

**CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
OFFICE OF PLANNING**

DATE: November 4, 2010

FILE: 10-DPV-12

TO: Development Review Board

VIA: Andria Wingett, Planning Manager *AW*

FROM: Leander Hamilton, Planning & Development Services Administrator *LH*

SUBJECT: 3069 Taft Street, LLC requests Variance, Design and Site Plan approval for an approximate 19,985 square foot addition to an existing warehouse located at 3069 Taft Street (Invicta Watch Company).

APPLICANT'S REQUEST

Variance, Design and Site Plan approval for an approximate 19,985 square foot addition to an existing warehouse.

Variance: Waive the required 34 foot west setback to provide 10 feet.

STAFF'S RECOMMENDATION

Variance: Denial.

Design: Approval, with the condition the applicant works with staff to create a design which provides the required west setback. This includes the following:

- a. Scale the first story back on the west side to be compatible with the existing building's height and setback on the first level and meeting the required setback.
- b. Scale the second story back to provide the required setback based on the provided height.
- c. Extend the building toward the north and/or east property line to obtain additional space.

Site Plan: Approval, if Design is granted with staff's condition.

REQUEST

This request is for the construction of an approximate 19,985 square foot addition to an existing warehouse located in the industrial park near Taft Street and Interstate 95 (I-95). The addition is proposed to expand existing operations for Invicta Watch Company which are housed in the 44,815 square foot building currently onsite.

The area proposed to accommodate this two-story, 35' tall addition is located at the rear of the property and currently acts as a dry retention area. The applicant has worked with staff to mitigate any drainage impacts this may have on the subject property. While there is already enough standard parking onsite, three new loading spaces will be provided as a result of the expansion. Finally, new trees are proposed to replace those which will be impacted by the addition.

A Variance has been requested to waive the required 34 foot west setback to provide 10 feet. The Zoning and Land Development Regulations for the Low Intensity Industrial (IM-1) Zoning District require buildings adjacent to residential property to provide a minimum setback of 20 feet, plus an additional foot for every 1 foot over 15 feet of height. The existing building is one story and meets required setbacks based on its height. With a proposed height of 35 feet, this building should provide a 34 foot setback at the west property line.

The applicant recently expressed a desire to create a design which will meet the required setbacks while still providing the desired amount of space. As such, they have been working with staff on an alternative design to what is currently reflected in the plans. This includes scaling the building back on the first story to be compatible with existing building's height and setback. The second story will still be included, but will also be scaled back to provide the required setback based on its height. Finally, the building will be extended toward the north and/or east property line to create additional space. As such, staff recommends approval of the Design and Site Plan with the condition the plans are updated to reflect those changes noted above.

SITE INFORMATION

Owner/Applicant: 3069 Taft Street, LLC
Address/Location: 3069 Taft Street
Net Size of Property: 3.44 acres
Zoning: Low Intensity Industrial and Manufacturing District (IM-1)
Existing Land Use: Industrial

ADJACENT FUTURE LAND USE

North: Industrial
South: General Business
East: Industrial
West: Low Residential (0-5 units/acre)

ADJACENT ZONING

North: Low Intensity Industrial and Manufacturing District (IM-1)
South: High-Density Multi-Family
High Intensity Commercial
East: Low Intensity Industrial and Manufacturing District (IM-1)
West: One single family detached dwelling per site

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The subject property is located within Sub-Area 6, West-Central Hollywood, which is defined I-95 to the east, Pembroke Road to the south, Sheridan Street to the north, and 56th Avenue to the west. This area is comprised of the residential neighborhoods of Hollywood Hills, Park East and Hillcrest.

The proposed development is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies:

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

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

Recommendations for Sub-Area 8 encourage commercial and business redevelopment along Taft Street with special attention being given to underutilized and obsolete plazas. While this property is not underutilized, the proposed addition does allow the applicant to maximize the use of land. However, to ensure this development is not detrimental to the surrounding adjacent residential neighborhood, staff recommends the west setback of the addition be increased to match the setback of the existing building (28 feet). All remaining requirements have been met.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed project is located in the General Business Land Use area. The goal of the Land Use Element is to "promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property."

Land Use Element:

Objective 4: *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

Policy 5.16: *Foster Economic Development through creative land use, zoning and development regulations, City Services, and City Policies.*

The proposed warehouse addition will help accommodate needs of the existing business, thus avoiding the need to relocate and leave a vacant building. Subsequently, well-kept grounds will continue which is a benefit to the neighborhood. Designed to match the existing building, staff does find that this addition helps to maintain this industrial area; however, its impact on surrounding neighborhoods may not be beneficial. As such, staff recommends the west setback of the addition be increased to match the setback of the existing building (28 feet) thereby respecting the adjacent residential neighborhood.

CONSISTENCY WITH THE NEIGHBORHOOD PLAN:

The subject property is located within the Park East neighborhood. While this area is recognized for the industrial park on Taft Street, its pride lays within the residential community and recreational activities. The main goal expressed in this neighborhood plan is to "provide for the future of the community by maintaining and improving neighborhood standards and to enhance quality of life. One of its main objectives is to preserve the residential character of the neighborhoods. Staff finds the proposed addition appropriate; however, suggests its proximity to the residential neighborhood to the west warrants greater setbacks. As such, the applicant is working with staff to create a more beneficial design.

VARIANCE

Variance to waive the required 34 west building setback to provide 10 feet.

The following criteria are listed in the Zoning and Land Development Regulations Section 5.6 J (1) and are utilized in evaluating Variances:

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: This request is to reduce the required 34 foot setback and provide 10 feet on the west side. The purpose of required setbacks is to provide landscaping and safe distances between adjacent structures and right-of-ways. In instances where commercial or industrial uses abut or are adjacent to residential uses, setbacks are intended to provide a needed buffer between the differing uses thus.

The applicant states "the variance requested maintains the basic intent and purpose of the subject regulations..." however, a ten foot setback does not meet the intent of this regulation as explained above.

FINDING: Inconsistent.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The existing building is setback approximately 28 feet from the west property line. Based on the height of this portion, it has met requirements, recognizing a need to acknowledge the adjacent residential district. Staff believes there are alternative designs which would allow the applicant to achieve the desired amount of space and meet the intent of this regulation. As a result, the addition would be more compatible with the surrounding land uses and would not be detrimental to the community.

FINDING: Inconsistent.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to "promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property." The proposed warehouse addition does allow the owner to maximize use of this property by accommodating growing business needs. However, its impact on surrounding neighborhoods may not be beneficial due to the proposed reduced setback. Staff suggests an alternative design.

FINDING: Inconsistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: "The need for the requested variance is not economically based or self-imposed," expresses the applicant. There are no site conditions or known circumstances which seem to pose an inability to meet the required west setback while still

creating additional space. An alternative design may be possible to achieve the desired results.

FINDING: Inconsistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

ANALYSIS OF CRITERIA AND FINDINGS FOR DESIGN REVIEW

Analysis of Criteria and Findings for Design Review as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6). Approval with Conditions or Denial will be based on the following criteria:

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: This building was designed to match the existing business. Its massing and features are similar to this and other warehouses throughout the City. Architectural features are minimal and include scoring on all elevations to help soften the impact of the scale typical of buildings with this use. No windows or louvers are included in the design so all impacts of the operations will be maintained inside. Stucco finish will be used and paint colors will match what exists. Since the addition is located at the rear of this site and within an industrial park it has minimal impact on pedestrian activity.

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 proposed addition is to an existing warehouse located in an industrial area. Its design is consistent with the existing contemporary building and other in this area. Since it is setback a considerable distance from the street (over 500 feet), it has minimal impact on the rhythm of adjacent structures.

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: Scale and massing of the proposed addition are consistent with the type of building typically seen in an industrial area. Since there is an adjacent residential district, however, the proposed scale creates an unfavorable design. As such, the applicant has worked with staff on an alternative design to create the space needed to accommodate their growing business and still respect the neighborhood. This includes scaling the building back on the first story to be compatible with existing building's height and setback. The second story will still be included, but will also be scaled back to provide the required setback based on its height. Finally, the building will be extended toward the north and/or east property line to create additional space. Subsequent to this agreement, staff suggests the condition the plans are updated to reflect those changes noted above.

FINDING: Consistent, with staff's condition.

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: The applicant is proposing to replace several trees being removed to ensure maintenance of adequate landscaping. A combination of 14 Live Oak, Bald Cypress and Silver Buttonwood will be provided along the rear property line. Existing trees and shrubs along the west property line will be maintained.

FINDING: Consistent.

SITE PLAN:

A Site Plan was reviewed by the Technical Advisory Committee (TAC). Comments were made by members of the TAC in a staff report dated March 18, 2010. The comments were addressed by the applicant, who then obtained the signature of each TAC member signifying the site plan's compliance with all regulations as set forth in Chapter 162 of the Hollywood Code of Ordinances if Variance and Design are granted.

RECOMMENDATION

Variance: Denial, of variance request to reduce the required 34 foot west setback.

Design Review

Staff finds the request consistent with all three design criteria and thereby recommends approval, with the condition the applicant works with staff to create a design which provides the required west setback. This includes the following:

- a. Scale the first story back on the west side to be compatible with the existing building's height and setback on the first level and meeting the required setback.

- b. Scale the second story back to provide the required setback based on the provided height.
- c. Extend the building toward the north and/or east property line to obtain additional space.

Site Plan

The Technical Advisory Committee (TAC) found the Site Plan substantially compliant with all applicable regulations and therefore recommends approval, if Design is granted, with staff's condition.

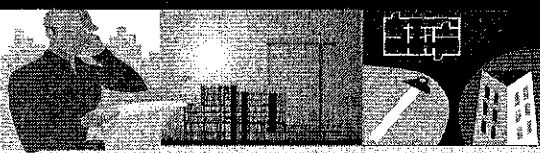
ATTACHMENTS

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

Attachment A

Application Package

OFFICE OF PLANNING

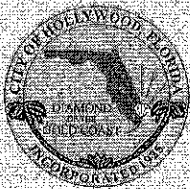


File No. (to be filled by the Office of Planning)

10-DPV-12

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: October 13, 2010

Location Address: 3069 TAFT ST. HOLLYWOOD, FLORIDA,

Lot(s): A Portion of parcel A Block(s): Plat book 122/pg 4 Subdivision: Taft St. Industrial P
Folio Number(s): 514208-16-0040

Zoning Classification: IM-1 Land Use Classification: Industrial

Existing Property Use: COMMERCIAL Sq Ft/Number of Units: 44,827 sq.ft./ ONE.

Is the request the result of a violation notice? () Yes (✓) 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

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

Explanation of Request: Permit construction of a two storey addition to existing warehouse

Number of units/rooms: one unit Sq Ft: 19,656.Gross sq. ft.

Value of Improvement: \$800,000. Estimated Date of Completion: June 2011

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

Name of Current Property Owner: 3069 Taft Street LLC,

Address of Property Owner: 3069 TAFT ST. HOLLYWOOD FLORIDA

Telephone: 954-921-2444 Fax: 954-921-4222 Email Address: elalo@invictawatch.com

Name of Consultant/Representative/Tenant (circle one): GREEN-AND-GOLD-DEV- INC

Address: 17435 N.E. 12TH COURT, N.M.B. FL. 33162 Telephone: 305-770-1314

Fax: 305-627-3918 Email Address: bmsosnow@comcast.net

Date of Purchase: 2004 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: Mr. Eyal or Mr. Abraham Lalo

Address: 3069 Taft St. Hollywood, Fl. 33021

Email Address: elalo@invictawatch.com

alalo@invictawatch.com

OFFICE 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. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning 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: Eyal Lalo Date: OCT.14,10

PRINT NAME: MR. EYAL LALO, president, 3069 FAET STREET LLC Date: OCT.14.10

Signature of Consultant/Representative: Brian Sosnow Date: OCT.14.10

PRINT NAME: MR. BRIAN SOSNOW, PRESIDENT, GREEN AND GOLD DEV. INC. Date: OCT.14.10

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) INVICTA WATCH CO. OF AMERICA WAP to my property, which is hereby made by me or I am hereby authorizing (name of the representative) BRIAN M. SOSNOW, to be my legal representative before the BOARD (Board and/or Committee) relative to all matters concerning this application.

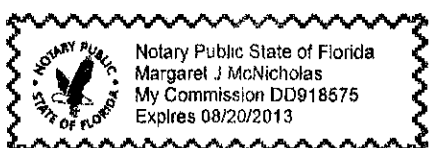
Sworn to and subscribed before me
this 14 day of OCT, 2010

Margaret J. McNicholas
Notary Public State of Florida

Eyal Lalo
SIGNATURE OF CURRENT OWNER

MARGARET J MCNICHOLAS
PRINT NAME

My Commission Expires: 8/20/2013 (Check One) Personally known to me; OR _____



**Green and Gold Development inc.
17435 N.E. 12th Court
North Miami Beach, Florida, 33162
Office: 305-770-1314/ Fax: 305-627-3918/ Cell: 754-366-4666
E-mail; bmsosnow@comcast.net
General Contractors and Construction Managers
CGC060890**

Oct. 14, 2010

**Criteria Statement for the Development Review Board .
Re: 3069 Taft St. Hollywood Florida. Warehouse expansion.**

The variance requested maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City. The building addition conforms to the style and shape of the existing structures.

The requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community. The project is located inside an industrial park.

