

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

**DATE:** October 19, 2017 **FILE:** 17-DP-33  
**TO:** Planning and Development Board  
**VIA:** Leslie A. Del Monte, Planning Manager   
**FROM:** Alexandra Carcamo, Principal Planner   
**SUBJECT:** Brian Neff c/o Apogee Investment Partners, LLC request Design and Site Plan for an approximate 50,000 sq. ft. manufacturing facility (Sintavia).

**REQUEST**

Design and Site Plan for an approximate 50,000 sq. ft. manufacturing facility.

**RECOMMENDATION**

Design: Approval.

Site Plan: Approval, if Design is granted.

**REQUEST**

The Applicant is requesting Design and Site Plan approval for an approximate 50,000 square foot corporate office and manufacturing facility known as Sintavia. The site is generally located on the northeast corner of SW 25th Avenue and north of SW 39th Street, within Port 95. The property is vacant at a little over two acres and is surrounded by County owned vacant land.

The proposed building is two stories and 35 feet in height. The building's massing, scale, and rhythm are compatible with the desired character for the area. The design is contemporary with clean lines and modern finishes. Architectural treatment and materials include: concrete tilt up panels with scores and reveals, as well as metal and glazing accents throughout. Moldings and fenestrations are added to enhance the surface and better define the volume of the structure. The company's brand is used as an architectural element identifying the building and tying in the accent color proposed.

The Site Plan includes internal sidewalks to provide access from the parking lot connecting to the main entrance. Building setbacks, parking, and vehicular access and circulation are met. The site layout provides maximum protection to the area, saving the majority of the existing trees; the landscape plan incorporates an array of native trees, palms, and shrubs, exceeding the requirement for this district. The proposed landscape helps to highlight and enhance the design of the building; a landscaped exterior foyer for employees and guest to enjoy highlights the recessed entry of the building.

<b>Owner/Applicant:</b>	Brian Neff c/o Apogee Investment Partners, LLC
<b>Address/Location:</b>	Generally located on the northeast corner of SW 25th Avenue and north of SW 39th Street.
<b>Gross Area of Property:</b>	N/A
<b>Net Area of Property:</b>	102,550 sq. ft. (2.35 acres)
<b>Land Use:</b>	Industrial

**Zoning:** Medium Intensity industrial and Manufacturing (IM-3)  
**Existing Use of Land:** Vacant

#### **ADJACENT LAND USE**

**North:** County Regional Facility  
**South:** County Regional Facility  
**East:** County Regional Facility  
**West:** Industrial

#### **ADJACENT ZONING**

**North:** County Regional Facility  
**South:** County Regional Facility  
**East:** County Regional Facility  
**West:** Medium Intensity Industrial and Manufacturing (IM-3)

#### **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

Located within the Industrial District in Port 95, the project is entirely surrounded by other Industrial uses. 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. Approval of this request will allow the Applicant to build a new modern industrial building while maximizing the use of the land.

**Policy 6.6:** *Create and expand, where appropriate, commercial and industrial zones to increase tax revenues.*

**Policy 7.1:** *Future industrial land uses shall be located, to the maximum extent possible, with access to major transportation facilities including highways, airports, railroads, and seaports.*

**Policy 8.2:** *In order to ensure that sufficient amounts of industrial land are available to meet the City's future needs, those lands designated for industrial development on the City's Future Land Use Plan Map shall not be utilized for non-industrial purposes, except where in conformance with the Industrial Permitted Uses subsection of the City's Land Use Element.*

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

The project is located in Sub-Area 7, North Hollywood, geographically defined by 56th Avenue to the west, I-95 to the east, Sheridan Street to the south and SR 84 and Broward County Unincorporated areas to the north. This area includes the residential areas of Emerald Hills, Oakridge, and the industrial/office area of Port 95 Commerce Park. *Port 95 Commerce Park is a 283 acre industrial and office development just south of SR 84. Due to its strategic location, Port 95 Commerce Park appeals to several industries dependent on the Port and Airport... the Commerce Park also acts as a catalyst to upgrade the quality of development in the entire area as well as provide economic benefits to the City.*

The proposed request is consistent with City-Wide Master Plan based upon the following:

**Guiding Principle:** *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

**Guiding Principle:** *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

**Policy CW.21:** *Create and expand where appropriate commercial and industrial zones to increase tax dollars.*

**Policy CW.44:** Foster economic development through creative land use, zoning and development regulations, City services and City policies.

## **APPLICABLE CRITERIA**

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

**CRITERIA 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 design is modern with clean lines and modern finishes. Architectural treatment and materials include: concrete tilt up panels with scores and reveals, as well as metal and glazing accents throughout. Moldings and fenestrations are added to enhance the surface and to better define the volume of the structure. The architectural details for the proposed building fits harmoniously with the building's mass. As the Applicant states, "The building is designed to reflect its function as a manufacturing facility and office space."

**FINDING:** Consistent.

**CRITERIA 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 site is currently vacant and primarily surrounded by undeveloped or lightly developed land. The proposed building is two stories and is 35' in height. The building's massing, scale, and rhythm are compatible with the desired character for the area.

**FINDING:** Consistent.

**CRITERIA 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. Its overall mass is similar with the other buildings that are currently built around the area.

**FINDING:** Consistent.

**CRITERIA 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:** The landscape plan incorporates an array of native trees, palms, and shrubs, exceeding the requirement for this district. The proposed landscape design incorporates the existing trees and helps to highlight and enhance the design of the building; a landscaped exterior foyer for employees and guest to enjoy highlights the recessed entry of the building.

**FINDING:** Consistent.

#### **SITE PLAN**

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Zoning and Land Development Regulations on August 31, 2017. Therefore, staff recommends approval.

#### **ATTACHMENTS**

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



# ATTACHMENT A

## Application Package

## PLANNING DIVISION



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: 8/30/17

Location Address: 2500 SW 39th Street, Hollywood, FL  
Lot(s): NA Block(s): NA Subdivision: Port 95 Commerce Park

Folio Number(s): 5042 29 40 0045

Zoning Classification: IM-3 Land Use Classification: Industrial

Existing Property Use: Vacant Sq Ft/Number of Units: 102,635 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): \_\_\_\_\_

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

Explanation of Request: Construction of a new manufacturing facility for Sintavia

Number of units/rooms: N/A Sq Ft: 47,602 sf

Value of Improvement: 8,500,000. Estimated Date of Completion: 12/2018

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

Name of Current Property Owner: Brian Neff, c/o Apogee Investment Partners, LLC

Address of Property Owner: 3060 SW 2nd Avenue, Ft. Lauderdale, FL 33316

Telephone: 954 889-0601 Fax: \_\_\_\_\_ Email Address: bneff@sintavia.com

Name of Consultant/Representative/Tenant (circle one): Doug Snyder, c/o FSMY Architects /Planners

Address: 888 S Andrews Ave, S 300, Ft. Lauderdale, FL 33316 Telephone: 954 764-6575

Fax: 954 764-8622 Email Address: dsnyder@fsmymarch.com

Date of Purchase: 12/2016 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: None

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_



## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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

# 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: Meghan J West Date: 9/5/2017

PRINT NAME: Meghan West, CFO Date: 8/30/2017

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

PRINT NAME: Doug Snyder Date: 8/30/2017

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 Site Plan Approval to my property, which is hereby made by me or I am hereby authorizing Doug Snyder to be my legal representative before the Planning & Development (Board and/or Committee) relative to all matters concerning this application.

