, B.C.R.
CITY OF HOLLYWOOD BROWARD COUNTY FLORIDA

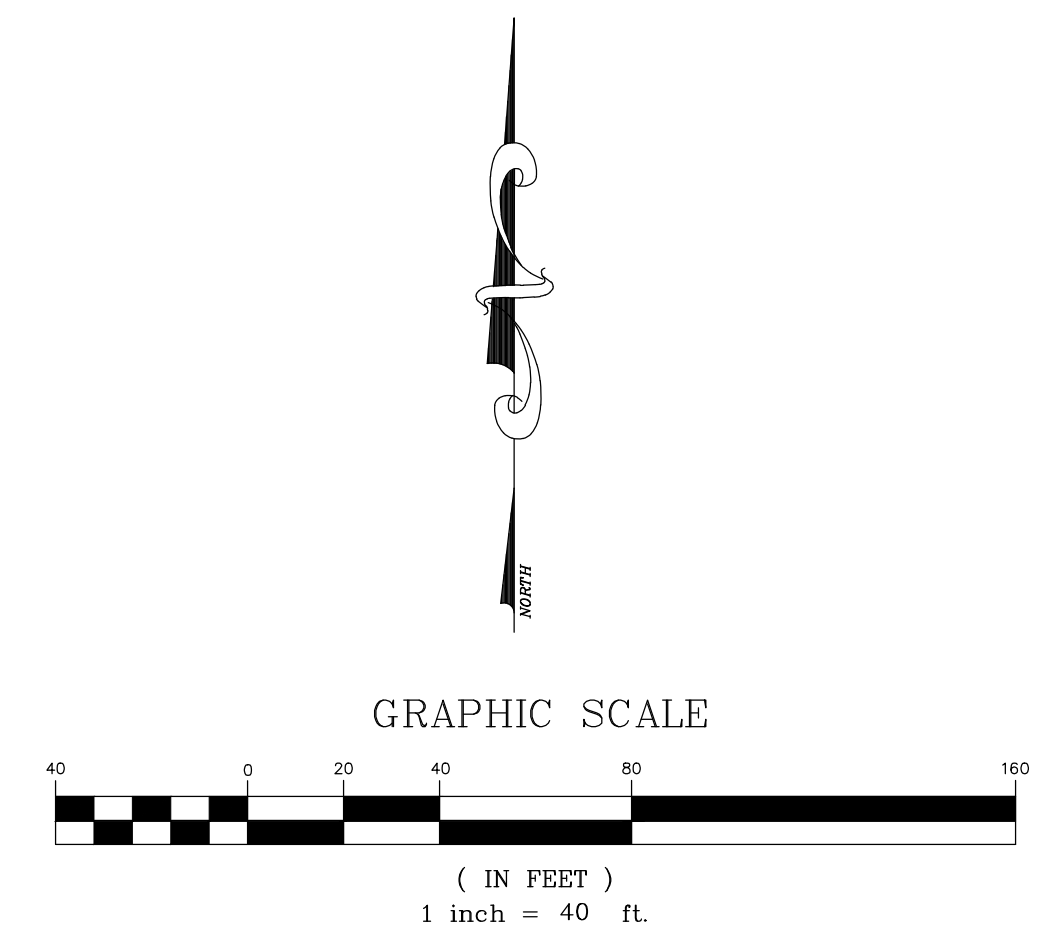
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PROJECT NUMBER			
09226.01			

























LOCATION SKETCH

NOT TO SCALE



LEGEND:

- | | |
|---|---------------------------------------|
| B.C.R. | BROWARD COUNTY RECORDS |
| BFP | BACK FLOW PREVENTER |
| BM | BENCHMARK |
| CB | CATCH BASIN |
| CI | CURB INLET |
| CONC | CONCRETE |
| COR | CORNER |
| EHH | ELECTRIC HAND HOLE |
| ELEC | ELECTRIC |
| ELEV | ELEVATION |
| L.B. | LICENSED BUSINESS |
| NAVD | NORTH AMERICAN VERTICAL DATUM OF 1988 |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| PVC | POLYVINYL CHLORIDE |
| RCP | REINFORCED CONCRETE PIPE |
| R/W | RIGHT-OF-WAY |
| TYP | TYPICAL |
| W/ | WITH |
|  | ANTENNA ON CONCRETE POLE |
|  | BACK FLOW PREVENTER |
|  | BENCH MARK |
|  | BOLLARD |
|  | CATCH BASIN |
|  | CENTERLINE |
|  | CONCRETE LIGHT POLE |
|  | CURB INLET |
|  | ELECTRIC BOX |
|  | ELECTRIC PANEL |
|  | ELECTRIC OUTLET |
|  | FIRE HYDRANT |
|  | GENERATOR ON CONCRETE PAD |
|  | METAL LIGHT POLE |
|  | SANITARY SEWER MANHOLE |
|  | SINGLE POST SIGN |
|  | STORM DRAINAGE MANHOLE |
|  | TRANSFORMER |
|  | WATER METER |
|  | WATER VALVE |
| | VAULT |
| | DENOTES CONCRETE |
| | HARD SURFACE ELEVATION |
| | SOFT SURFACE ELEVATION |
| | CHAIN LINK FENCE |
| | NON-VEHICULAR ACCESS |

[illegible]