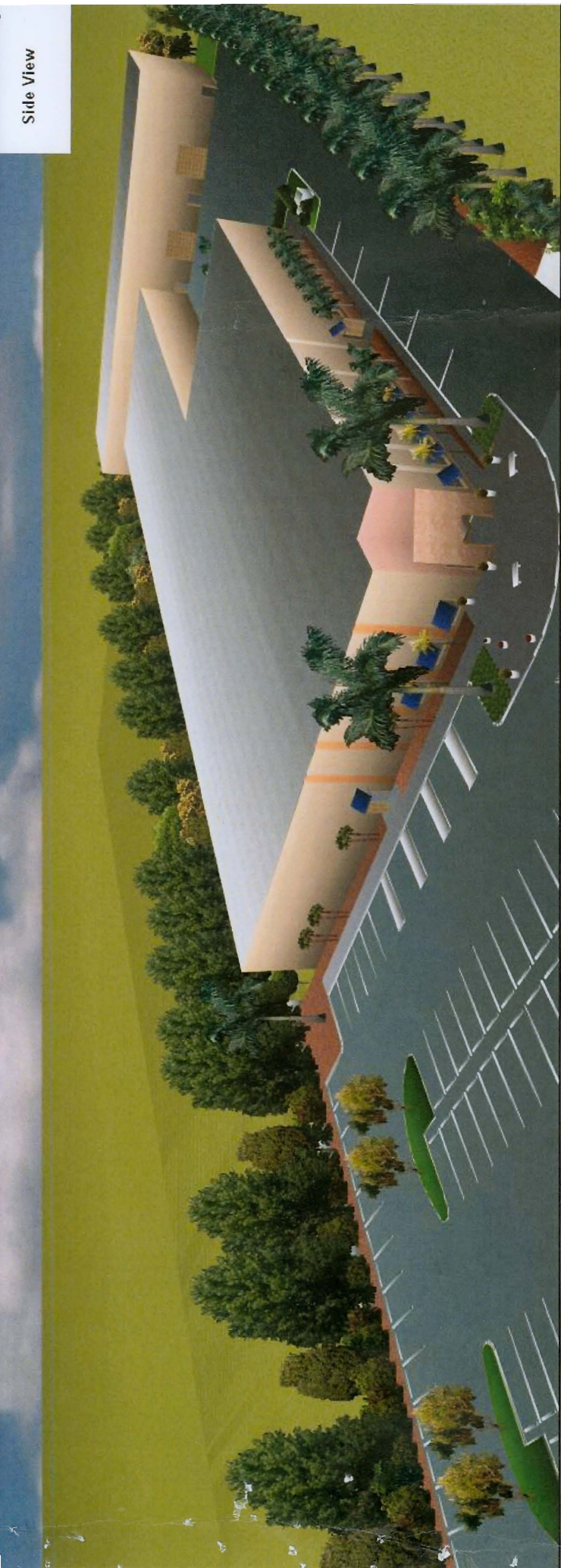
The requested variance is consistent with and in furtherance of the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, the applicable neighborhood plan and all other similar plans adopted by the city. The new building will blend into the existing structures .

The need for the requested variance is not economically based or self imposed.

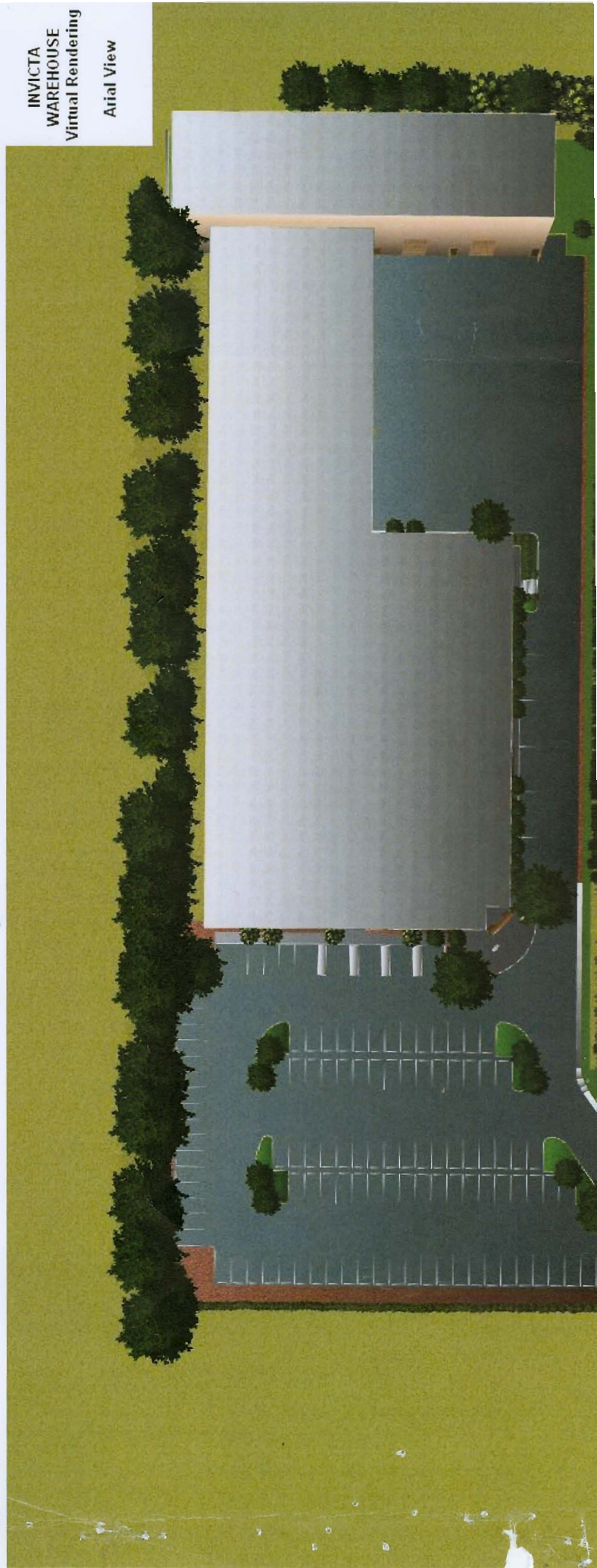
~~The variance is necessary to comply with the State or Federal Law and is the minimum Variance necessary to comply with the applicable law as it now stands.~~

*Rev. Brian Sosnow
President Green and Gold*

Side View



INVICTA
WAREHOUSE
Virtual Rendering
Aerial View

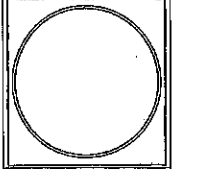


SIGN-OFF
 File # 2-DV-12 Board Name TAC

WAREHOUSE ADDITION FOR INVICTA WATCH COMPANY

3069 TAFT STREET
 HOLLYWOOD, FLORIDA 33021

REVISIONS	BY
1. BLDG DEPT. COMMENTS (10/10/23)	GJ
2. PHASING INDEX (1/10/24)	CB



GENERAL NOTES:

1. THESE PRINTS ARE AN INSTRUMENT OF SERVICE ONLY. ALL IDEAS, DESIGN AND ARRANGEMENTS INDICATED ARE THE PROPERTY OF DESIGN ODYSSEY 2001 INC.
2. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
3. THE CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS, VERIFY ALL ON-SITE DIMENSIONS, EQUIPMENT AND BUILDING SERVICE REQUIREMENTS PRIOR TO BIDDING AND THE COMMENCEMENT OF WORK. ORIGINAL BUILDING PLANS SHOULD BE REVIEWED TO ASSURE THE ENTIRE SCOPE OF THE PROJECT. DESIGN ODYSSEY 2001 MUST BE NOTIFIED BY THE CONTRACTOR OF ANY CONDITIONS NOT SHOWN ON THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL OTHER TRADES INCLUDING THE EXISTING STRUCTURAL ELEMENTS OF THE BUILDING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS FROM THE PROJECT SITE AND PROPER DISPOSAL.
6. THE CONTRACTOR TO NOTIFY TO OWNER AND ARCHITECT OF ANY EXISTING CONDITIONS THAT VARY FROM THE ORIGINAL PLANS, THAT WILL AFFECT HIS WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS INTENDED BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEMS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, SAFETY STANDARDS AND GOVERNING ORDINANCES AND CONSISTANT WITH GOOD CONSTRUCTION PRACTICE.
8. IF ANY CLARIFICATION OF DRAWINGS ARE REQUIRED OR ANY DISCREPANCIES NOTICED BY THE GENERAL CONTRACTOR OR HIS SUB-CONTRACTORS, THEY SHALL BRING THEM TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
9. CONTRACTOR TO VERIFY THAT ALL REQUIRED APPROVALS PERTAINING TO THE PROJECT HAVE BEEN SATISFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. CONTRACTOR SHALL PAY FOR PERMITS, FEES, INSPECTIONS AND TESTING.
11. APPLY AND OR INSTALL ALL PRODUCTS AND MATERIALS ACCORDING TO MANUFACTURER'S PUBLISHED INSTRUCTIONS OR, IF NO INSTRUCTIONS EXIST, INSTALL AS PER INDUSTRY PRACTICE.
12. ALL DIMENSIONS ARE FINISH DIMENSIONS, TO INSIDE FACE OF FINISHED WALL UNLESS OTHERWISE NOTED.
13. GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE OR OCCUPANCY BY OWNER.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO INSURE THE SAFETY OF THE WORK FORCE AND PUBLIC DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL PROTECT, DEFEND, SAVE HARMLESS AND INDEMNIFY OWNER, ITS EMPLOYEES, AND PUBLIC FROM CLAIMS, DEMANDS, OR EXPENSE ON ACCOUNT OF INJURY TO PERSON OR DAMAGE TO PROPERTY, ALLEGED OR REAL, ARISING FROM ANYTHING DONE OR NOT DONE UNDER THE AGREEMENT BY CONTRACTOR, SUBCONTRACTOR, OR THEIR RESPECTIVE EMPLOYEES.
16. CONTRACTOR SHALL PROTECT ALL EXISTING SERVICES, SUCH AS WATER, SEWER, ELECTRIC, ETC. IF SERVICES REQUIRE INTERRUPTION, NOTIFY AFFECTED PARTIES IN ADVANCE TO PREVENT INTERRUPTION OF BUSINESS.
17. THE CONTRACTOR SHALL SECURE THE WORK SITE AGAINST UNAUTHORIZED ENTRY THROUGHOUT THE DURATION OF THE WORK.
18. THE OWNER AND THE CONTRACTOR SHALL REVIEW THE FINAL CONSTRUCTION AND PREPARE A PUNCH LIST. PUNCH LIST ITEMS WILL BE CORRECTED BY THE CONTRACTOR WITHIN A REASONABLE LENGTH OF TIME.
19. CONTRACTOR SHALL PROVIDE THE OWNER WITH SATISFACTORY EVIDENCE THAT ALL OPERATING ASPECTS OF THE PROJECT ARE OPERATING IN COMPLIANCE WITH PRODUCT SPECIFICATIONS.
20. UPON FINAL ACCEPTANCE OF THE WORK BY THE OWNER, THE CONTRACTOR SHALL FURNISH FURNISH COPIES OF ALL WARRANTIES, GUARANTEES, AND CERTIFICATE OF OCCUPANCY TO THE OWNER.
21. CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS IN LOCATIONS AS REQUIRED BY THE FIRE MARSHALL.
22. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.
23. TENANT TO HAVE SIGN CO. PROVIDE SOF DRAWINGS FOR LANDLORD APPROVAL.
24. ALL WORK TO BE IN COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT.

Owner:
 3069 Taft Street LLC.
 3069 Taft Street Hollywood, Florida 33021
 Tel. No. 954821-2444
 Eyal Lalo

BUILDING CODE INFORMATION

FLORIDA BUILDING CODE, 2024 EDITION w/ AMENDMENTS
 FLORIDA EXISTING BUILDING CODE, 2024 EDITION w/ AMENDMENTS
 ALTERATIONS LEVEL 2
 FLORIDA FIRE PREVENTION CODE, 2023 EDITION
 NFPA 101, 2023 EDITION

OCCUPANT LOAD
 STORAGE OCCUPANCY - GROUP S-2 - MODERATE-HAZARD
 F.B.C. 2024 - 315
 TOTAL SQUARE FOOTAGE 19288 SQ. FT.
 F.B.C. TABLE 1024.1 - MINIMUM OCCUPANT LOAD
 WAREHOUSE
 19288 SQ. FT. / 500 GROSS SQ. FT. PER PERSON = 39

EGRESS: MIN. NUMBER OF EXITS PER STORY OCC. LOAD PER STORY MAX. TRAVEL DISTANCE

EXITS REQUIRED: 2
 F.B.C. 2024 - 1016.1
 EXITS PROVIDED: 4

PLUMBING
 F.B.C. 2024 - TABLE 1024.1.2
 EXISTING OFFICE 5,000 SQ. FT. / 100 GROSS SQ. FT. PER PERSON = 50
 EXISTING WAREHOUSE 39,875 SQ. FT. / 500 GROSS SQ. FT. PER PERSON = 80
 NEW WAREHOUSE 19,288 SQ. FT. / 500 GROSS SQ. FT. PER PERSON = 39

FIXTURES REQUIRED: F.B.C. 2024 - PLUMBING 403.1

	WC	UR	LAV	WAREHOUSE WC	UR	LAV
MEN:	1 (1/25 (FIRST 50))	1 (1/40 (FIRST 50))	1 (1/40 (FIRST 50))	1 (1/200)	1 (1/200)	1 (1/200)
WOMEN:	1 (1/25 (FIRST 50))	1 (1/40 (FIRST 50))	1 (1/40 (FIRST 50))	1 (1/200)	1 (1/200)	1 (1/200)

FIXTURES PROVIDED: WC 3, UR 4, LAV 5

NOTE:
 ALL EXISTING PLUMBING FIXTURES ARE LOCATED IN THE OFFICE PORTION OF THE BUILDING

DESIGN ODYSSEY 2001 INC.