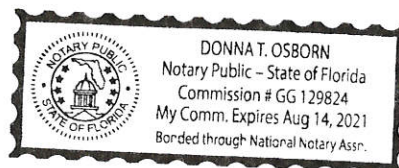
Sworn to and subscribed before me  
this 5<sup>th</sup> day of September

Donna T. Osborn

Notary Public

State of Florida

My Commission Expires: 8/14/21 (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_



Meghan J West  
Signature of Current Owner

Meghan West, CFO  
Print Name

# CRITERIA STATEMENT AND SUPPORT DOCUMENTS



**New Facility for Sintavia – FSMY Project No.: 16066**  
**2500 SW 39<sup>th</sup> Street**  
**Hollywood, Florida**

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- PROJECT NARRATIVE
- LEGAL DESCRIPTION
- DESIGN CRITERIA RESPONSE

# PROJECT NARRATIVE

## **Project Narrative:**

The project consists of the design of a new manufacturing facility for Sintavia. Sintavia is currently based in Davie and upon this projects completion will relocate to its new facility. The company is an innovator in the design, additive manufacturing and the material testing of optimized metal parts for the Aerospace & Defense, Ground Power, Oil & Natural Gas and Automotive Industries. Sintavia is one of the country's leader in the additive manufacturing process through its use of metal powder bed fusion printers (3D metal printers), metallurgical laboratory, mechanical testing and CT scanners.

The project is located at the northeast corner of SW 39<sup>th</sup> Street and SW 25<sup>th</sup> Avenue. The site is approximately 2.3 acres and is part of the Port 95 Commerce Park. The property located to the north is owned by the County (part of the clear zone for the Airport), as well as the vacant property to the east. The property located to the south (south side of SW 39<sup>th</sup> Street) is also owned by the County and is used as long term and employee parking for the Airport. Located to the west is the Federal Express distribution facility and immediately north is a general purpose warehouse and distribution building that are part of the port 95 Commerce Park.

The building consists of two major functions; manufacturing (36,642 sf – two story) and corporate office (11,020 sf – two story) areas. A loading dock is located on the east side of the building for receiving powder metal canisters and the shipping of products. An open masonry enclosure is located on the east side at the northern end to house various equipment that is needed to support the needed manufacturing equipment (generators, chiller units – equipment cooling and argon gas tanks).

The project will be designed in accordance with Florida Green Building Coalition (FGBC) certification. The current point total is approximately 149 points (Bronze Certification).



# LEGAL DESCRIPTION

A portion of Parcel D, **Port 95 Commerce Park**, according to the plat thereof, as recorded in Plat Book 144, Page 2, of the Public Records of Broward County, Florida, being more particularly described as follows:

**Beginning** at the Southwest corner Parcel C, **RAVENSWOOD FLL AIRPORT REDEVELOPMENT (PLAT**

**2)**, Plat Book 159, Page 19, of the Public Records of Broward County, Florida;

Thence, South 01°26'37" East, along the Southerly projection of the West line of said Parcel C, a distance of 10.00 feet to a point 15.00 feet North of the centerline of SW 39th Street as shown on said

**RAVENSWOOD FLL AIRPORT REDEVELOPMENT (PLAT 2);**

Thence, South 88°30'59" West, along the Westerly projection of said centerline, a distance of 286.98 feet;

Thence, North 01°26'45" West, a distance of 361.14 feet;

Thence, South 89°57'53" East, a distance of 287.09 feet to a point on the West line of said Parcel C;

Thence, South 01°26'37" East, along said West line, a distance of 343.53 feet to the **Point of Beginning**.

Said lands lying and being in the City of Hollywood, Broward County, Florida, and containing 102,550.13 net square feet (2.354 acres) more or less.

# CRITERIA STATEMENT

- 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.

**The building is designed to reflect its function as a manufacturing facility and office space. The office portion of the building is located to the far south and reflects an overall 2 story lower height and incorporates glazing systems along all three sides. In addition, the manufacturing portion to its north end reflects a 2 story volume that houses two floors and two story open manufacturing areas. Glazed punch windows are provided for allowing natural daylight into these areas as well. The overall design reflects simple tilt-wall construction and utilizes different metal treatments (corrugated metal siding and ACM panels) that reflects the metal manufacturing function of the facility.**

- 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.

**The building is a standalone structure that is surrounded by undeveloped land to the north and east, County airport parking to the south and the Federal Express and another warehouse building to the west. The site is located within the most eastern portion of the Port 95 Commerce Park and is compatible with both buildings to the west.**

- 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.

**The project is consistent with the scale and mass that is typical of the two adjacent buildings within the Park to our west. The building design focuses on the treatment of the office portion, more so than any of the adjacent buildings. Through the incorporation of glass, a recessed entrance and metal accent elements, the office portion clearly defines itself as such.**

- 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.

**The landscape design relies heavily on the requirements of the Florida Green Building Coalition (FGBC) and its requirements to incorporate Florida Friendly Plants (native species). In addition to the various plant species, the landscape design also incorporates through its hardscape design, the entry plaza located on the south west corner adjacent to the building's main entry. Existing vegetation, excluding invasive species, are incorporated into the overall design.**





# PORT 95 FACILITY- SINTAVIA

**BARRANCO-RLA**  
**Landscape Architect**  
888 South Andrews Ave. Suite 300  
Fort Lauderdale, 33316  
954.224.0432

**MUE ENGINEERS, INC.**  
**Structural Engineers**  
3440 NE 12th Avenue  
Oakland Park, FL 33334  
954.324.4730

**KAMM CONSULTING**  
**Mechanical Engineers**  
1407 W. Newport Center Dr.  
Deerfield Beach, Florida 33442  
954.949.2200

**FLYNN ENGINEERING SERVICES, P.A.**  
**Civil Engineers**  
241 Commercial Blvd.  
Lauderdale ByThe Sea, Florida 33308  
954.522.1004

**FSMY ARCHITECTS**  
888 South Andrews Avenue  
Suite 300  
Fort Lauderdale, FL 33316  
954.764.6575

**FSMY**  
ARCHITECTS • PLANNERS  
FALKANGER SNYDER MARTINEAU & YATES  
888 SOUTH ANDREWS AVE. SUITE 300  
FORT LAUDERDALE, FLORIDA 33316  
PH: (954) 764-6575 FAX: (954) 764-8622  
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LARRY MARTINEAU, JIRO YATES  
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CA # AAC000447



DESIGNED	DRAWN	CHECKED
NC	NC	DS

P & D BOARD MEETING:	10.19.2017
FINAL TAC:	07.31.2017
PRELIMINARY TAC:	06.19.2017

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_C-2	PAVEMENT, MARKING & SIGNAGE PLAN
_C-3	SITE DETAILS
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A-101.1 TAC	PARKING CALCULATIONS
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LANDSCAPING	
L-100	TREE DISPOSITION PLAN
L-200	LANDSCAPE PLAN
L-300	DETAILS