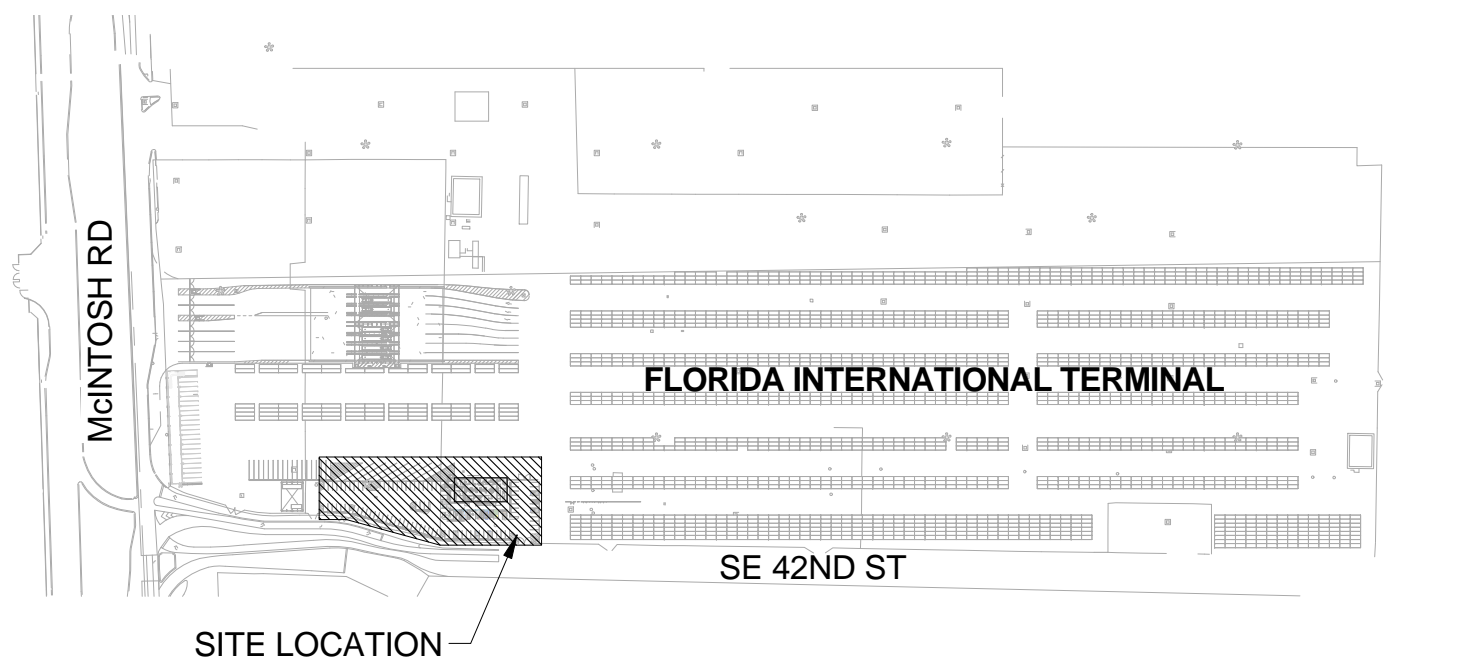
DATE	9/26/16
SCALE	1"= 40'
FIELD BOOK	732
DRAWN BY	S.M.
CHECKED BY	A.M.L.

KEITH
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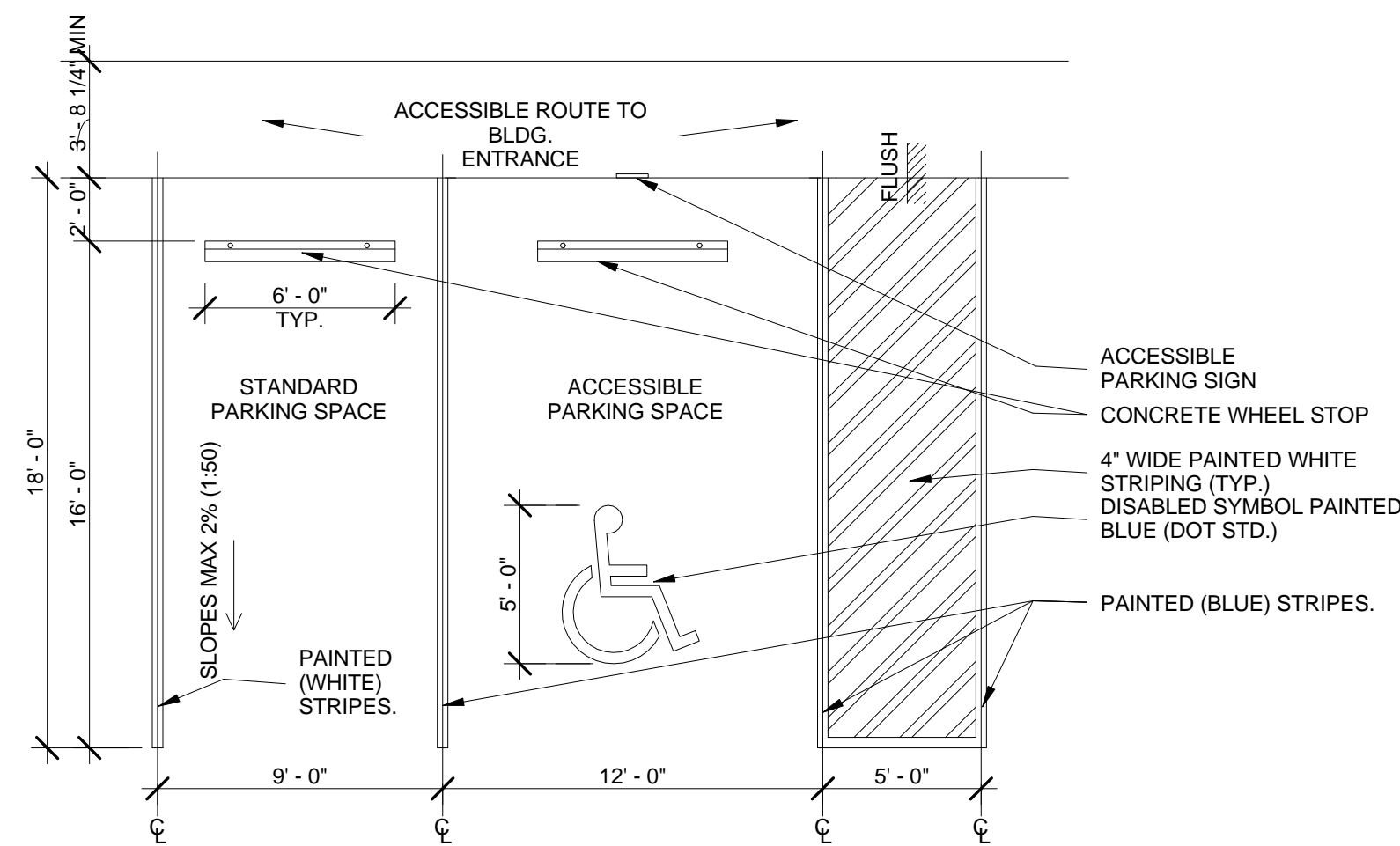
TOPOGRAPHIC SURVEY