Architectural Design
 270 S.W. Natura Ave.
 Deerfield Beach, Florida 33441
 Phone: (954) 615-1000
 Fax: (954) 615-2000
 GREG A. JONES
 STATE OF FLORIDA REG. No. AR-12185

ARBAB ENGINEERING, INC.

Consulting Engineers
 3363 N.E. 163rd Street, Suite 701
 North Miami Beach, Florida 33160
 Phone: (305) 940-3088
 Fax: (305) 940-3213
 ALI A. ARBAB
 STATE OF FLORIDA P.E. No. 35460

Buchanan P.E. Consulting, Inc.

Mechanical Electrical Plumbing Engineering
 6191 W. Atlantic Blvd., Suite #2
 Margate, Florida 33063
 Phone: (954) 590-3300
 Fax: (954) 590-2232
 RAJA BUCHANNAN
 STATE OF FLORIDA P.E. No. 48916

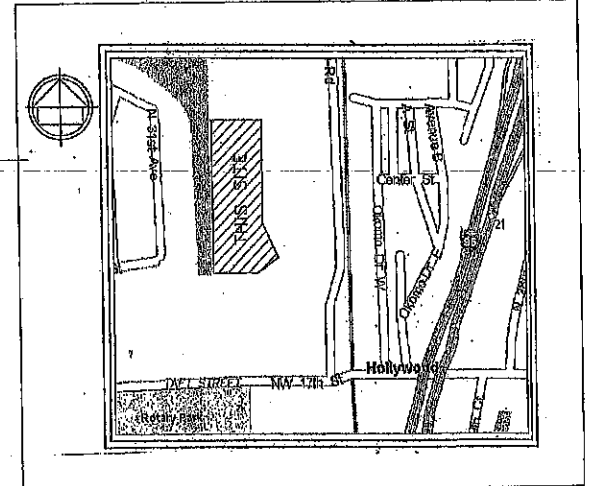
Charles O. Buckalew

Consulting Engineering Services, Inc.
 801 South Ocean Drive, Suite 201
 Hollywood, Florida 33019
 Phone: (954) 927-0561
 Fax: (954) 558-1189
 C.O.A. Number 6255

DRAWING INDEX

- CV COVER SHEET
 SP-1 SITE PLAN
 SURVEY 1 OF 2
 SURVEY 2 OF 2
 C-1 EXISTING OVERALL ENGINEERING SITE PLAN
 C-2 SITE ENGINEERING PLAN
 A-1 FLOOR PLAN - First Floor
 A-2 SECOND FLOOR PLAN
 A-3 ROOF PLAN
 A-4 BUILDING ELEVATIONS - NORTH & SOUTH
 A-5 BUILDING ELEVATIONS - EAST & WEST
 A-6 WEST ELEVATION OVERALL
 L-1 EXISTING LANDSCAPE PLAN
 RL-1 TREE REMOVAL / REPLACEMENT PLAN

WAREHOUSE ADDITION FOR
 INVICTA WATCH COMPANY
 3069 TAFT STREET
 HOLLYWOOD, FLORIDA 33021
 19,288 SQ. FT.
 GROUP S-2



LOCATION MAP
 N.T.S.

Charles O. Buckalew
 Consulting Engineering Services, Inc.
 801 South Ocean Drive, Suite 201
 Hollywood, Florida 33019
 C.O.A. Number 6255
 Tel. : (954) 927-0561 / 558-1189

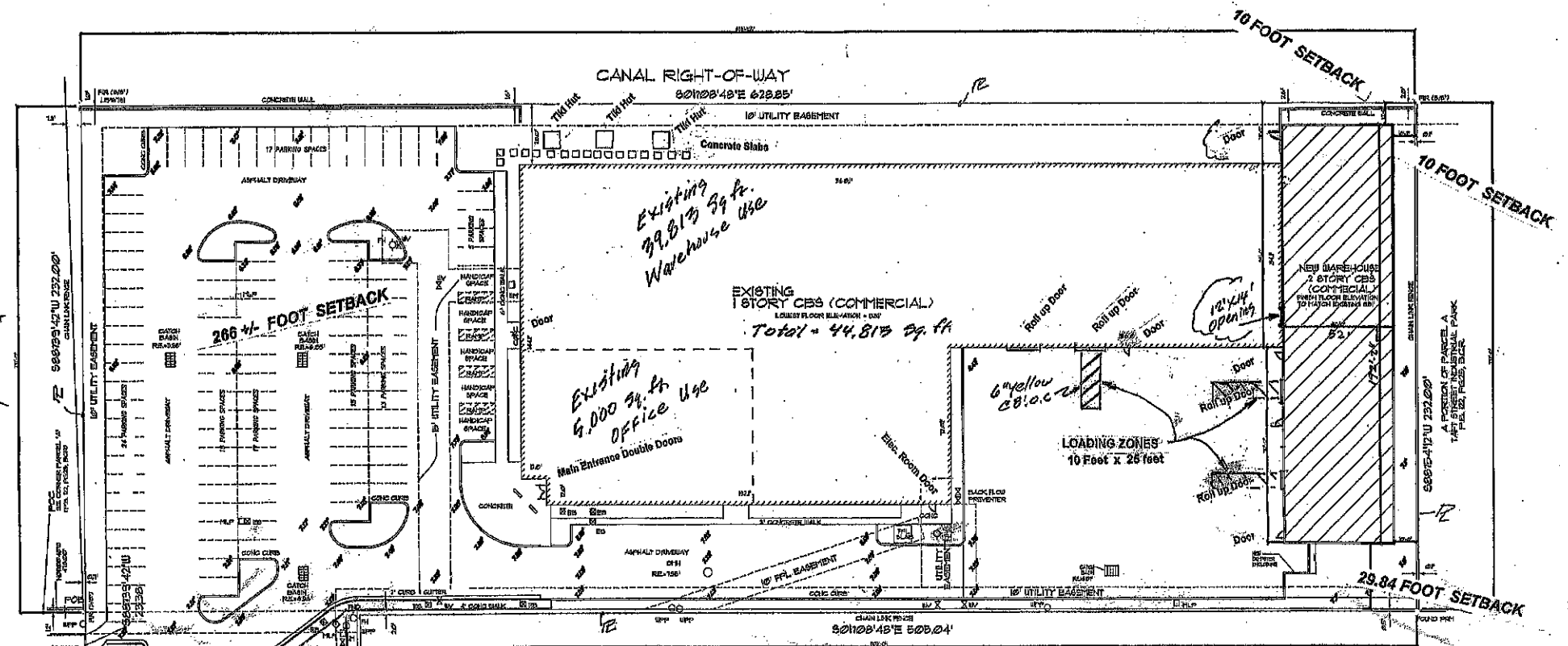
Charles O. Buckalew
 CHARLES O. BUCKALEW, P.E.
 FLORIDA REG. NO. 24842

WAREHOUSE ADDITION FOR INVICTA WATCH COMPANY
 3069 TAFT STREET
 HOLLYWOOD, FLORIDA 33021

DESIGN ODYSSEY 2001 Inc.
 Architectural Design
 270 SW Natura Ave.
 Deerfield Beach, FL 33441
 Phone: (954) 615-1000
 Fax: (954) 615-2000

DESIGNED BY: ABEY
 DRAWN BY:
 CHECKED BY:
 DATE: 12-04-23
 Sheet: CV

REVISIONS	BY
2-11-10	CS



Charles O. Buckalew
 Consulting Engineering Services, Inc.
 851 South Ocean Drive, Suite 201
 Hollywood, Florida 33019
 Tel: (954) 927-1181 / 927-1189

APPROVAL
 This site plan has been reviewed by the Development Review Board and is COMPLIANT with all applicable regulations, codes and ordinances. The necessary variances, special exceptions, etc.
 This plan shall be submitted to the Public Works Code Enforcement Department for review and approval.
 Public Works Code Enforcement
 4/10/10
 Code Enforcement
 6/11/10

SITE PLAN
 SCALE: 1/32" = 1'-0"

PARKING Provided: 114 Spaces
 Required: 80 Spaces
 Handicapped Parking: Required = 3 Provided = 5 Spaces
 Warehouse Use = 59,798 Sq. Ft. / 1000 Sq. Ft. per space = 60
 Office Use = 6,000 Sq. Ft. / 250 Sq. Ft. per space = 20
 60 Plus 20 Spaces = TOTAL 80 Spaces

SETBACKS	Required	Provided
North	0 Feet	10 Feet
South	0 Feet	266 Feet
East	0 Feet	29.84 Feet
West	34 Feet	10 Foot Variance

Site Lighting will not Exceed 0.50 foot candles at the property lines.

NEW ADDITION BUILDING HEIGHT = 34 Feet

CHARLES O. BUCKALEW, P.E.
 FLORIDA REG. NO. 24842

SITE PLAN BUILDING DATA

CURRENT USE OF PROPERTY:	Industrial
A. LAND USE DESIGNATION:	IM-1 Industrial
B. ZONING DESIGNATION:	IM-1 Industrial
C. SITE AREA:	150,220 SQUARE FEET (3.44 ACRES) ±100
D. WATER/ WASTEWATER SERVICE PROVIDER:	CITY OF HOLLYWOOD
E. BUILDING FOOTPRINT COVERAGE:	EXISTING 5000 S.F. OFFICE AND 39,813 S.F. WAREHOUSE AREA 44,813 NEW WAREHOUSE ADDITION 19,886 Square Feet (Two Floors) 19,886
G. PARKING DATA:	REQUIRED PROVIDED FOR EVERY 250 S.F. FOR OFFICE 80 SPACES 114 SPACES FOR EVERY 1000 S.F. FOR WAREHOUSE 80 SPACES 114 SPACES HANDICAPPED PARKING: 3 SPACE 5 SPACE
H. BUILDINGS FOOTPRINT COVERAGE:	64,800 SF
I. BUILDING TOTAL SQUARE FOOTAGE:	64,780 SF
J. FLOOR AREA RATIO:	36.1% (64,800 / 150,220 = 0.36)
K. BUILDING HEIGHT:	38'-0" TOP OF STRUCTURE
L. NUMBER OF STORIES:	1 STORY EXISTING BUILDING 2 STORY NEW ADDITION
M. BUILDING WIDTH:	52'-0"
N. BUILDING LENGTH:	192'-2"
O. SET BACK CHART:	EXISTING BUILDING SETBACKS REMAIN AS SHOWN
P. DRIVEWAY/PARKING AREA:	64,260 SF (.4278 % SITE)
Q. WALKWAYS AND PAVERS / TERRACES:	7641 SF (.5% OF SITE)
R. GREEN AREA PROVIDED:	23,618 SF (15.72 % SITE)
T. BUILDINGS:	64,800+ SF (36.5% OF SITE)

C. Off-street parking spaces shall be provided as follows:

1. For each retail store, industrial or manufacturing use, market, restaurant, mortuary, laundry dry cleaning establishment or similar use which has an aggregate gross floor area of:

Area of Building (sq. ft.)	Required No. of Off-Street Parking Spaces
Less than 10,000	None
10,000 - 24,999	1
25,000 - 59,999	2
60,000 - 119,999	3

3 LOADING ZONES - REQUIRED
 3 LOADING ZONES - PROVIDED (See Table) 10 Foot x 25 foot Each

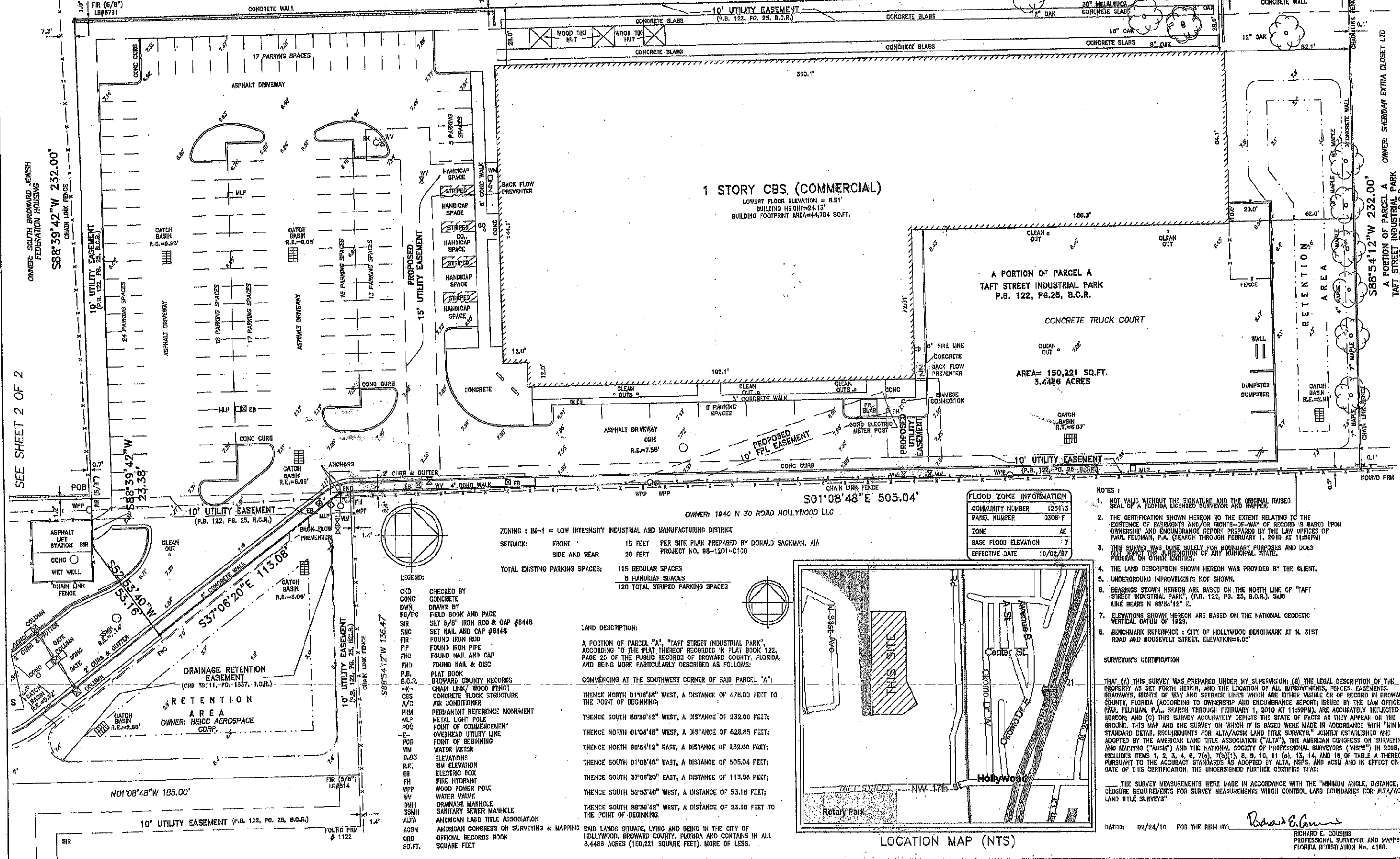
WAREHOUSE ADDITION FOR INVICTA WATCH COMPANY
 3069 TAFT STREET
 HOLLYWOOD, Florida