DATE:	COMM:
09-26-2017	16066

SINTAVIA

2500 S.W. 39TH STREET, HOLLYWOOD  
FLORIDA



COVER SHEET

PLANNING & DEVELOPMENT BOARD  
SUBMITTAL

\_G-001 TAC

9/27/2017 10:12:23 AM





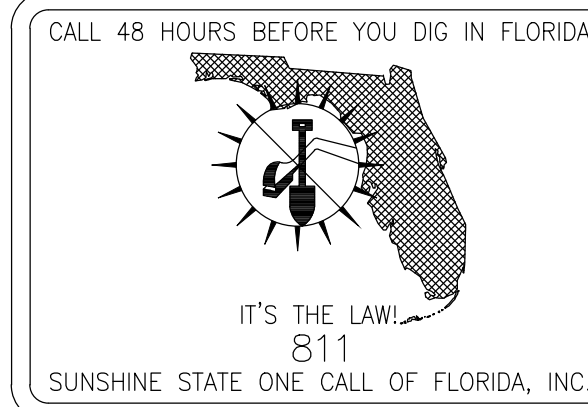
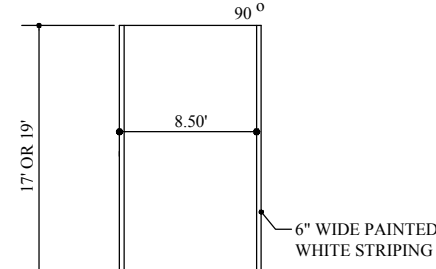








1. ALL PAVEMENT MARKINGS ON ASPHALT SHALL BE THERMOPLASTIC. ALL PAVEMENT MARKINGS LOCATED WITHIN PAVED AREAS MAY BE CUT-IN WITH PAVERS INCLUDING PARKING STALL STRIPING AND HANDICAP ACCESS AISLE.
2. R1-1 AND R5-1 SIGNS SHALL BE DIAMOND GRAD SHEETING.
3. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) AND BCTED STANDARDS (CURRENT EDITION).
4. ALL STRIPING IS TO CONFORM TO THE REQUIRED RETRO-REFLECTIVITY STANDARDS AS PER B.C.T.E.D.
5. REMOVAL OF PAVEMENT MARKINGS SHALL BE BY SAND OR HYDROBLASTING AS REQUIRED BY B.C.T.E.D.
6. ALL PAVEMENT MARKING AND SIGNAGE DAMAGED BY ROAD CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARD (CURRENT EDITION)



N.G.V.D. 29

1.5'

N.G.V.D. 88

$$\begin{aligned} \text{N.A.V.D. } 88 &= \text{N.G.V.D. } 29 - 1.5' \\ \text{N.G.V.D. } 29 &= \text{N.A.V.D. } 88 + 1.5' \end{aligned}$$

241 COMMERCIAL BLVD.  
LAUDERDALE BY THE SEA, FL 33308  
PHONE: (954) 522-1004  
FAX: (954) 522-7630  
www.flynnengineering.com  
EB# 6578