F.I.T. SITE

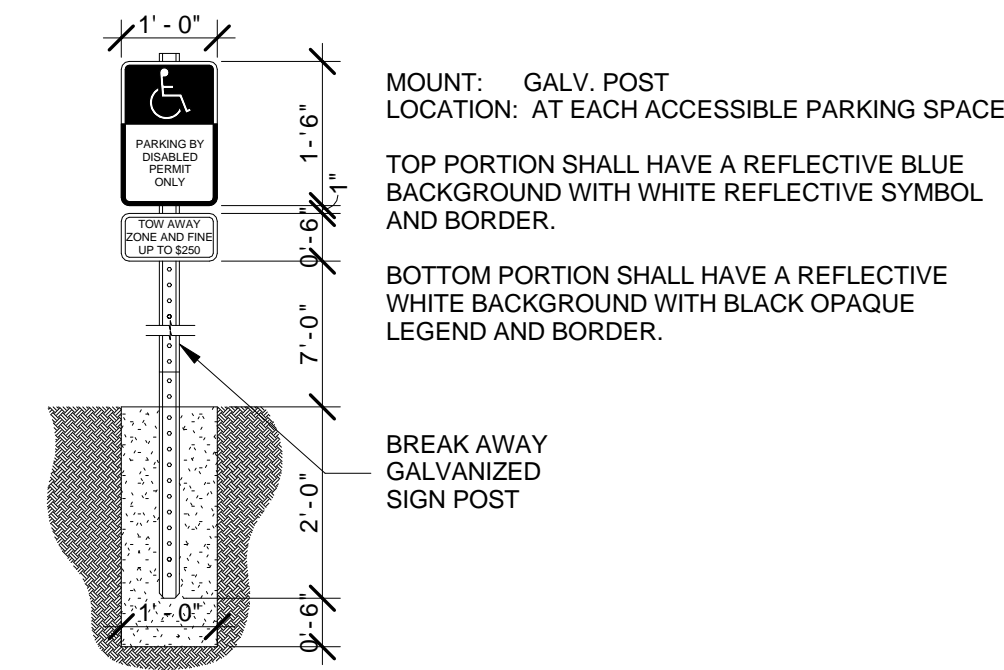
A PORTION OF PARCEL "A", PORT EVERGLADES PLAT NO.11
PLAT BOOK 144, PAGE 4, B.C.R.
CITY OF HOLLYWOOD BROWARD COUNTY FLORIDA



KEY PLAN
1" = 400'-0"