DESIGN ODYSSEY 2000 Inc.
 Architectural Design
 519 6th Street, Suite 104
 Hollywood, FL 33019
 Phone (954) 615-0000
 Fax (954) 615-0000

DESIGNED BY: ABY
 DRAWN BY: CS
 CHECKED BY: CS
 DATE: 12-24-09
 Sheet:

SP1

CANAL RIGHT-OF-WAY
S01°08'48"E 628.85'



1 STORY CBS (COMMERCIAL)
LOWEST FLOOR ELEVATION = 8.51'
BUILDING HEIGHT = 24.13'
BUILDING FOOTPRINT AREA = 44,784 SQ.FT.

A PORTION OF PARCEL A
TAFT STREET INDUSTRIAL PARK
P.B. 122, PG. 25, B.C.R.
CONCRETE TRUCK COURT
AREA = 150,221 SQ.FT.
3.4486 ACRES

S01°08'48"E 505.04'
OWNER: 1840 N 30 ROAD HOLLYWOOD LLC

ZONING: IM-1 = LOW INTENSITY INDUSTRIAL AND MANUFACTURING DISTRICT
SETBACK: FRONT 15 FEET PER SITE PLAN PREPARED BY DONALD SACKMAN, AIA
SIDE AND REAR 28 FEET PROJECT NO. 98-1201-0100
TOTAL EXISTING PARKING SPACES: 115 REGULAR SPACES
5 HANDICAP SPACES
120 TOTAL STRIPED PARKING SPACES

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0308-F
ZONE	AE
BASE FLOOD ELEVATION	7
EFFECTIVE DATE	10/02/97

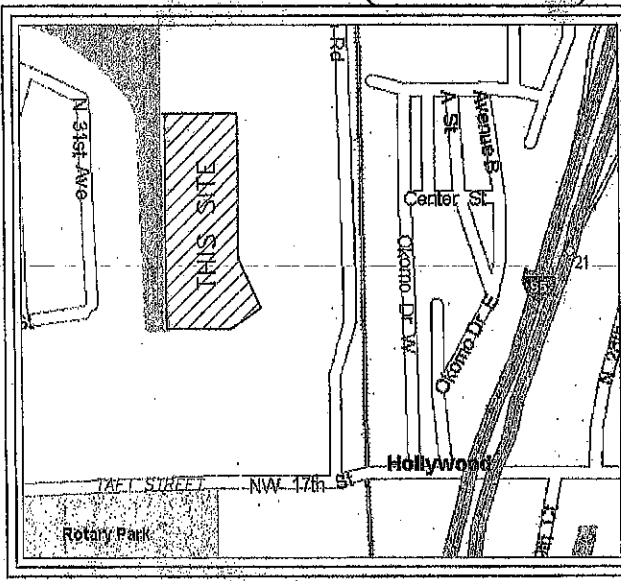
- NOTES:
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY THE LAW OFFICES OF PAUL FELDMAN, P.A. (SEARCH THROUGH FEBRUARY 1, 2010 AT 11:58PM)
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPEND ON THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF "TAFT STREET INDUSTRIAL PARK", (P.B. 122, PG. 25, B.C.R.), SAID LINE BEARS N 89°54'12" E.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - BENCHMARK REFERENCE: CITY OF HOLLYWOOD BENCHMARK AT N. 31ST ROAD AND ROOSEVELT STREET. ELEVATION=6.05'

SURVEYOR'S CERTIFICATION

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN BROWARD COUNTY, FLORIDA (ACCORDING TO OWNERSHIP AND ENCUMBRANCE REPORTS ISSUED BY THE LAW OFFICES OF PAUL FELDMAN, P.A., SEARCH THROUGH FEBRUARY 1, 2010 AT 11:58PM), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(c), 7(b)(1), 8, 9, 10, 11 (c), 13, 14, AND 16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

DATE: 02/24/10 FOR THE FIRM BY: *Richard E. Cousins*
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4186



- LEGEND:**
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAIN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET 5/8" IRON ROD & CAP #8448
 - SNC SET NAIL AND CAP #8448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FND FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - B.C.R. BROWARD COUNTY RECORDS
 - CHAIN LINK / WOOD FENCE
 - CONCRETE BLOCK STRUCTURE
 - AIR CONDITIONER
 - PERMANENT REFERENCE MONUMENT
 - METAL LIGHT POLE
 - POINT OF COMMENCEMENT
 - OVERHEAD UTILITY LINE
 - POINT OF BEGINNING
 - WATER METER
 - ELEVATIONS
 - R/W ELEVATION
 - EB ELECTRIC BOX
 - FH FIRE HYDRANT
 - WPP WOOD POWER POLE
 - WV WATER VALVE
 - DNH DRAINAGE HOLE
 - SSMH SANITARY SEWER MANHOLE
 - ALTA AMERICAN LAND TITLE ASSOCIATION
 - ACSM AMERICAN CONGRESS ON SURVEYING & MAPPING
 - ORB OFFICIAL RECORDS BOOK
 - SQ.FT. SQUARE FEET

LAND DESCRIPTION:

A PORTION OF PARCEL "A", "TAFT STREET INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 122, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A":

- THENCE NORTH 01°08'48" WEST, A DISTANCE OF 478.00 FEET TO THE POINT OF BEGINNING;
- THENCE SOUTH 88°38'42" WEST, A DISTANCE OF 232.00 FEET;
- THENCE NORTH 01°08'48" WEST, A DISTANCE OF 628.85 FEET;
- THENCE NORTH 88°54'12" EAST, A DISTANCE OF 232.00 FEET;
- THENCE SOUTH 01°08'48" EAST, A DISTANCE OF 505.04 FEET;
- THENCE SOUTH 37°08'20" EAST, A DISTANCE OF 113.08 FEET;
- THENCE SOUTH 52°53'40" WEST, A DISTANCE OF 53.16 FEET;
- THENCE SOUTH 88°38'42" WEST, A DISTANCE OF 23.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINS IN ALL 3.4486 ACRES (150,221 SQUARE FEET), MORE OR LESS.

SEE SHEET 2 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION: LB # 6448
PHONE (954) 680-9885 FAX (954) 680-0213

CLIENT:
GREEN & GOLD DEVELOPMENT

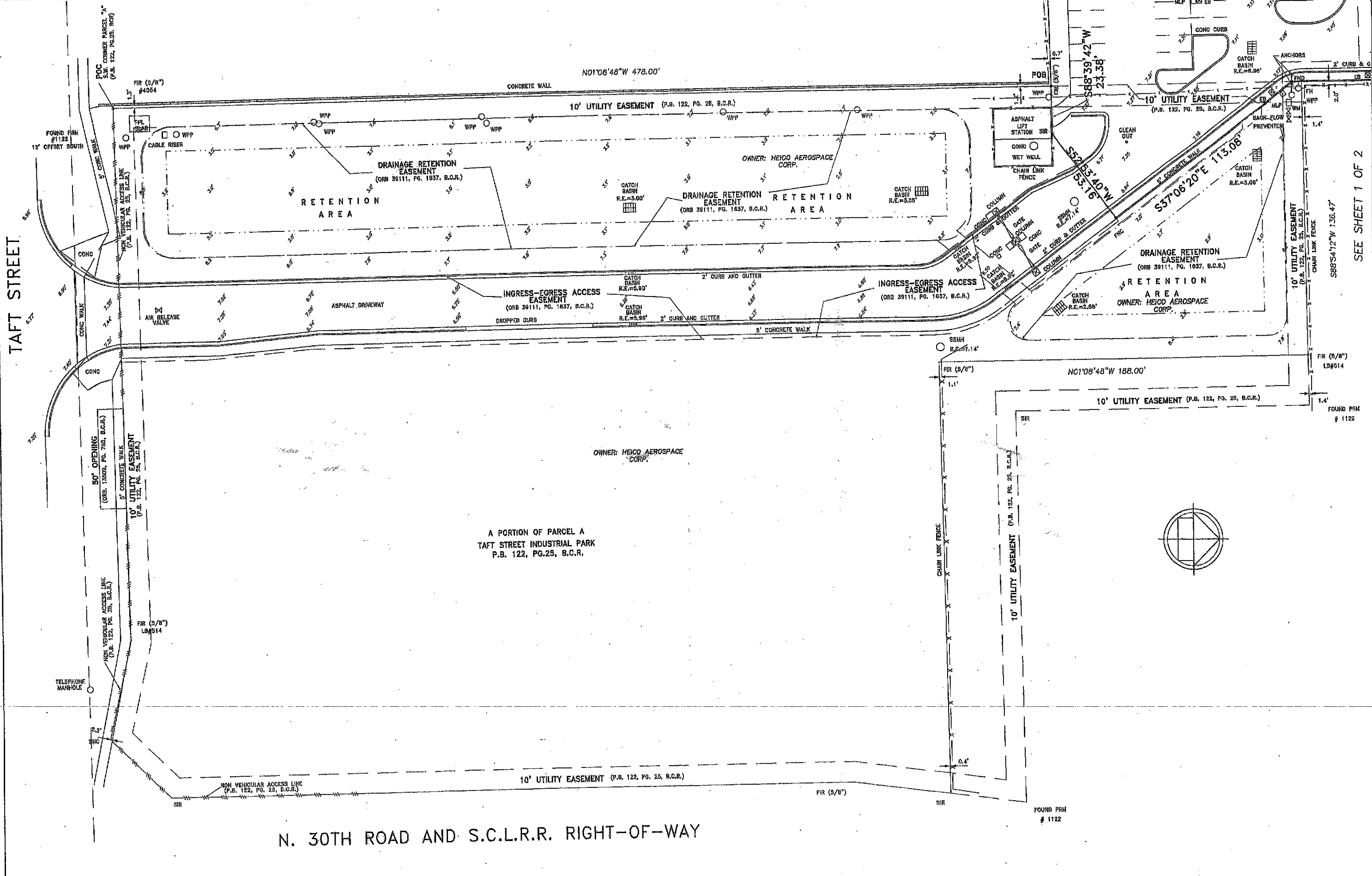
3069 TAFT STREET
HOLLYWOOD, FLORIDA 33021

ALTA/ACSM LAND TITLE SURVEY

REVISIONS				
FINAL SURVEY	DATE	FB/PG	DWN	CKD
UPDATE SURVEY	01/19/09	SKETCH	REC	REC
UPDATE SURVEY	05/15/07	SKETCH	REC	REC
FIXED NORTH ARROW	02/08/09		REC	REC
UPDATE SURVEY & LOCATION OF TREES IN PROPOSED DRAINAGE AREA	11/17/09	DATA/COL	REC	REC
UPDATE SURVEY	05/16/09		REC	REC
ALTA/ACSM LAND TITLE SURVEY	02/24/10		AV	REC

PROJECT NUMBER: 5892-07
SCALE: 1" = 20'
SHEET 1 OF 2 SHEETS

TAFT STREET



A PORTION OF PARCEL A
TAFT STREET INDUSTRIAL PARK
P.B. 122, PG.25, B.C.R.

OWNER: HEICO AEROSPACE
CORP.