Title

PAVEMENT, MARKING, AND SIGNAGE PLAN

SINTAVIA

HOLLYWOOD, FLORIDA



## Revisions

1		
2		
3		
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6		
7		
8		

Phase:  
PDB  
DOCUMENTS

SEAL

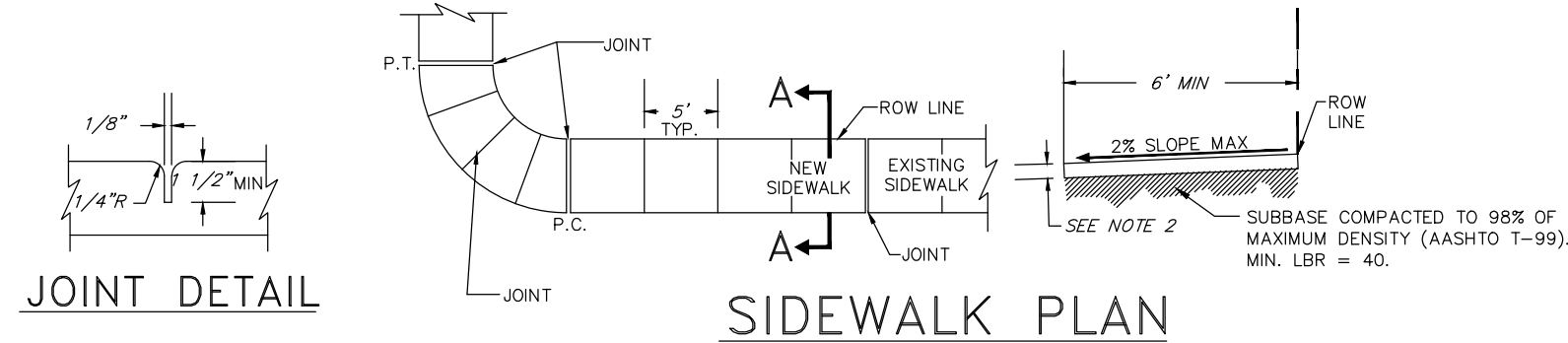
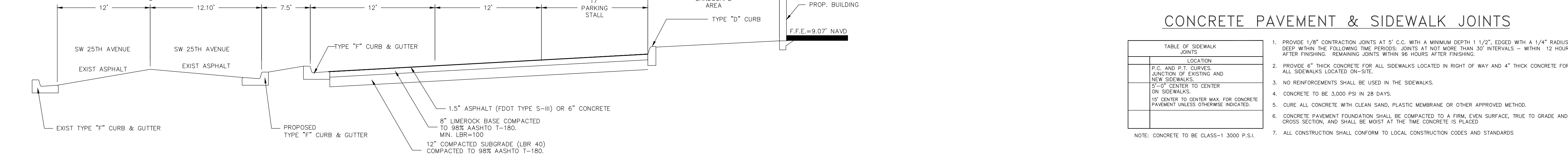
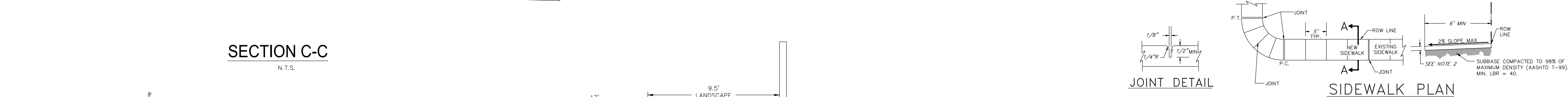
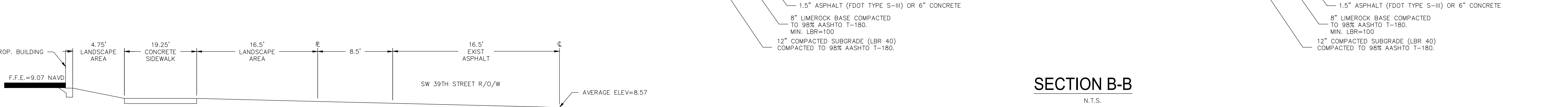