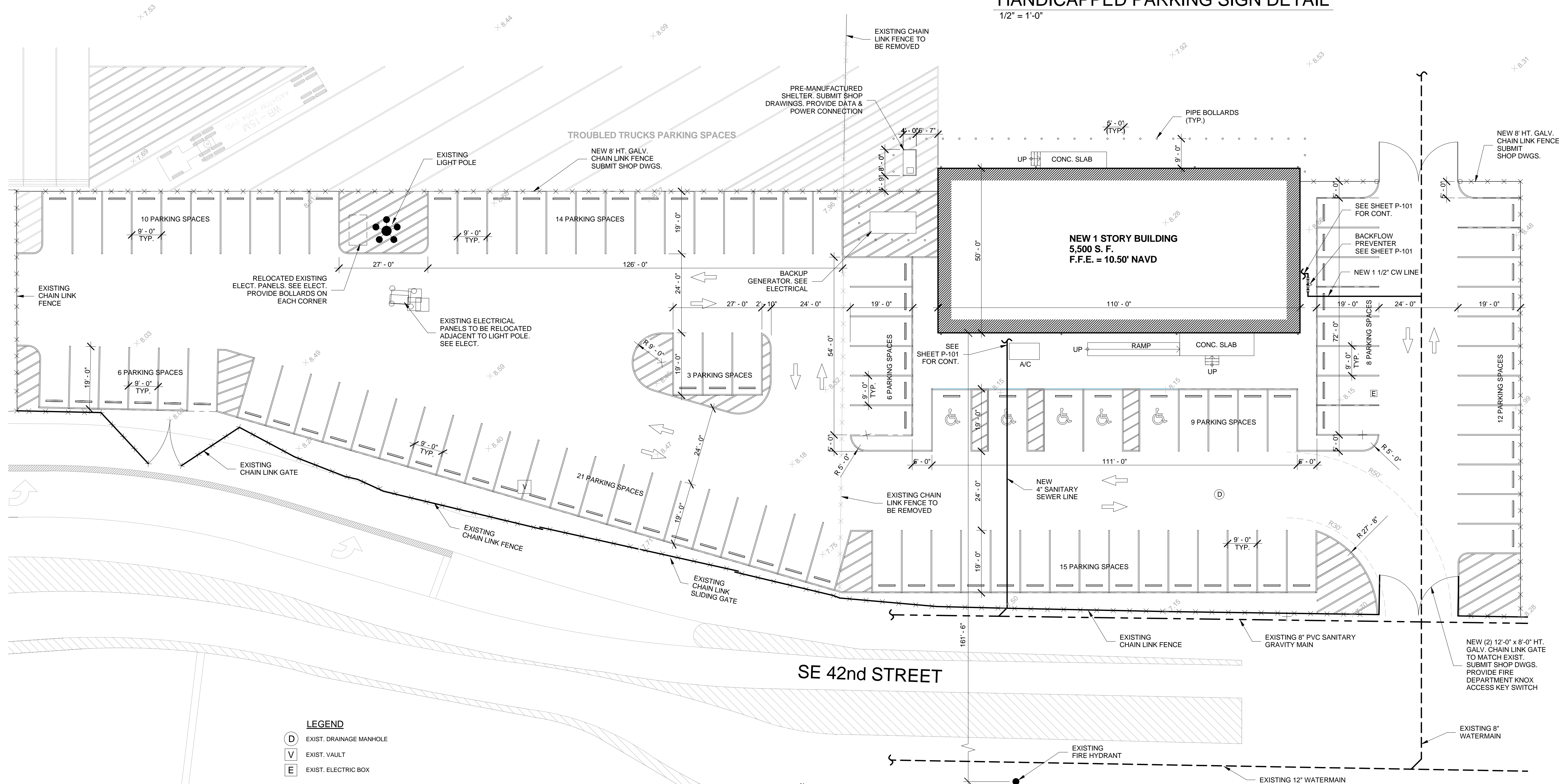
TYPICAL ACCESSIBLE PARKING STALL
3/16" = 1'-0"



HANDICAPPED PARKING SIGN DETAIL
1/2" = 1'-0"

ZONING ANALYSIS		
BUILDING USE:	OFFICES	
ZONING DISTRICT:	PEDD PORT EVERGLADES DEVELOPMENT DISTRICT	
PARKING:	REQUIRED	PROVIDED
	1 PLACE / 250 S.F. OF GROSS AREA 5,500 S.F. / 250 S.F. = 22	104 (INCLUDING 5 ADA SPACES)

- GREEN BUILDING PRACTICES**
CITY OF HOLLYWOOD Ord. O-2011-06
1. DEDICATED RECYCLING AREA
SEE A-102
 2. ENERGY EFFICIENT LOW E WINDOWS
SEE A-601
 3. ENERGY EFFICIENT DOORS
SEE A-601
 4. PROGRAMMABLE THERMOSTATS
SEE M-301
 5. OCCUPANCY/VACANCY SENSORS
SEE E-103 & E-104
 6. ALL ENERGY EFFICIENT OUTDOOR LIGHTING
SEE E-001
 7. ALL HOT WATER PIPES INSULATED
SEE P-001 NOTE 15/15A
 8. MERV OF AIR FILTERS >8 ON ALL AC UNITS
SEE M-301
 9. ROUGH-IN PLUMBING FOR FUTURE SOLAR HOT WATER SYSTEM
SEE P-201
 10. TANKLESS WATER HEATER.
SEE P-101



- LEGEND**
- D EXIST. DRAINAGE MANHOLE
 - V EXIST. VAULT
 - E EXIST. ELECTRIC BOX

SITE PLAN
1/16" = 1'-0"