N. 30TH ROAD AND S.C.L.R.R. RIGHT-OF-WAY

COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION: LB # 6448
 PHONE (954) 680-8885 FAX (954) 680-0213

CLIENT:
GREEN & GOLD DEVELOPMENT

3069 TAFT STREET
HOLLYWOOD, FLORIDA 33021

ALTA/ACSM LAND TITLE SURVEY

REVISIONS			
DATE	FB/PG	DWN	CHKD
01/18/00		SKETCH	REC
05/18/02		SKETCH	REC
05/08/04		REC	REC
11/17/09		DATA/SQL	REC
05/19/09		REC	REC
02/24/10		AV	REC

PROJECT NUMBER: 5982-07
SCALE: 1" = 20'

SHEET
2
OF
2
SHEETS

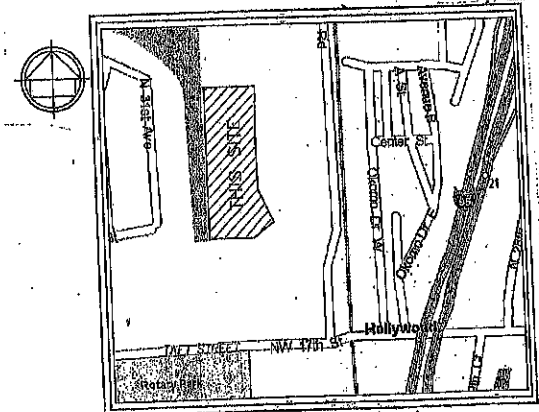
SEE SHEET 1 OF 2

Charles O. Buckalew
 Consulting Engineering Services, Inc.
 801 South Ocean Drive, Suite 201
 Hollywood, Florida 33019
 Phone : (954) 927-0861 / 588-1189

INVICTA WATCH CO. - ADDITION
 3066 TAFT STREET, CITY OF HOLLYWOOD, FLORIDA

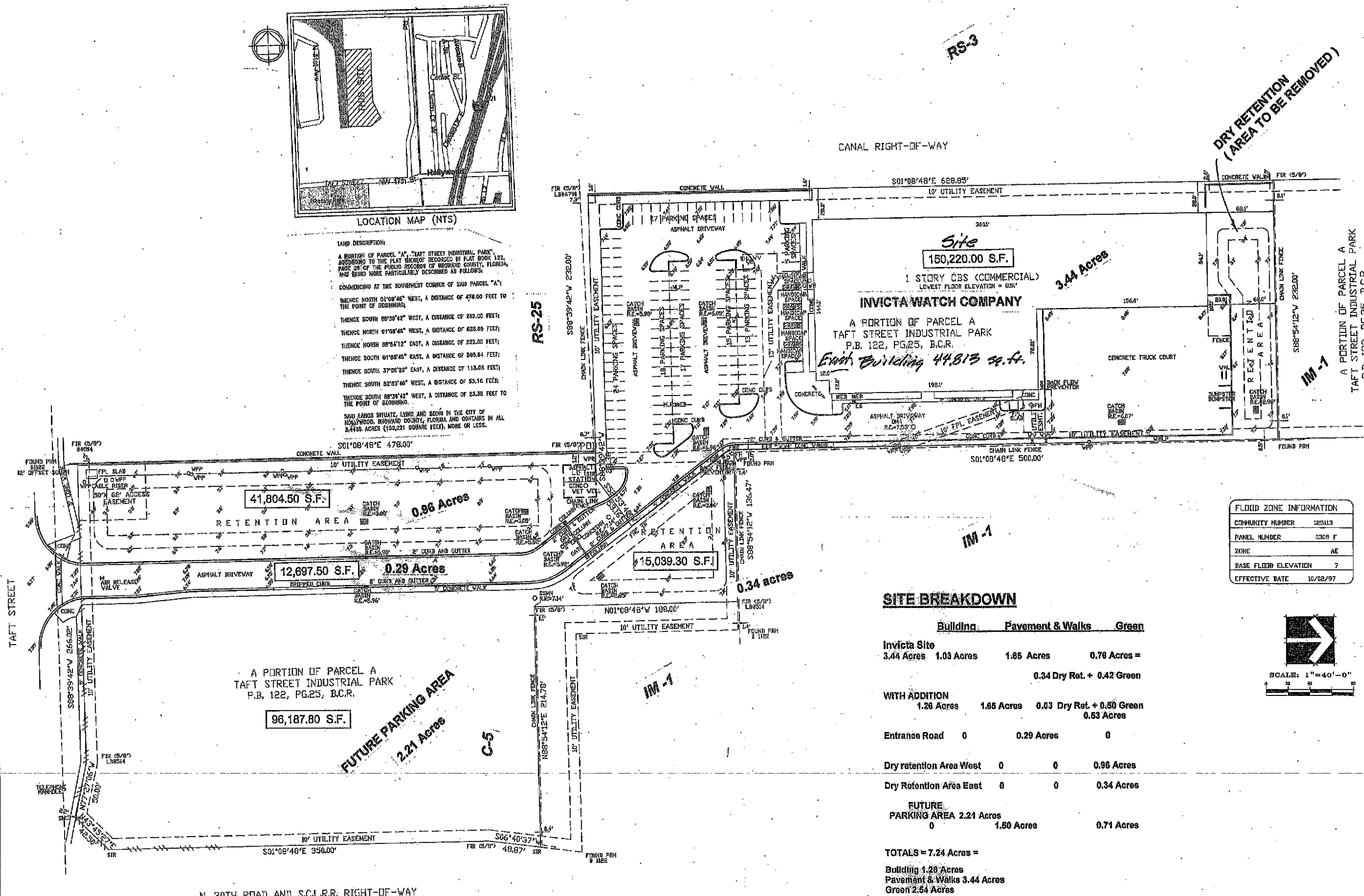
EXISTING OVERALL SITE ENGINEERING PLAN

DATE: JULY, 2008
 SCALE: 1"=40'-0"
 DWG. BY: C.R.W.
 CHK'D. BY: C.O.B.
 JOB NO.: 08-130
 SHEET NO.



LOCATION MAP (NTS)

LAND DESCRIPTION:
 A PORTION OF PARCEL "A", "TAFT STREET INDUSTRIAL PARK" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 122, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A";
 THENCE NORTH 01°08'48" WEST, A DISTANCE OF 478.00 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 88°39'42" WEST, A DISTANCE OF 232.00 FEET;
 THENCE NORTH 01°08'48" WEST, A DISTANCE OF 628.85 FEET;
 THENCE NORTH 88°34'12" EAST, A DISTANCE OF 232.00 FEET;
 THENCE SOUTH 01°08'48" EAST, A DISTANCE OF 505.04 FEET;
 THENCE SOUTH 37°06'20" EAST, A DISTANCE OF 113.08 FEET;
 THENCE SOUTH 82°55'40" WEST, A DISTANCE OF 83.16 FEET;
 THENCE SOUTH 88°39'42" WEST, A DISTANCE OF 23.38 FEET TO THE POINT OF BEGINNING.
 SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINS IN ALL 3.4438 ACRES (150,221 SQUARE FEET), MORE OR LESS.

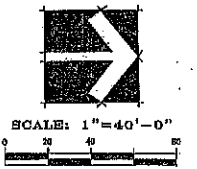


FLOOD ZONE INFORMATION

COMMUNITY NUMBER	125113
PANEL NUMBER	0308 F
ZONE	AE
BASE FLOOD ELEVATION	7
EFFECTIVE DATE	10/02/97

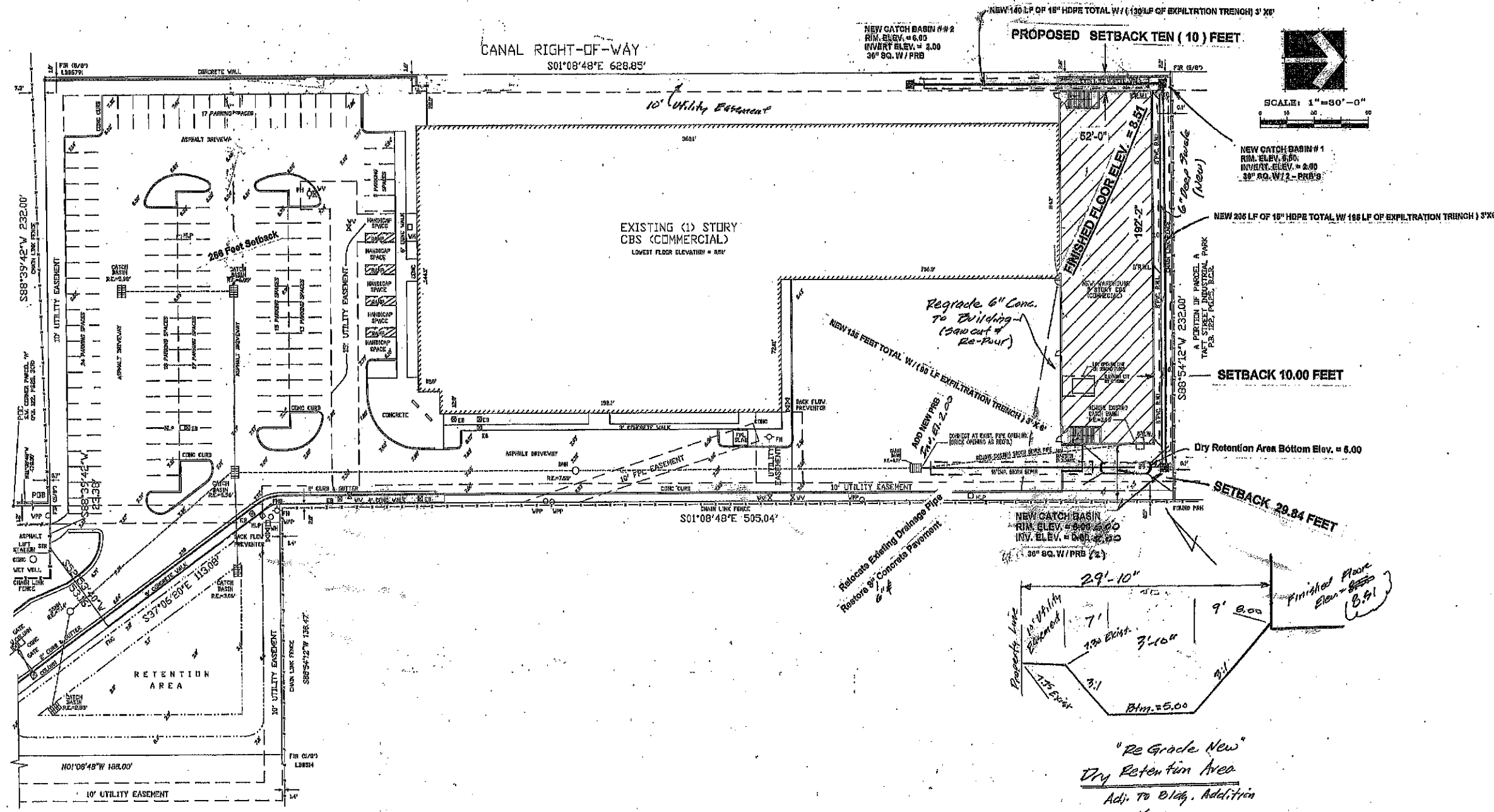
SITE BREAKDOWN

	Building	Pavement & Walks	Green
Invicta Site			
3.44 Acres	1.03 Acres	1.85 Acres	0.76 Acres =
			0.34 Dry Ret. + 0.42 Green
WITH ADDITION			
1.28 Acres	1.65 Acres	0.03 Dry Ret. + 0.50 Green	0.53 Acres
Entrance Road	0	0.29 Acres	0
Dry retention Area West	0	0	0.96 Acres
Dry Retention Area East	0	0	0.34 Acres
FUTURE PARKING AREA	2.21 Acres		
0	1.50 Acres		0.71 Acres
TOTALS = 7.24 Acres =			
Building	1.28 Acres		
Pavement & Walks	3.44 Acres		
Green			2.54 Acres



SKETCH OF SURVEY, AS PREPARED BY:
CEUSINS SURVEYORS & ASSOCIATES, INC.
 5365 S.W. 76TH AVENUE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION: LB # 6448
 PHONE (954) 680-9065 FAX (954) 680-0213

Charles O. Buckalew
 CHARLES O. BUCKALEW, P.E.
 FLORIDA REG. NO. 24842



REVISIONS:
 7-9-08 Added
 Excavation
 Trench
 10-15-08 Add
 Eff. Pond

Charles O. Buckalew
 Consulting Engineering Services, Inc.
 801 South Ocean Drive, Suite 201
 Hollywood, Florida 33019
 C.O.C. Number: 0235
 Tel.: (954) 927-0561 / 359-1139