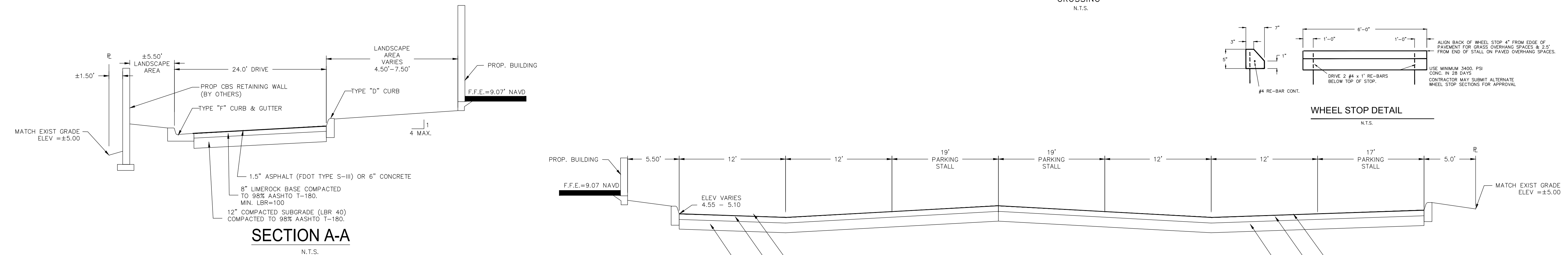
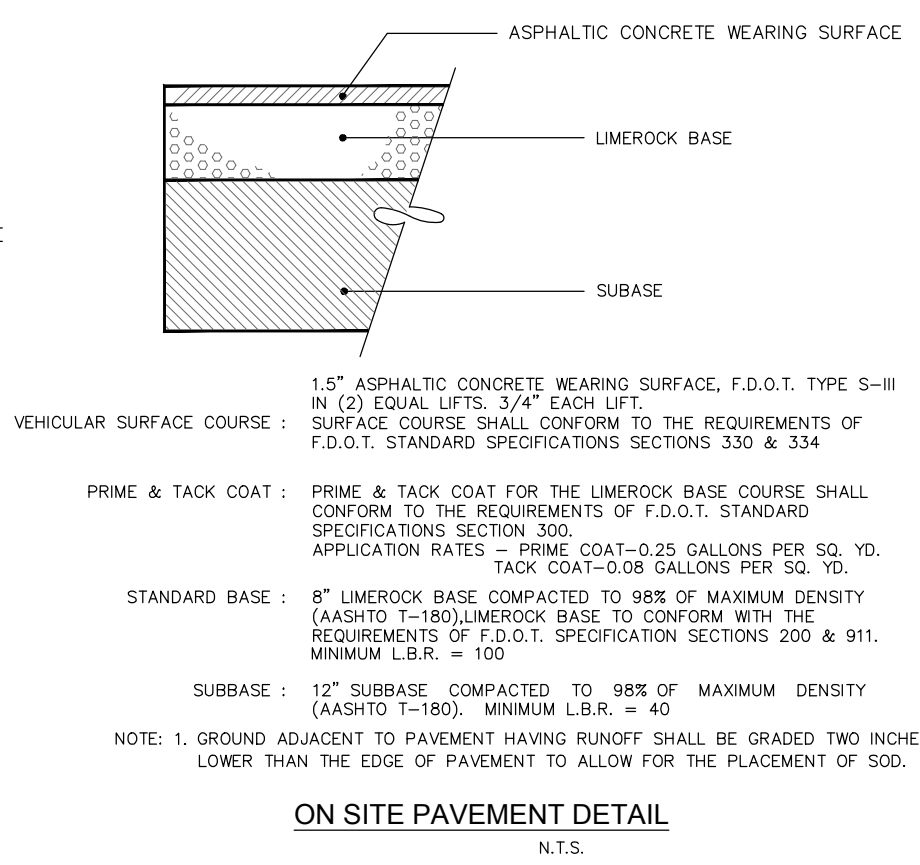
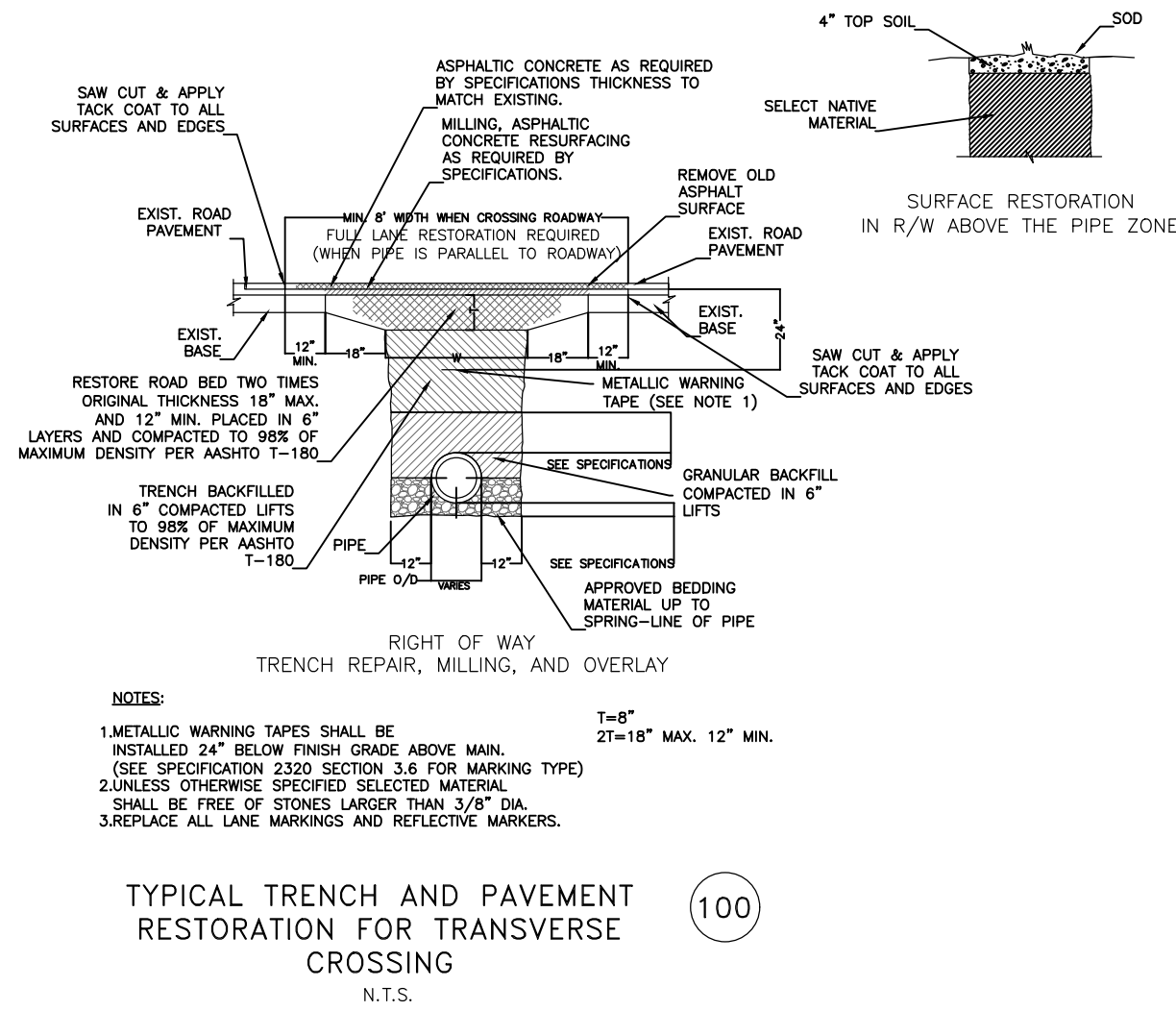
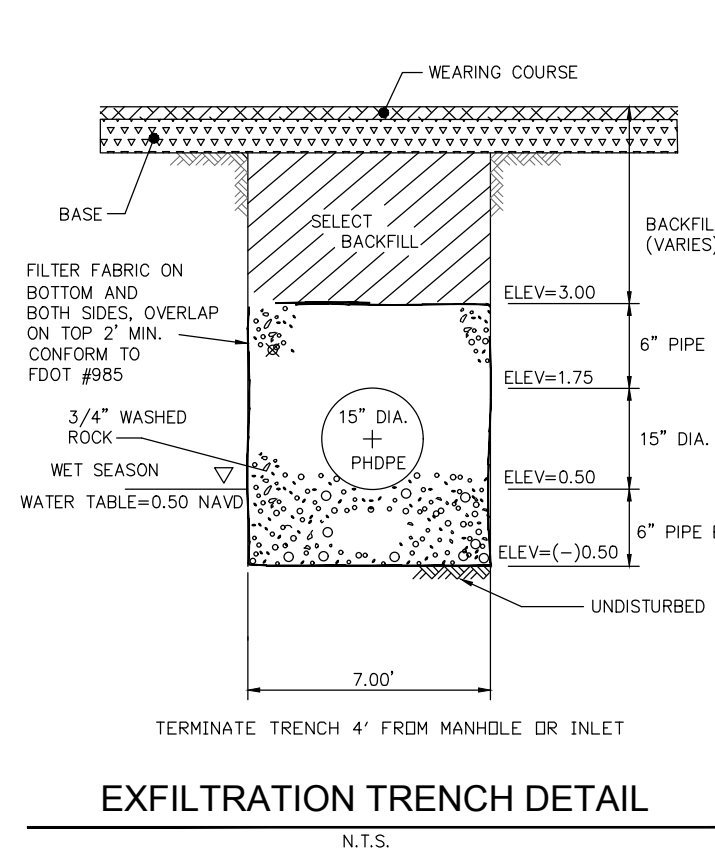
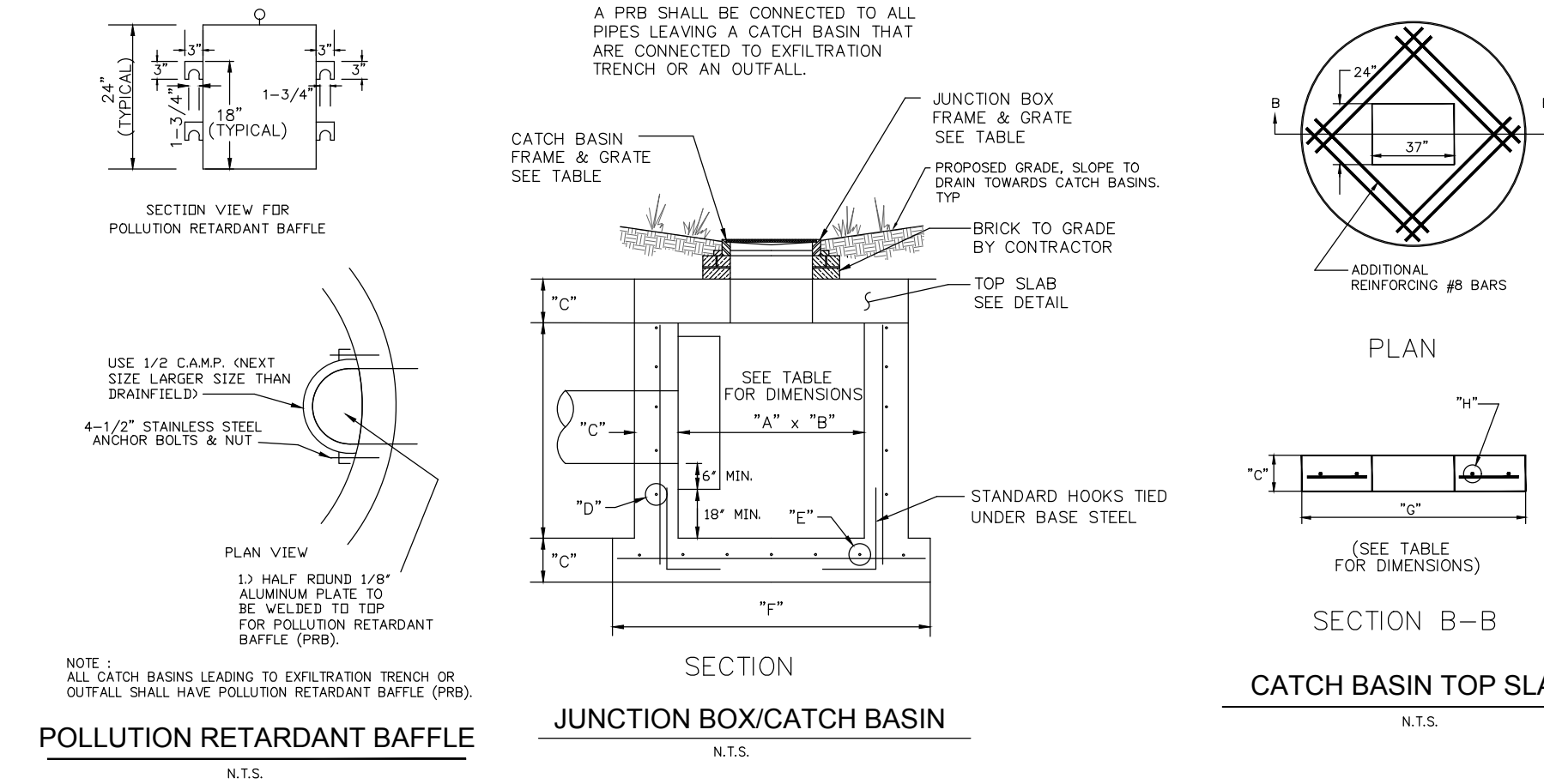
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Job No. 17-1365.00	Plot Date 09/21/17
Drawn by FES	Sheet No. <b>C2</b>
Proj. Mgr. FES	
Appr. by JMF	2 of 4