FLORIDA INTERNATIONAL TERMINAL
OFFICE BUILDING



SHEET TITLE:
SITE PLAN

REVISIONS		
#	DESCRIPTION	DATE

SUBMITTAL:
PERMIT SET

SCALE: As indicated

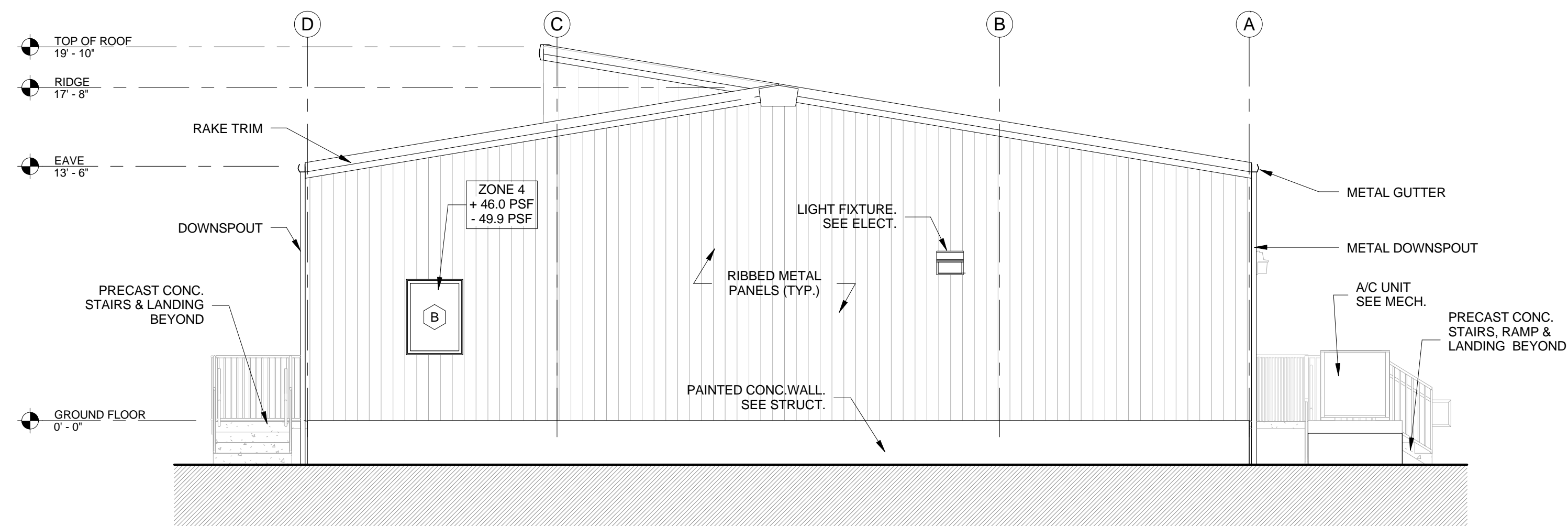
DATE: OCTOBER 24, 2016

PROJECT No: 15-1321

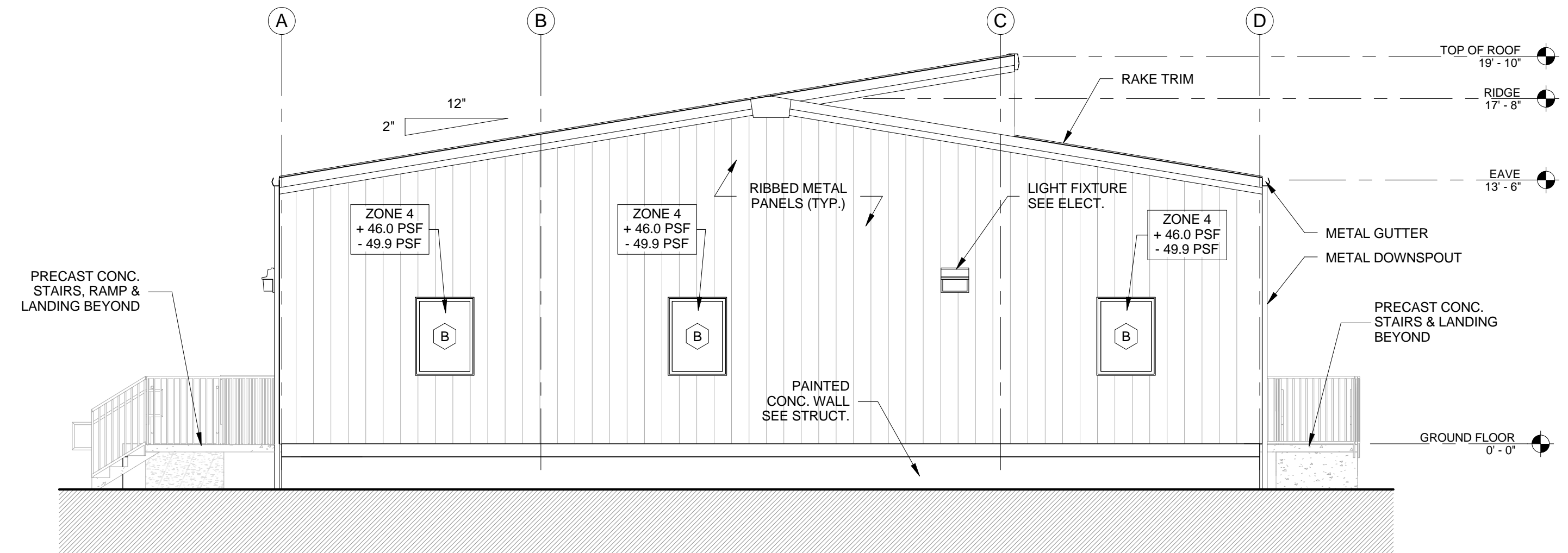
DRAWN BY: A.Z. CHECKED BY: B.E.R.

SHEET No:

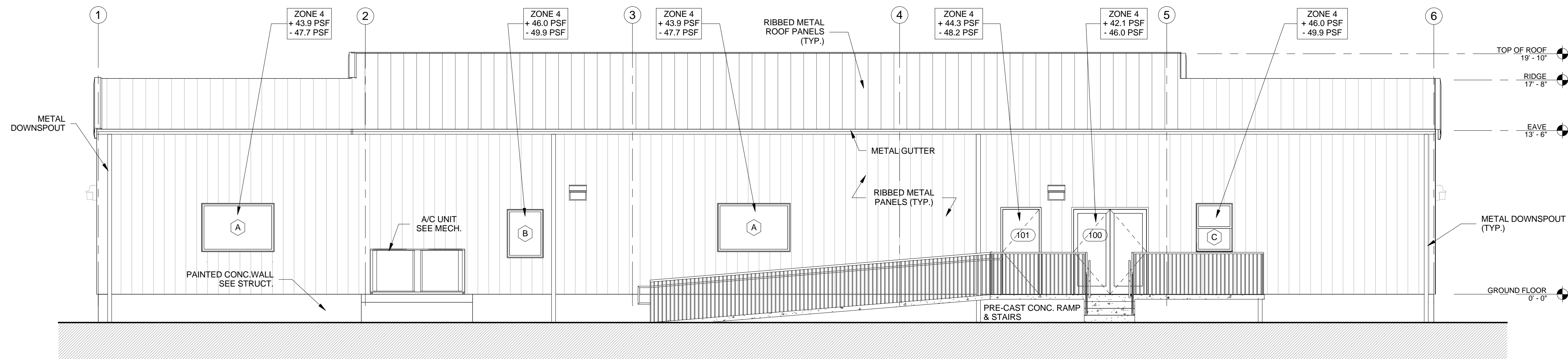
A-101



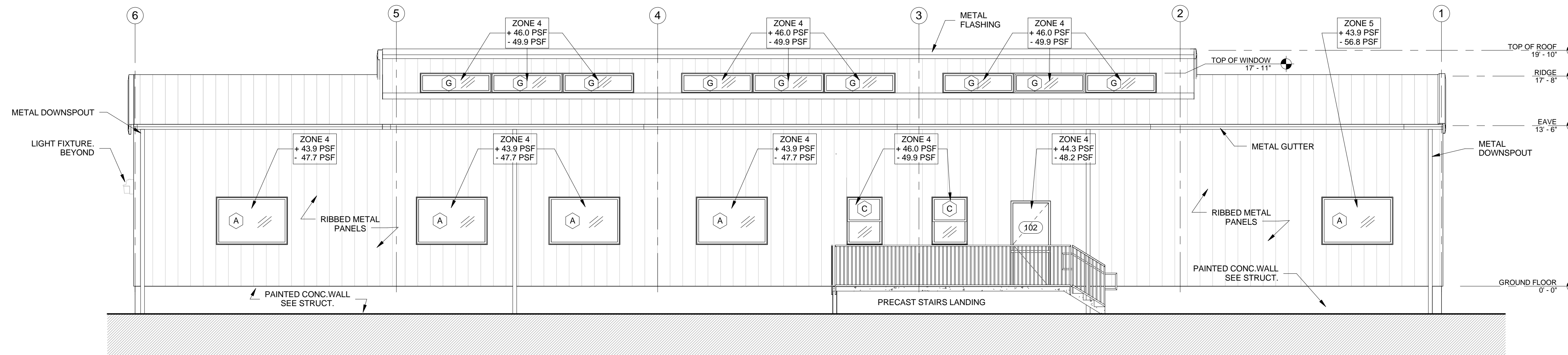
WEST ELEVATION
3/16" = 1'-0"



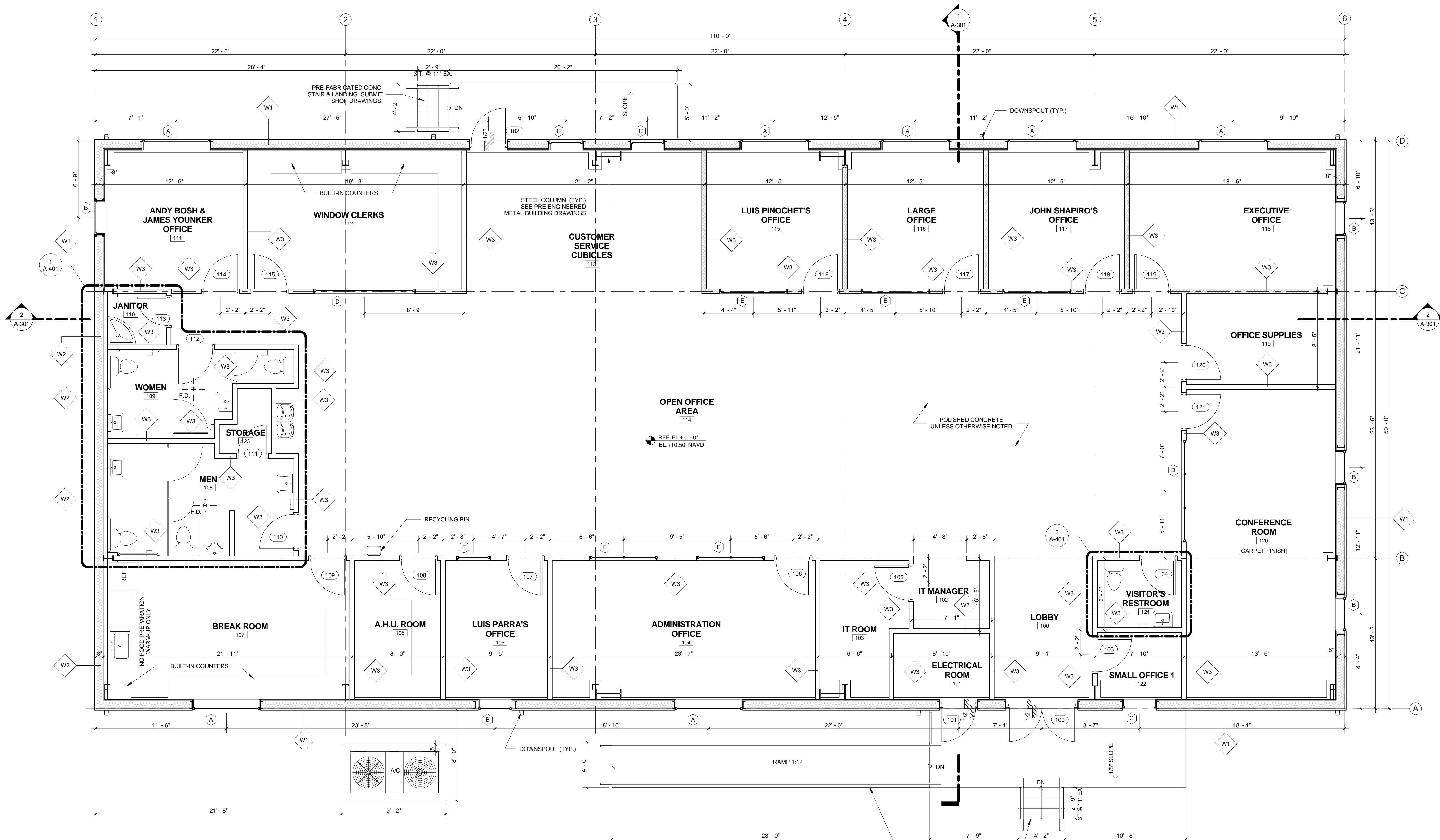
EAST ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"