PROJECT:
 INVICTA WATCH CO. - ADDITION
 3069 TAFT STREET, CITY OF HOLLYWOOD, FLORIDA

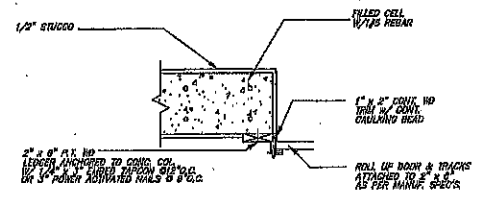
DRWG. TITLE:
 SITE DRAINAGE PLAN

DATE: JULY, 2008
 SCALE: 1"=30'-0"
 DWG. BY: C.R.W.
 CHK'D. BY: C.O.B.
 JOB NO.: 08-130

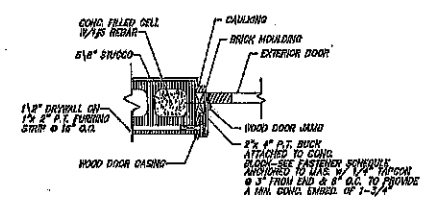
SHEET NO.
 C-2

Charles O. Buckalew
 CHARLES O. BUCKALEW, P.E.
 FLORIDA REG. NO. 24842

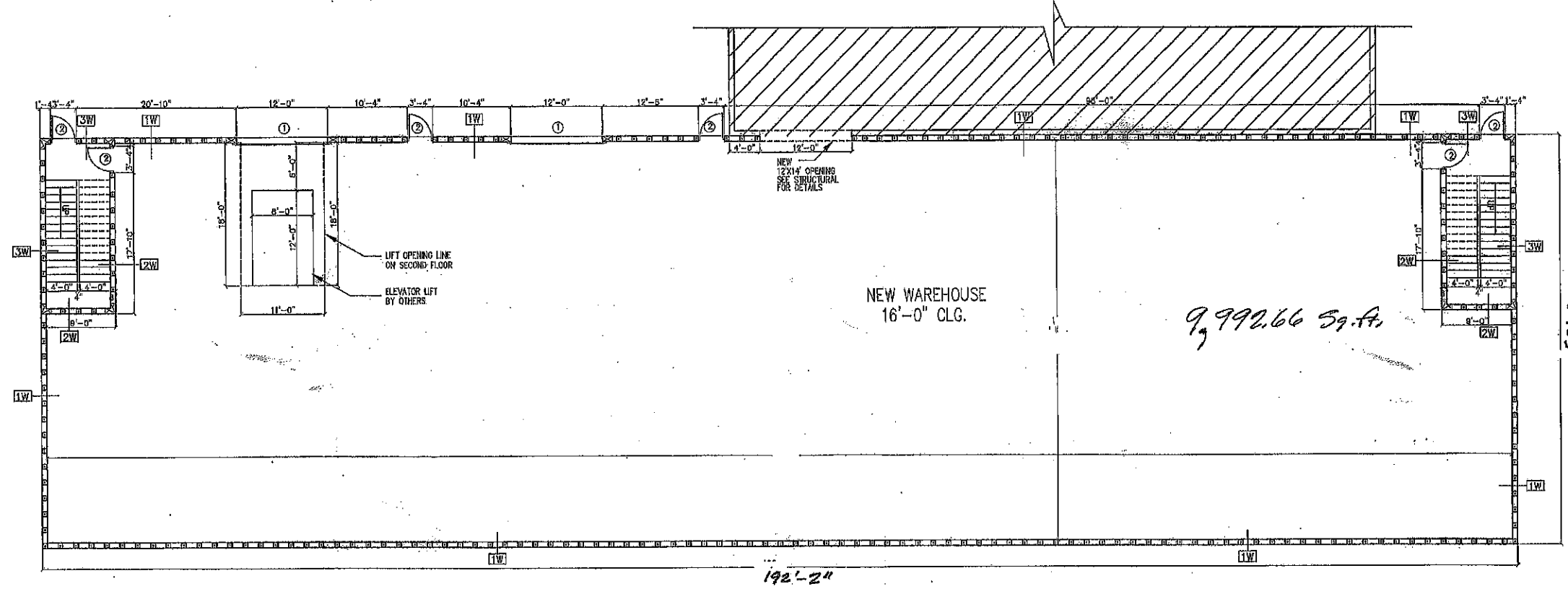
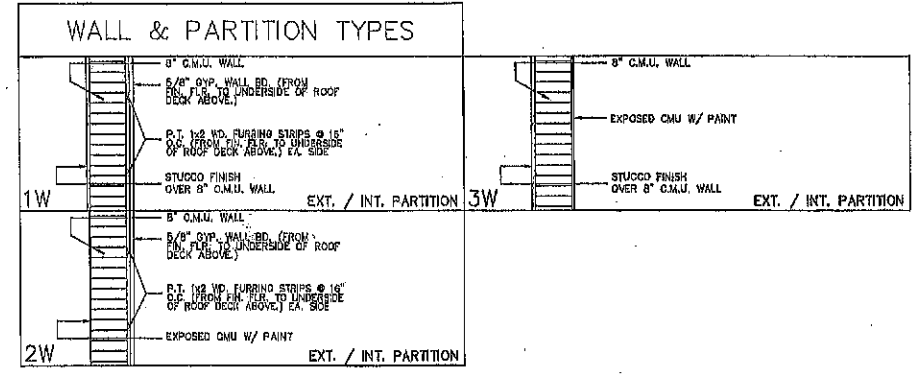
REVISIONS	BY



GARAGE DR. ANCHORAGE DETAIL
NTS



EXTERIOR DOOR BUCK DETAIL
NTS

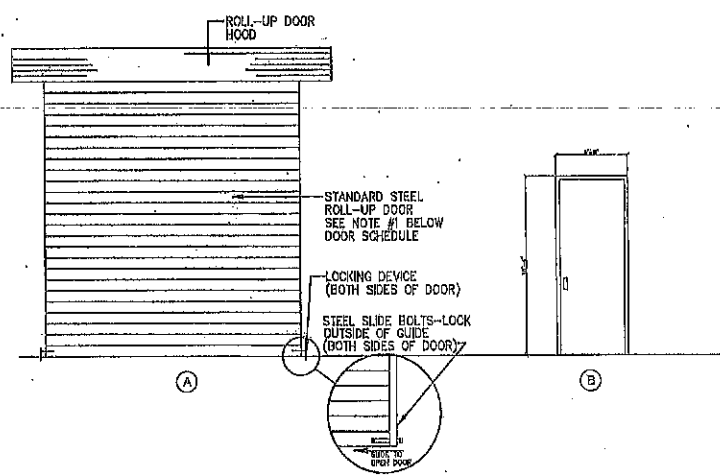


Charles O. Buckalew
 Consulting Engineering Services, Inc.
 807 South Ocean Drive, Suite 201
 Hollywood, Florida 33019
 C.O.A. Number: 9235
 Tel.: (954) 927-0561 / 927-1189

INVICTA WATCH COMPANY
 3069 TAFT STREET
 HOLLYWOOD, Florida

DOOR SCHEDULE								
MARK	SIZE			TYPE	MATERIAL	FRAME	HWDR.	REMARKS
	WIDTH	HEIGHT	THICK.					
①	12'-0"	14'-0"	1 3/4"	ROLL-UP	ALUM	—	MFOR	EXTERIOR DOORS
②	3'-0"	8'-0"	1 3/4"	FLUSH	METAL	H.M.	MFOR	EXTERIOR DOORS

DOOR TYPE



Total Two Floors
 19,985 Sq. Ft.

HARDWARE

DOOR HARDWARE:
 NEW DOOR HARDWARE TO MEET THE STATE OF FLORIDA HANDICAPPED ACCESSABILITY CODE.
 STANDARD DUTY COMMERCIAL GRADE HARDWARE
 TYPICAL FINISH - US 28D
 ALL DOOR HANDLES - LEVER TYPE AS PER A.D.A.
 ACCEPTED MANUFACTURERS:
 CORBIN-RUSHWIN
 SCHLAGE
 YALE

NOTE:

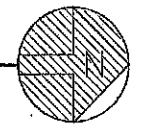
ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE, SHALL COMPLY WITH FAC AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM THE EGRESS SIDE.

GROUPS

- 1 HINGES: 1 1/2 PR. BUTTS 4 1/2" x 4 1/2"
- LOCKSET: PRIVACY LOCKSET
- CLOSER: INTERIOR SIDE - SURFACE MTD.
- THRESHOLD: MARBLE
- DOOR STOP: FLOOR MTD.

FLOOR PLAN

SCALE: 1/8" = 1'-0"




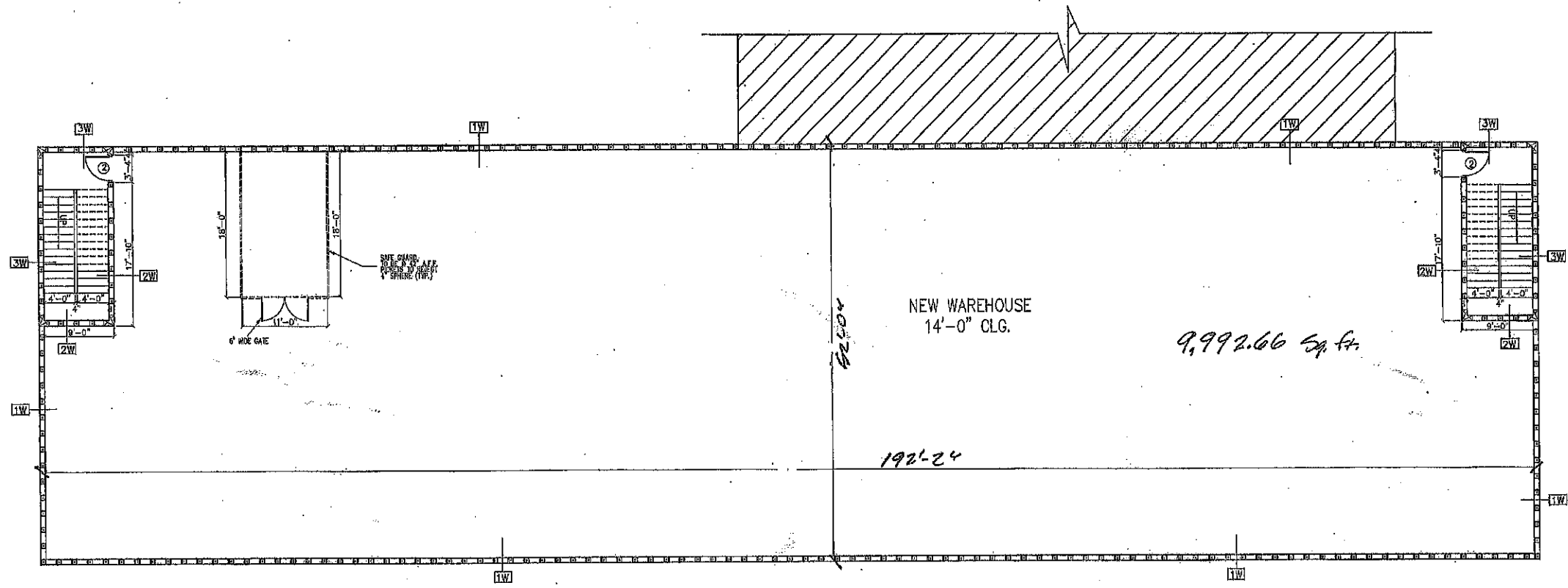
Charles O. Buckalew
 CHARLES O. BUCKALEW, P.E.
 FLORIDA REG. NO. 24842

DESIGNED BY: ABEY
 DRAWN BY: DRAFTER
 CHECKED BY:
 DATE: DATE
 Sheet: A1

PROFESSOR A. JAMES ARCHITECT
 801 S. ANDREWS
 8400 N. ANDREWS AVE. SUITE 500
 HOLLYWOOD, FLORIDA 33302
 PHONE: (954) 977-1189
 FAX: (954) 977-1189

REVISIONS	BY

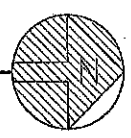
Charles O. Buckalew
 Consulting Engineering Services, Inc.
 801 South Ocean Drive, Suite 201
 Hollywood, Florida 33019
 C.O.A. Number: 62355
 Tele.: (954) 927-0561 / 938-1189

INVICTA WATCH COMPANY
 3069 TAFT STREET
 HOLLYWOOD, Florida

DESIGN ODYSSEY 2001 Inc.
 Architectural Design
 6400 N. Andrews Avenue
 Suite 805
 Fort Lauderdale, FL 33309
 Phone: (954) 918-1500
 Fax: (954) 618-3000

2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"




Charles O. Buckalew
 CHARLES O. BUCKALEW, P.E.
 FLORIDA REG. NO. 24842

DESIGNED BY: ABEY
 DRAWN BY: DRAFTER
 CHECKED BY:
 DATE: DATE
 Sheet:

A2

REVISIONS	BY

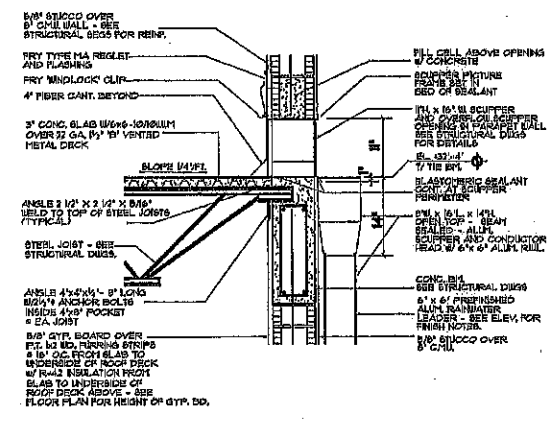
Charles O. Buckalew
 Consulting Engineering Services, Inc.
 801 South Ocean Drive, Suite 201
 Hollywood, Florida 33019
 P.E. License No. 12259
 Tel.: (954) 927-0581 / FAX-1189



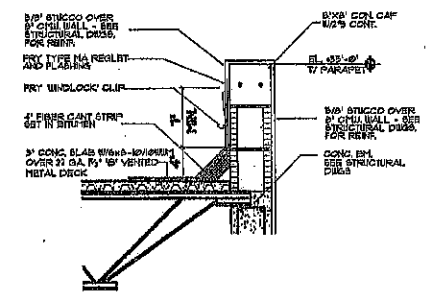
WAREHOUSE ADDITION FOR INVICTA WATCH COMPANY
 3069 TAFT STREET
 HOLLYWOOD, Florida

DESIGN ODYSSEY 2001 Inc.
 Architectural Design
 710 S.W. 11th Ave.
 Deerfield Beach, FL 33441
 Phone (954) 688-0029
 Fax (954) 688-2526