# SUMMARY OF DRAINAGE STRUCTURES

STRUCTURE #	TYPE	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"	U.S.F. # OR EQUAL FRAME	U.S.F. # OR EQUAL GRATE
CB#	"J"	4'-0" Ø		8"	#4 @ 12" CCEW	#4 @ 12" CCEW	6'-4" Ø	5'-4" Ø	#4 @ 6" CCEW	4155	6209 CAST IRON
CB# 2,4,5	"C"	24"	37"	B"	#4 @ 12" CCEW	#4 @ 12" CCEW	46"	59"	#4 @ 6" CCEW		6210 STEEL
CB# 1,6,8	"J"	4'-0" Ø		8"	#4 @ 12" CCEW	#4 @ 12" CCEW	6'-4" Ø	5'-4" Ø	#4 @ 8" CCEW	420	TYPE "C"
CB# 3	"J"	36"	54"	8"	#4 @ 12" CCEW	#4 @ 12" CCEW	52"	70"			6290 CAST IRON
CB#	"J"	6'-0" Ø		8"	#5 @ 6" CCEW	#5 @ 6" CCEW	8'-4" Ø	7'-4" Ø	#5 @ 6" CCEW	4155	6209 CAST IRON
CB#	"C"	42"	72"	8"	#5 @ 6" CCEW	#5 @ 6" CCEW	66"X96"	58"X88"	#6 @ 6" CCEW	440	TYPE "C"
MH#	"J"	5'-0" Ø		8"	#5 @ 12" CCEW	#5 @ 12" CCEW	7'-4" Ø	6'-4" Ø	#5 @ 8" CCEW	420	TYPE "C"
MH#	"J"	6'-0" Ø		8"	#5 @ 6" CCEW	#5 @ 6" CCEW	8'-4" Ø	7'-4" Ø	#5 @ 6" CCEW	420	TYPE "C"
MH#	"J"	7'-0" Ø		8"	#5 @ 6" CCEW	#5 @ 6" CCEW	9'-4" Ø	8'-4" Ø	#5 @ 6" CCEW	420	TYPE "C"
CB# 0,7,9	"C"	24"	37"	B"	#4 @ 12" CCEW	#4 @ 12" CCEW	46"	59"	#4 @ 6" CCEW	5115	6220 CAST IRON
YD#											

NOTE: ALL DRAINAGE STRUCTURES SHALL HAVE A 2" SUMP



**CONCRETE PAVEMENT & SIDEWALK JOINTS**

TABLE OF SIDEWALK JOINTS	LOCATION
P.C. AND P.T. CURVES	JUNCTION OF EXISTING AND NEW SIDEWALKS
5'-0" CENTER TO CENTER ON SIDEWALKS	15' CENTER TO CENTER MAX. FOR CONCRETE PAVEMENT UNLESS OTHERWISE INDICATED.

NOTE: CONCRETE TO BE CLASS-1 3000 P.S.I.

- PROVIDE 1/8" CONTRACTION JOINTS AT 5' C.C. WITH A MINIMUM DEPTH 1 1/2", EDGED WITH A 1/4" RADIUS DEEP WITHIN THE FOLLOWING TIME PERIODS: JOINTS AT NOT MORE THAN 30' INTERVALS - WITHIN 12 HOURS AFTER FINISHING. REMAINING JOINTS WITHIN 96 HOURS AFTER FINISHING.
- PROVIDE 6" THICK CONCRETE FOR ALL SIDEWALKS LOCATED IN RIGHT OF WAY AND 4" THICK CONCRETE FOR ALL SIDEWALKS LOCATED ON-SITE.
- NO REINFORCEMENTS SHALL BE USED IN THE SIDEWALKS.
- CONCRETE TO BE 3,000 PSI IN 28 DAYS.
- CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE OR OTHER APPROVED METHOD.
- CONCRETE PAVEMENT FOUNDATION SHALL BE COMPACTED TO A FIRM, EVEN SURFACE, TRUE TO GRADE AND CROSS SECTION, AND SHALL BE MOIST AT THE TIME CONCRETE IS PLACED
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL CONSTRUCTION CODES AND STANDARDS

## CONCRETE PAVEMENT & SIDEWALK DETAIL

NOTE: ELEVATIONS SHOWN ON THIS PLAN ARE IN NAVD 88.

FLYNN ENGINEERING SERVICES, P.A.  
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241 COMMERCIAL BLVD.  
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EB# 6578

Sheet Title

SITE DETAILS

Job Title

SINTAVIA

HOLLYWOOD, FLORIDA

Phase:

PDB

DOCUMENTS

Revisions

Scale:

N.T.S.

Job No.

17-1365.00

Drawn by

FES

Proj. Mgr.