NORTH ELEVATION
3/16" = 1'-0"



THE BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER F.B.C. 1816.1.7. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT FROM A LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

INTERIOR FINISH CLASSIFICATION LIMITATION NFPA 101 (2012), TABLE A.10.2.2			
OCCUPANCY	EXITS	EXIT ACCESS CORRIDORS	OTHER SPACES
BUSINESS (NEW)	A OR B I OR II	A OR B	A, B OR C

FLOOR PLAN
1/4" = 1'-0"

BEA architects, Inc.
LICENSE No. A426001812
3075 NW South River
Ave.
Miami, FL 33142
PHONE: (305) 461-2053
E-mail: info@bea.com
http://www.bea.com

BRUNO E. RAMOS
FL LICENSE #472160

**FLORIDA INTERNATIONAL TERMINAL
NEW OFFICE BUILDING**

4100 MCINTOSH RD
HOLLYWOOD, FL 33316

fit florida international terminal LLC

SHEET TITLE:
FLOOR PLAN

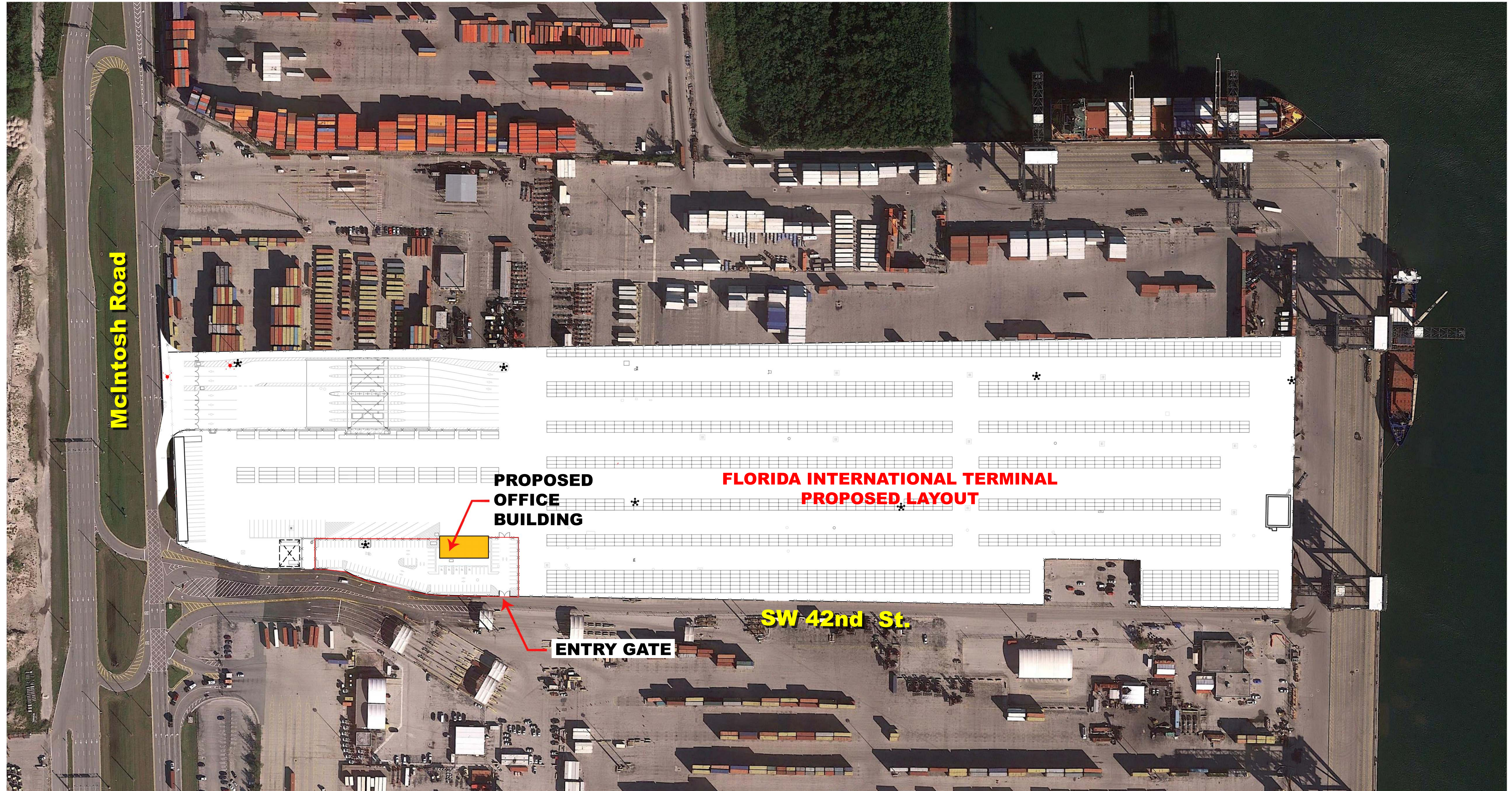
REVISIONS	
#	DESCRIPTION

SUBMITTAL:
PERMIT SET

SCALE: 1/4" = 1'-0"
DATE: **OCTOBER 24, 2016**
PROJECT No: 15-1321
DRAWN BY: A.Z. CHECKED BY: A.P.
SHEET No:

A-102











SITE PICTURES

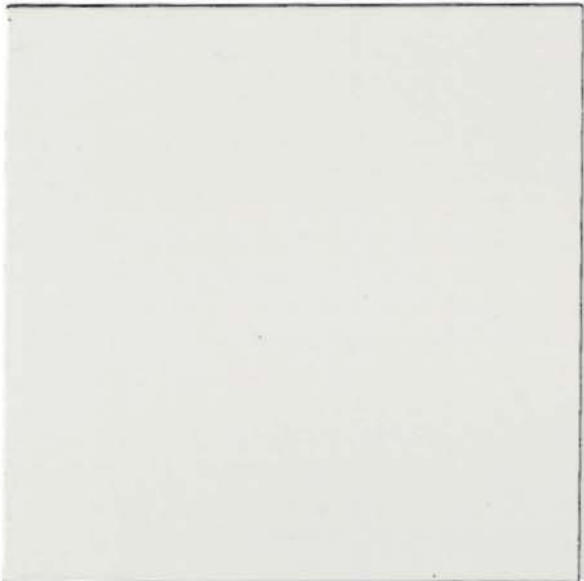


SITE PICTURES



SITE PICTURES

POLAR WHITE



METAL WALL PANELS

COBALT BLUE



METAL ROOF PANELS & TRIM

Attachment B


Land Use and Zoning Map




**DEVELOPMENT SERVICES
PLANNING**

Legend

 Subject Property

 Major Roads

 Streets

LAND USE

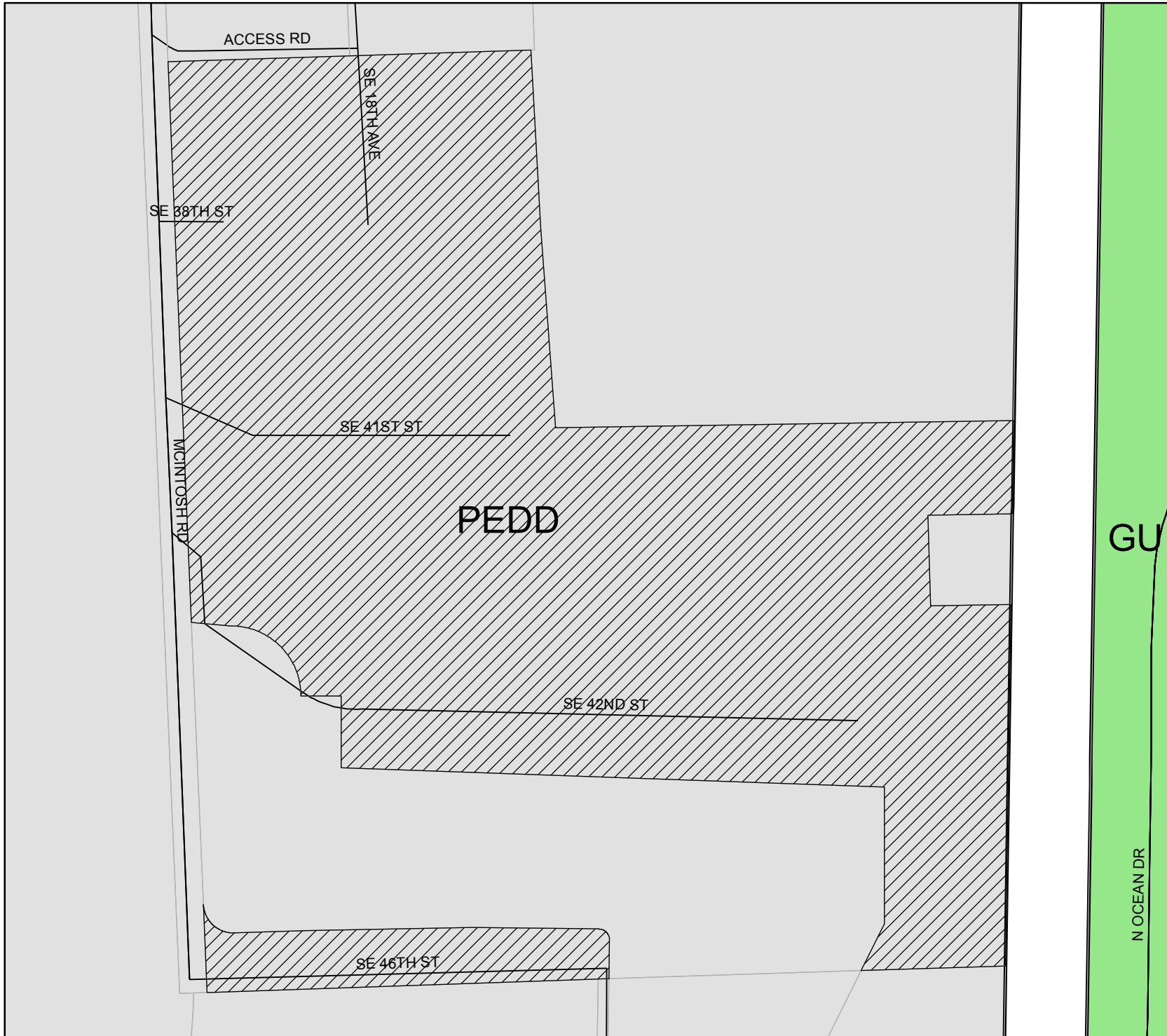
 TRANS

 OSR

ZONING

 PEDD

 GU



0 125 250 500 Feet