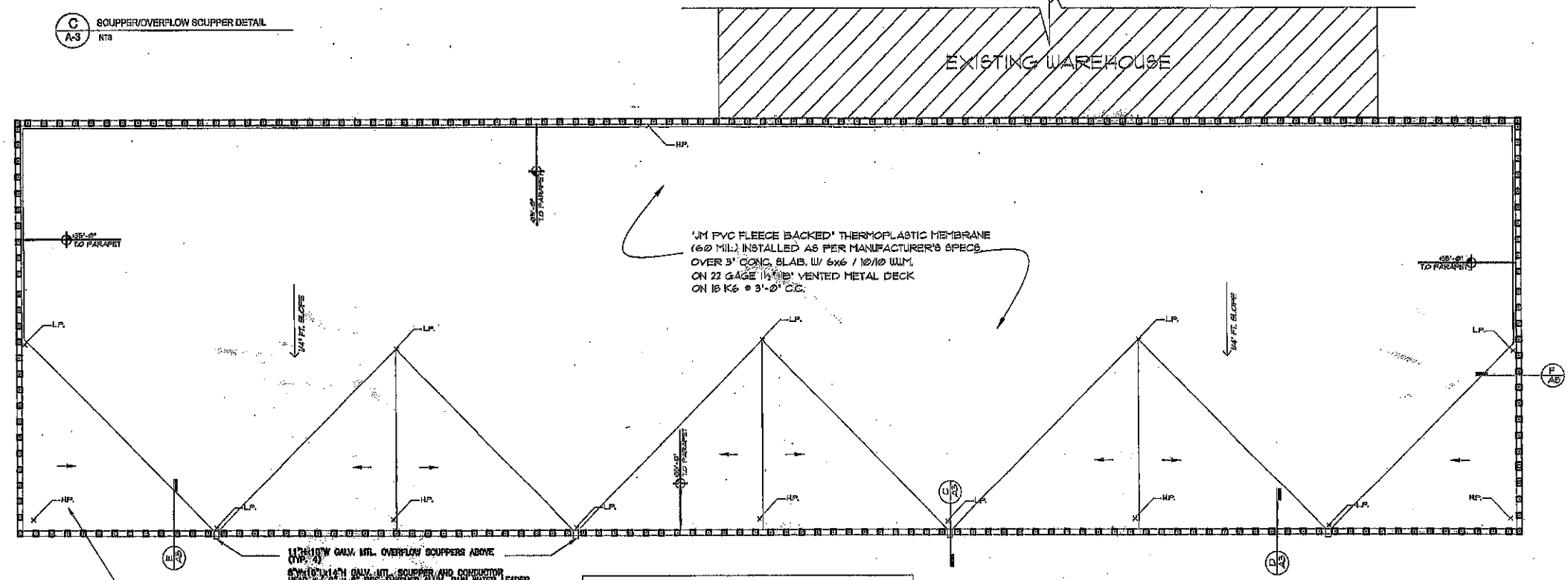
DESIGNED BY: ABEY
 DRAIN BY:
 CHECKED BY:
 DATE: 12-04-06
 Sheet: A3



C SCUPPER/OVERFLOW SCUPPER DETAIL
 NTS



D ROOF GANT & PARAPET DETAIL
 NTS



1/4\"/>


TYPICAL # CRICKETS:
 1/4\"/>

1/4\"/>

ROOF DRAINAGE CALC.

HORIZ. PROJECTED ROOF AREA	=	7368 S.F.
VERT. WALL AREA/2 AS PER F.B.C. P1106.4	540/2 =	270 S.F.
TOTAL HORIZ. PROJECTED ROOF AREA	=	7638 S.F.
HOLLYWOOD, FL. 100 YR., 1 HR. RAINFALL AS PER F.B.C. FIGURE 1106.1	=	4.5"
HORIZ. PROJECTED ROOF AREA PER 6" (28.27 SQ. IN.) VERTICAL LEADER @ 7"/HR. AS PER F.B.C. 1106.2	=	7715 S.F.
6" (28.27 SQ. IN.) VERTICAL LEADERS REQ'D HORIZ. PROJECTED ROOF AREA 7638 / 7715	=	0.99
6"x6" (36 SQ. IN.) VERT. LEADERS PROVIDED		4
8" w. x 14" h. (112 SQ. IN.) GALV. MTL SCUPPERS PROVIDED		4
11" w. x 16" h. (176 SQ. IN.) OVERFLOW SCUPPERS PROVIDED		4

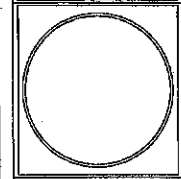
ROOF PLAN
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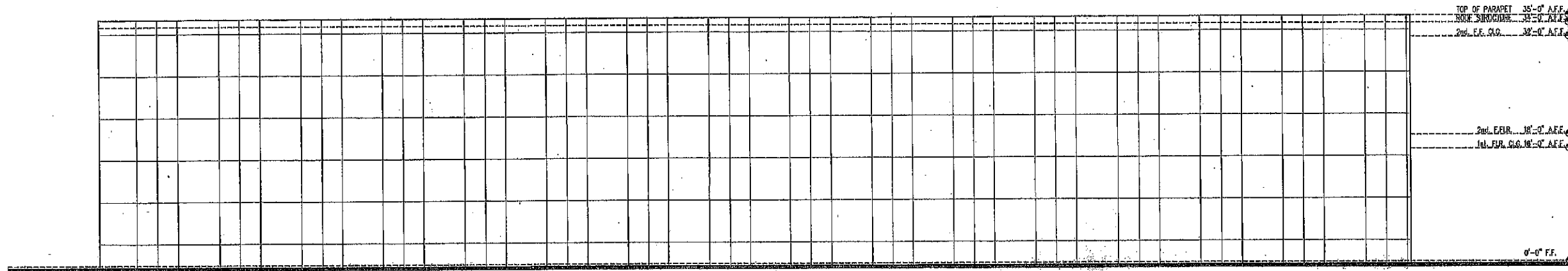
Charles O. Buckalew
 CHARLES O. BUCKALEW, P.E.
 FLORIDA REG. NO. 24842

PROJECT: JULET ARCHITECT
 1420 N. ANDREWS AVE. SUITE 600
 WEST PALM BEACH, FL 33411
 PHONE: (561) 833-1100
 FAX: (561) 833-1101

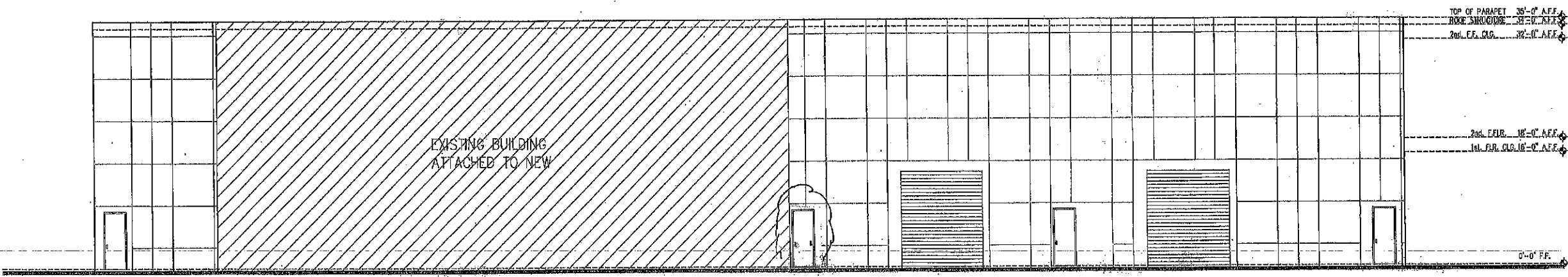
REVISIONS	BY
2-11-10	CB



Charles O. Buckalew
 Consulting Engineering Services, Inc.
 601 South Ocean Drive, Suite 201
 Hollywood, FL 33025
 C.O.A. Number: 6235
 Tele: (954) 927-0561 / 588-1189

NORTH
 ELEVATION
 SCALE: 1/8"=1'-0"



SOUTH
 ELEVATION
 SCALE: 1/8"=1'-0"

INVICTA WATCH COMPANY
 3069 TAFT STREET
 HOLLYWOOD, Florida

DESIGN ODYSSEY 2001 Inc.
 Architectural Design
 6100 N. Andrews Avenue
 Suite 600
 Fort Lauderdale FL 33309
 Phone (954) 816-1000
 Fax (954) 816-2000

DESIGNED BY: ABEY
 DRAWN BY: DRAFTER
 CHECKED BY:
 DATE: DATE


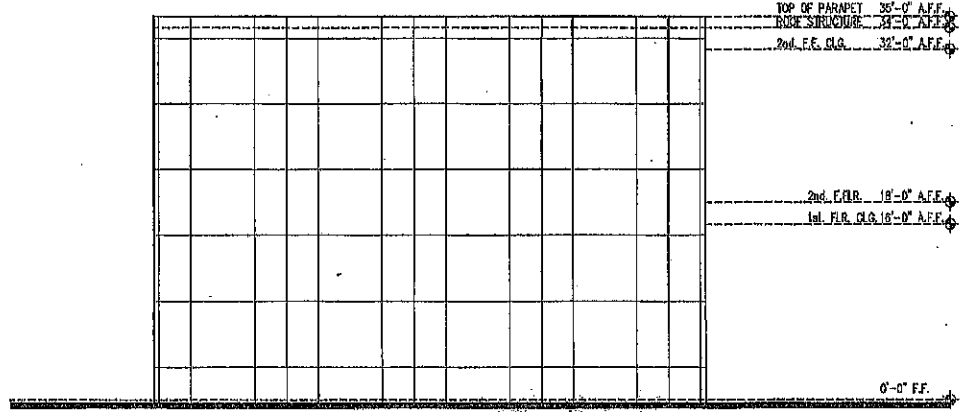
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 CHARLES O. BUCKALEW, P.E.
 FLORIDA REG. NO. 24842

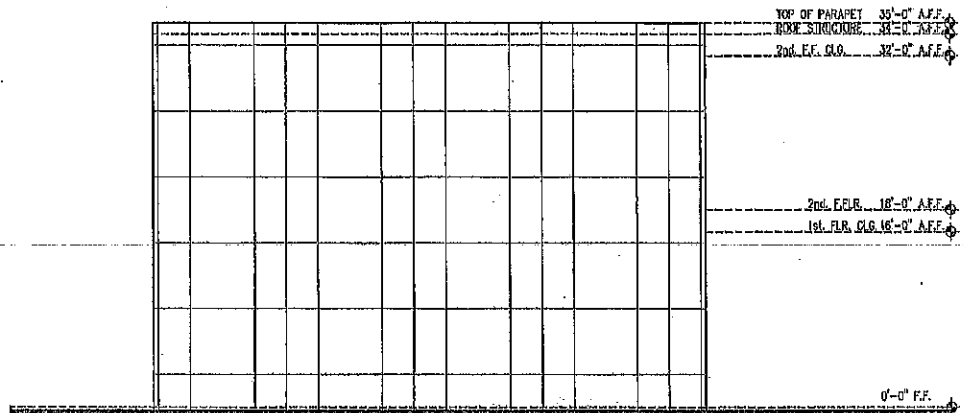
ROBERT A. JONES ARCHITECT
 800 N. ANDREWS AVE. SUITE 606
 FORT LAUDERDALE, FL 33309
 (954) 341-1100
 FAX (954) 341-1100

REVISIONS	BY

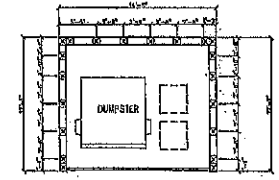
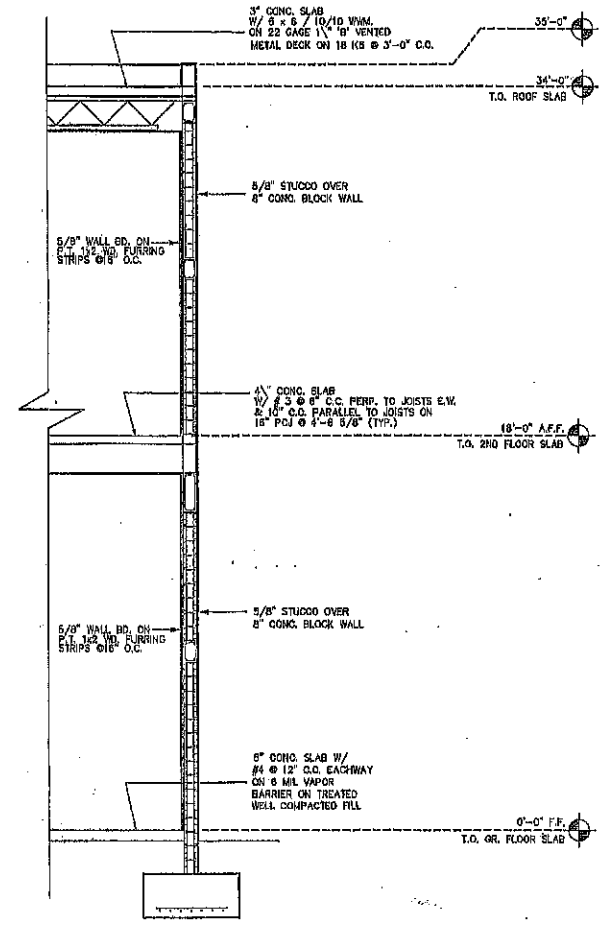
Charles O. Buckalew
 Consulting Engineering Services, Inc.
 801 South Ocean Drive, Suite 201
 Hollywood, Florida 33019
 C.O.A. Number: 9250
 Tel.: (954) 927-0551 / 398-1189