FES

Appr. by

JMF

Date

01/04/16

Plot Date

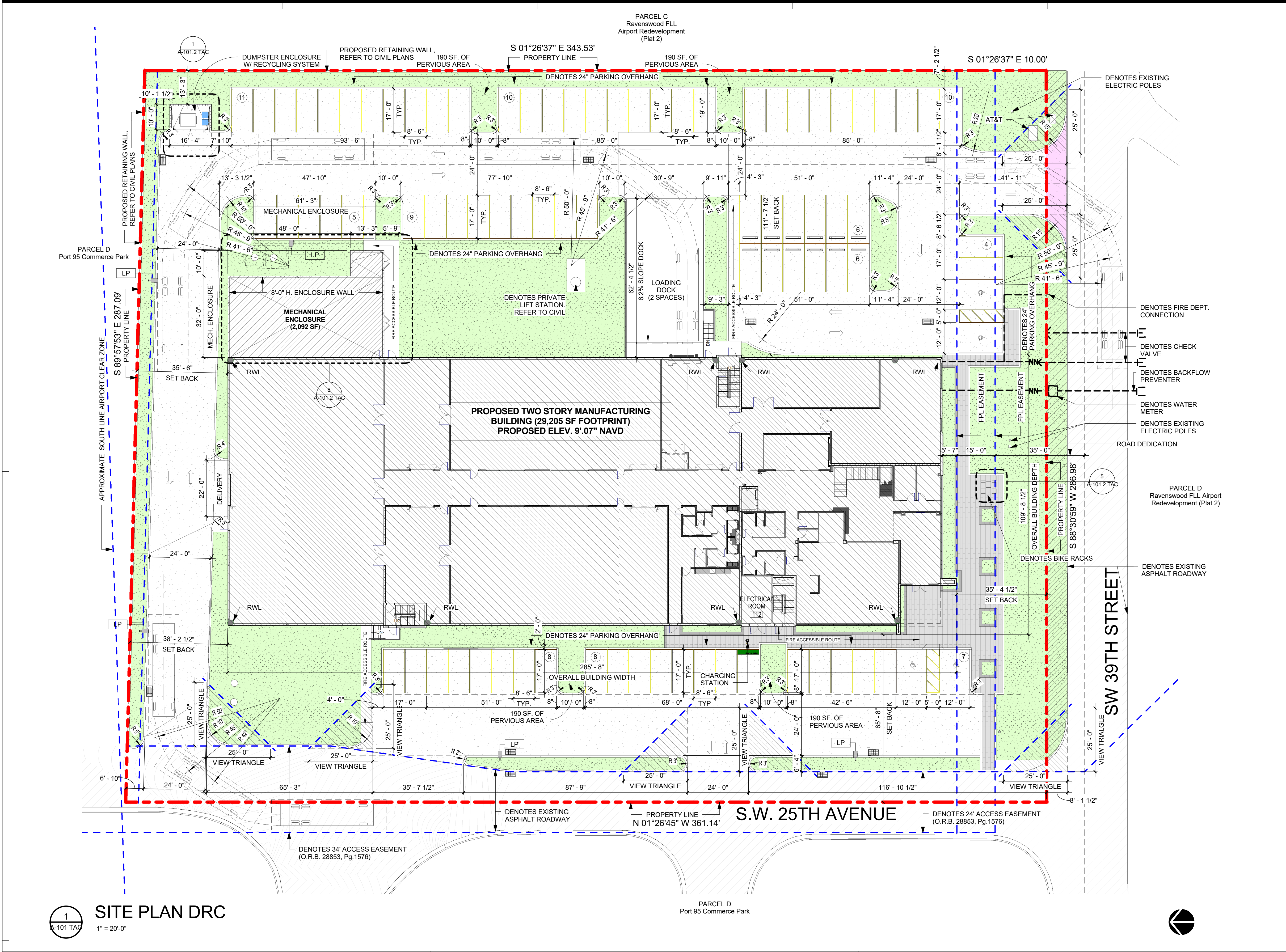
09/21/17

Sheet No.

C3

3 of 4





LEGAL DESCRIPTION

A portion of Parcel D, **Port 95 Commerce Park**, according to the plat thereof, as recorded in Plat Book 144, Page 2, of the Public Records of Broward County, Florida, being more particularly described as follows:

**Beginning** at the Southwest corner Parcel C, **RAVENSWOOD FLL AIRPORT REDEVELOPMENT (PLAT 2)**, Plat Book 159, Page 19, of the Public Records of Broward County, Florida;  
Thence, South 01°26'37" East, along the Southerly projection of the West line of said Parcel C, a distance of 10.00 feet to a point 15.00 feet North of the centerline of SW 39th Street as shown on said **RAVENSWOOD FLL AIRPORT REDEVELOPMENT (PLAT 2)**;  
Thence, South 88°30'59" West, along the Westerly projection of said centerline, a distance of 286.98 feet;  
Thence, North 01°26'45" West, a distance of 361.14 feet;  
Thence, South 89°57'53" East, a distance of 287.09 feet to a point on the West line of said Parcel C;  
Thence, South 01°26'37" East, along said West line, a distance of 343.53 feet to the **Point of Beginning**.

Said lands lying and being in the City of Hollywood, Broward County, Florida, and containing 102,550.13 net square feet (2.354 acres) more or less.

SITE PLAN DATA TABLE

A. LAND USE DESIGNATION

B. ZONING DESIGNATION

C. WATER/WASTE WATER SERVICE PROVIDED BY

D. SITE AREA

E. BUILDING FOOTPRINT COVERAGE

G. BUILDING HEIGHT

H. STRUCTURE LENGTH

I. SETBACKS

J. OPEN SPACE

K. VUA

L. LANDSCAPE AREA

INDUSTRIAL

IM-3

CITY OF HOLLYWOOD

102,635 SF (2.35 ACRES)

31,315SF (30.52%)

REQUIRED

PROVIDED

100'-0"

33'-0"

285'-8"

REQUIRED

PROVIDED

35'-2"

65'-9"

127'-1"

36'-0" TO 38'-10"

REQUIRED (102,635 SF X 10%)

PROVIDED

10,264 SF (10%)

69,681 SF (62.1%)

REQUIRED VUA LANDSCAPE: (38,574 SF X 25%)

PROVIDED VUA LANDSCAPE:

9,596 SF

18,768 SF

REQUIRED (102,635 SF (2.35 ACRES) X 5%)

PROVIDED

5,131 SF (5%)

20,896 SF

PARKING DATA

OFFICE AREA:

LEVEL 01:

LEVEL 02:

TOTAL =

PARKING REQUIRED:

11,020 SF/ 400= 27.35

4,616 SF

6,404 SF

11,020 SF

28 SPACES

WAREHOUSE AREA:

LEVEL 01:

LEVEL 02- MANUFACTURING:

TOTAL =

PARKING REQUIRED:

25,781 SF / 1,000= 25.781

14,479 SF

11,302 SF

25,781 SF

26 SPACES

MANUFACTURING AREA:

LEVEL 01:

LEVEL 02:

TOTAL=

PARKING REQUIRED:

10,861 SF/ 400= 27.15

10,110 SF

751 SF

10,861 SF

27 SPACES

TOTAL PARKING REQUIRED:

81 SPACES

TOTAL PARKING PROVIDED:

83 SPACES (4 HC INCLUDED)

LOADING REQUIREMENTS:

Area of Building (SF)

25,000 - 59,999

REQUIRED

2

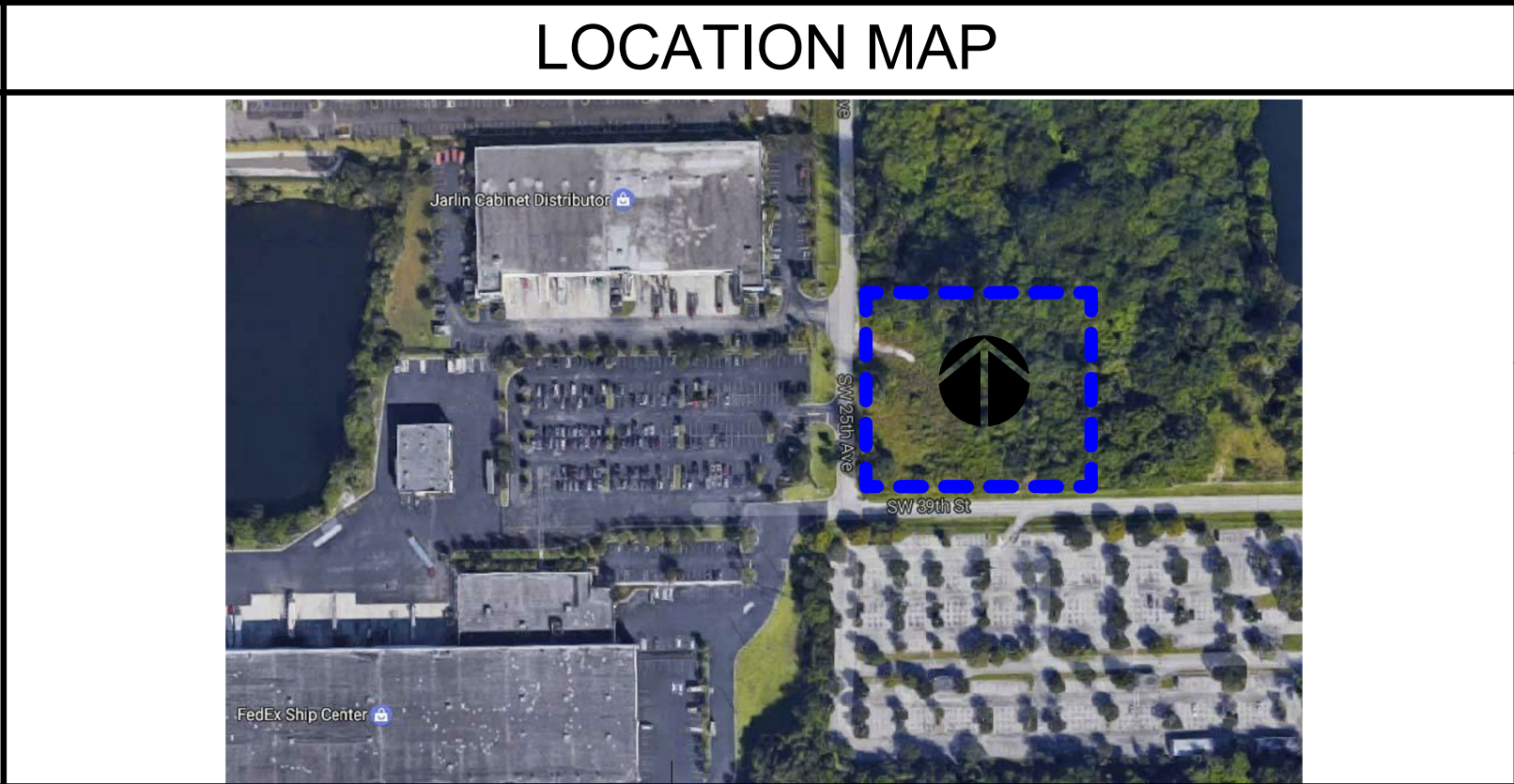
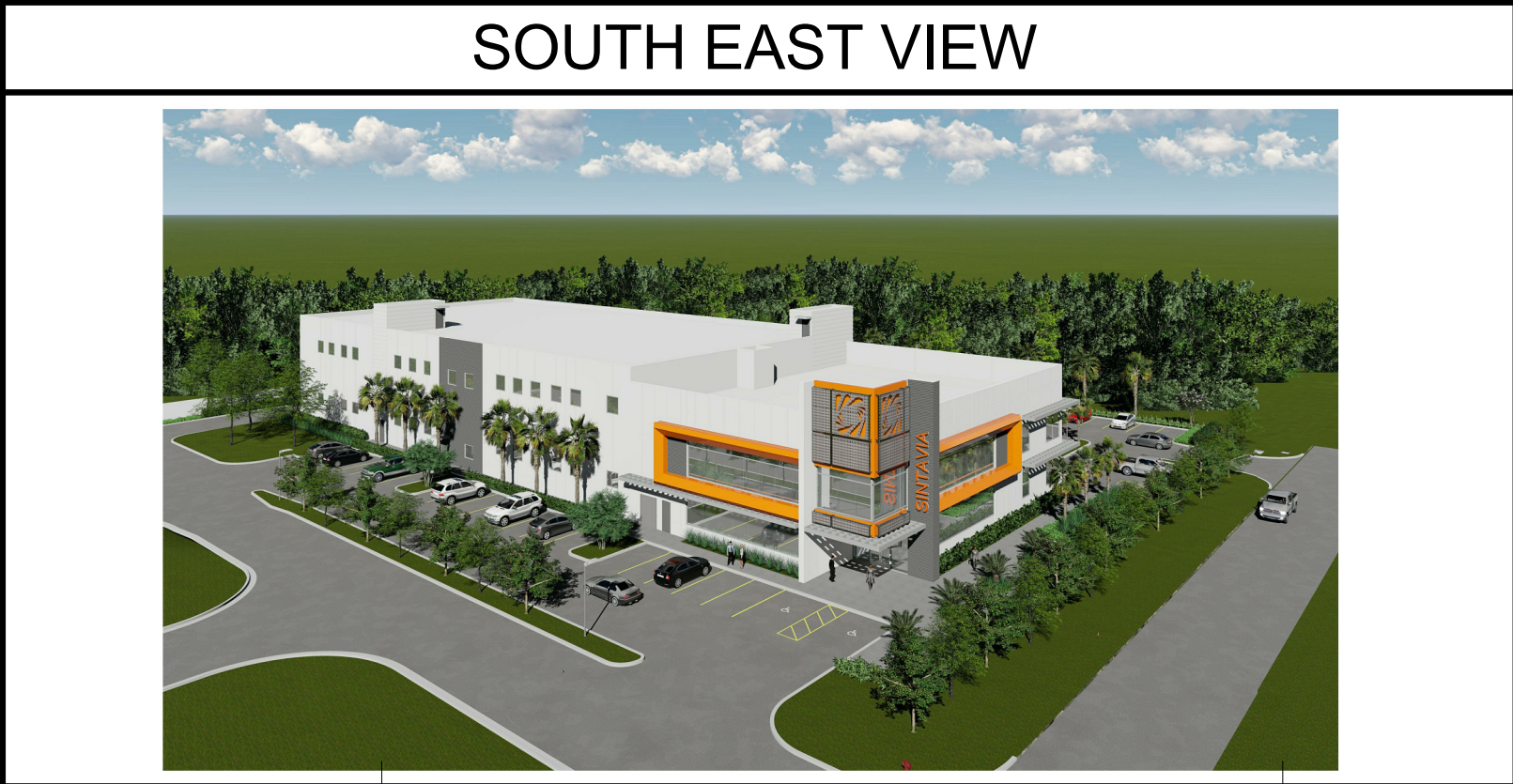
PROVIDED

2

\* SEE SHEET A-101.1 FOR GRAPHIC REPRESENTATION

FIRE:

BUILDING WILL BE IN COMPLIANCE WITH NFPA 1, 11, 10" TWO-WAY RADIO COMMUNICATION SYSTEM AND WITH BROWARD BUILDING CODE AMENDMENT 118.2



BUILDING DATA	
OCCUPANCY:	NON SEPARATED MIXED OCCUPANCY: BUSINESS (GROUP B) LOW HAZARD FACTORY (GROUP F-2)
CONSTRUCTION TYPE:	TYPE IIB
BUILDING IS FULLY SPRINKLED.	
GREEN BUILDING CERTIFICATION	
THIS PROJECT WILL ACHIEVE CERTIFICATION THROUGH THE FLORIDA GREEN BUILDING COALITION. CERTIFICATION LEVEL AT A MINIMUM WILL BE BRONZE (CURRENT POINTS: 149)	

**FSMY**  
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CA # AAC000447

DESIGNED  
NC

DRAWN  
NC

CHECKED  
DS

REVISIONS

DATE: 09-26-2017  
COMM: 16066  
SINTAVIA

2500 S.W. 39TH STREET, HOLLYWOOD  
FLORIDA

SITE PLAN  
PLANNING & DEVELOPMENT BOARD  
SUBMITTAL  
A-101 TAC

9/27/2017 10:12:31 AM