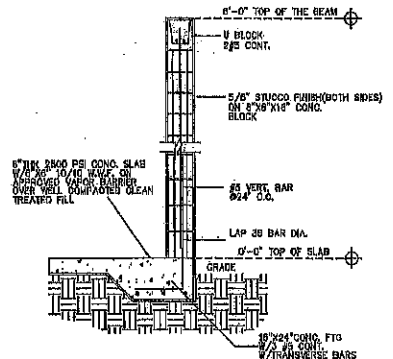
WEST ELEVATION
 SCALE: 1/8"=1'-0"



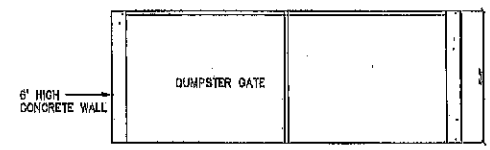
EAST ELEVATION
 SCALE: 1/8"=1'-0"



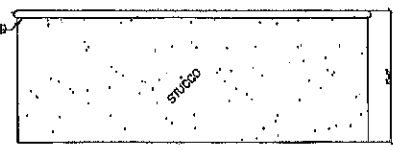
DUMPSTER ENCLOSURE PLAN
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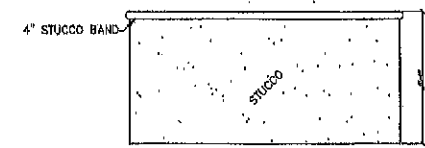
DUMPSTER WALL SECTION
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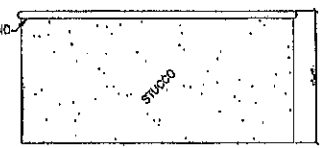
DUMPSTER WALL NORTH ELEVATION
 SCALE 1/4"=1'-0"



DUMPSTER WALL SOUTH ELEVATION
 SCALE 1/4"=1'-0"



DUMPSTER WALL WEST ELEVATION
 SCALE 1/4"=1'-0"



DUMPSTER WALL EAST ELEVATION
 SCALE 1/4"=1'-0"

INVICTA WATCH COMPANY
 3069 TAFT STREET
 HOLLYWOOD, Florida

DESIGN ODYSSEY 2001 Inc.
 Architectural Design
 8100 W. Andrews Avenue
 Suite 610
 Fort Lauderdale FL 33309
 Phone (954) 345-1000
 Fax (954) 345-2000

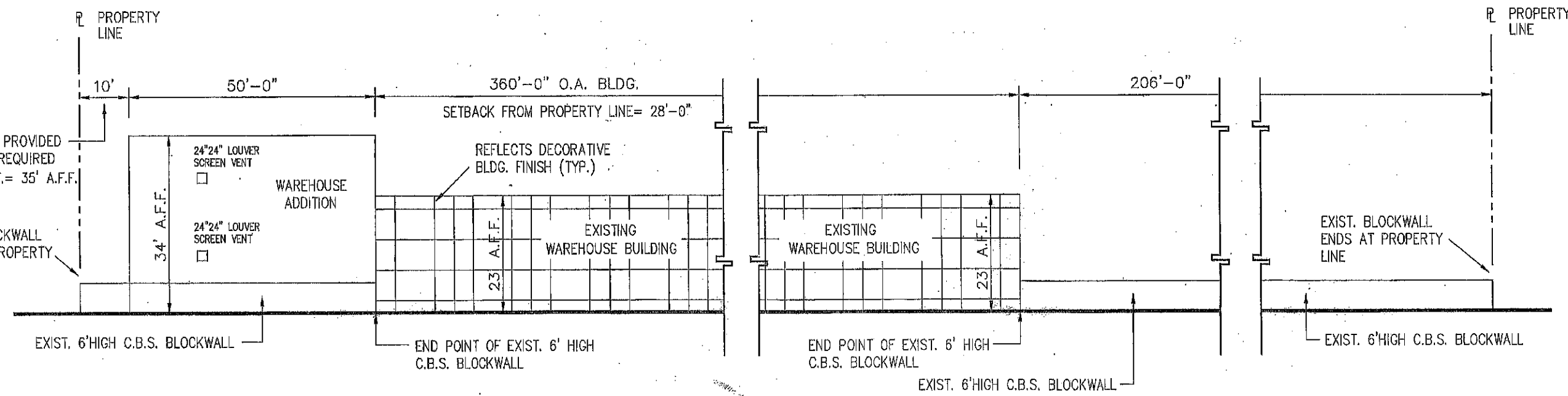
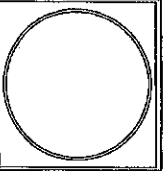
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 DRAWN BY: DRAFTER
 CHECKED BY:
 DATE: DATE

Sheet:
A5

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 CHARLES O. BUCKALEW, P.E.
 FLORIDA REG. NO. 24842

GREGORY A. JONES ARCHITECT
 REG. # A012189
 8400 N. Andrews Ave. SUITE 805
 FORT LAUDERDALE, FL 33308
 DESIGN ODYSSEY 2001 INC.
 REG. # AA-000639

REVISIONS	BY



WEST PROPERTY ELEVATION
 SCALE: 3/32" = 1'-0"

WAREHOUSE ADDITION for INVICTA WATCH COMPANY
 3069 TAFT STREET
 HOLLYWOOD, Florida

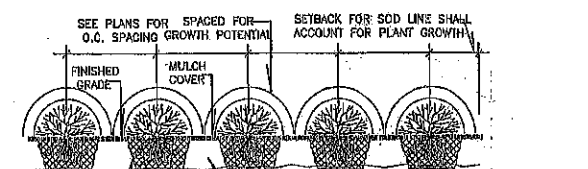
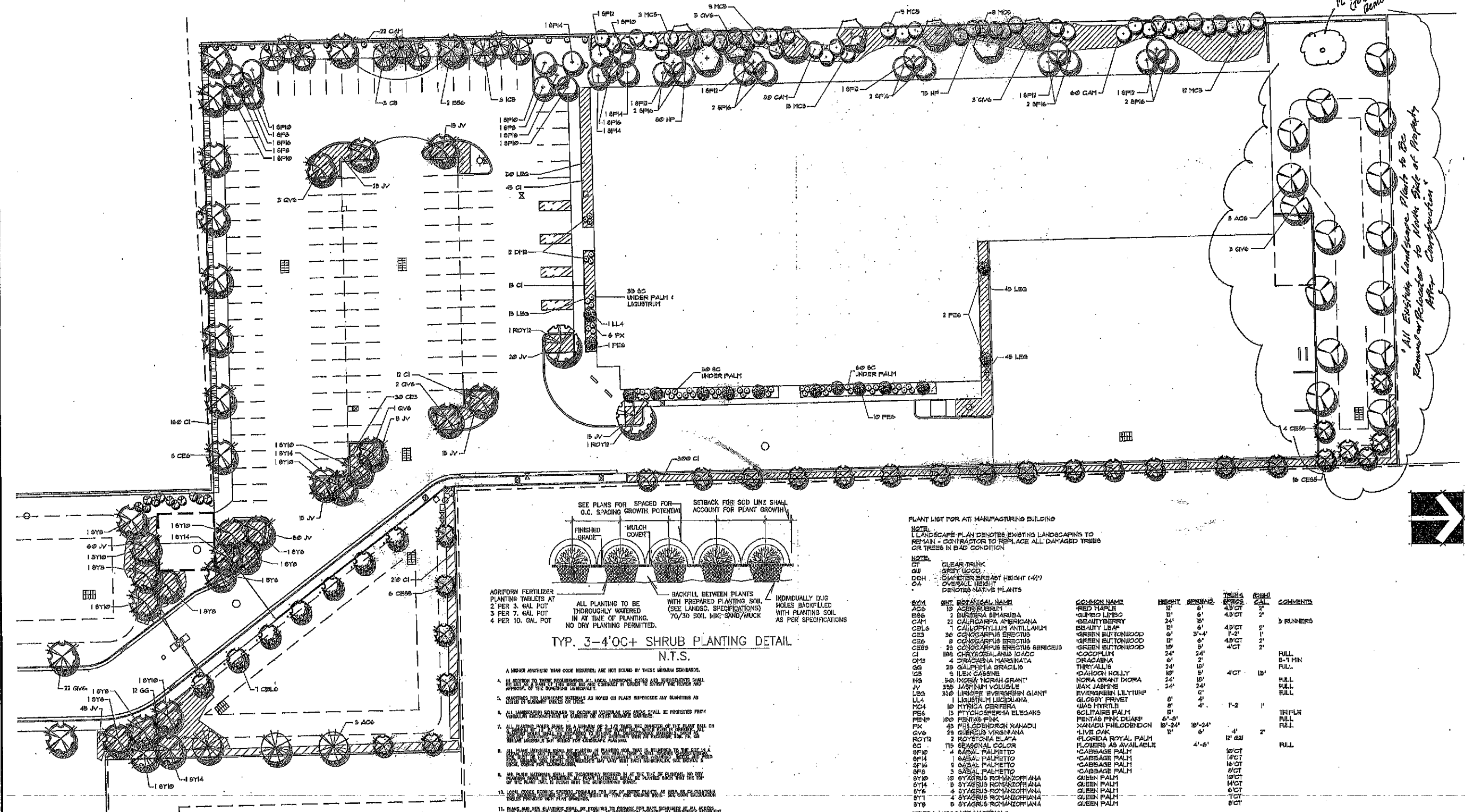
DESIGN ODYSSEY 2001 Inc.
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 8100 N. Andrews Avenue
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 Fort Lauderdale, FL 33309
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DESIGNED BY: ABEY
 DRAWN BY: C.O.E.
 CHECKED BY: G.O.B.
 DATE: AUG, 2009

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 FLORIDA REG. NO. 24842

Sheet:
A6



TIPO. 3'-4' OC+ SHRUB PLANTING DETAIL
 N.T.S.

AIRIFORM FERTILIZER PLANTING TABLETS AT:
 2 PER 3 GAL POT
 3 PER 7 GAL POT
 4 PER 10 GAL POT

ALL PLANTING TO BE THOROUGHLY WATERED IN AT TIME OF PLANTING. NO DRY PLANTING PERMITTED.

MULCH COVER

BACKFILL BETWEEN PLANTS WITH PREPARED PLANTING SOIL (SEE LANDSC. SPECIFICATIONS) 70/30 SOIL MIX: SAND/MUCK

INDIVIDUALLY DUG HOLES BACKFILLED WITH PLANTING SOIL AS PER SPECIFICATIONS

PLANT LIST FOR ATI MANUFACTURING BUILDING

NOTE:
 1. LANDSCAPE PLAN DENOTES EXISTING LANDSCAPING TO REMAIN - CONTRACTOR TO REPLACE ALL DAMAGED TREES OR TREES IN BAD CONDITION

NOTE:
 CT CLEAR TRUNK
 GW GREY WOOD
 DBH DIAMETER BREST HEIGHT (48")
 CA OVERALL HEIGHT
 * DENOTES NATIVE PLANTS

SYM	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK DBH @ 48"	DBH @ 48"	COMMENTS
ACD	10	ACER RUBRUM	RED MAPLE	12'	6'	4.5"	2"	
BSE	2	BESSEYA B. MARUSA	GIUMBO LIMBO	12'	12'	4.5"	2"	3 BANNERS
CAH	2	CALLICANPA AMERICANA	BEAUTY BERRY	24'	12'	1.5"	2"	
CEB	1	CELESTYLLUM ANTILLANUM	BEAUTY LEAF	12'	6'	4.5"	2"	
CEB	36	COCCOGRAPUS BRECTUS	GREEN BUTTWOOD	6'	3'-4'	1.2"	2"	
CEB	9	COCCOGRAPUS BRECTUS	GREEN BUTTWOOD	12'	6'	4.5"	2"	
CEB	25	COCCOGRAPUS BRECTUS ABRICEUS	GREEN BUTTWOOD	12'	6'	4.5"	2"	
CI	100	CHRYSOMALANUS ICACID	COCCOFLIM	24"	24"	1"	1"	FULL 5-7 MIN FULL
DMB	4	DRACAEVA MARINATA	DRACAEVA	6'	6'	1.5"	1"	FULL
GS	20	GALPHEMIA ORACLE	THRYALLIS	24"	15"	1.5"	1"	FULL
NS	5	NOEVA NORAH GRANT	NOEVA HOLLY	12'	12'	4"	1.5"	FULL
NS	30	NOEVA NORAH GRANT	NOEVA HOLLY	24"	15"	1.5"	1"	FULL
JV	30	JASMINUM VOLUBILE	WAX JASMINE	24"	24"	1.5"	1"	FULL
LEG	320	LIRIOPE EVERGREEN GIANT	EVERGREEN LILYPUR	6'	4'	1"	1"	FULL
LL	1	LIGULSTRUM LUCIDANUM	GLOSSY PERRET	6'	4'	1"	1"	FULL
MC4	10	MYRTICA CERIFERA	WAX MYRTLE	6'	4'	1.2"	1"	FULL
PE6	13	PYTHOSPERMIA ELEGANS	BOLTAIRE PALM	12'	12'	1.5"	1"	TRIPLE FULL
PENP	100	PENTAS PINK DIAPER	PENTAS PINK DIAPER	18'-24'	18'-24'	1.5"	1"	FULL
PK	40	PULICAMPION XANADU	XANADU PHILODENDON	18'-24'	18'-24'	1.5"	1"	FULL
QV6	25	QUERCUS VIRGINIANA	LIVE OAK	6'	6'	4"	2"	
ROY12	2	ROYSTONIA ELATA	FLORIDA ROYAL PALM	12'	12'	1.5"	1"	FULL
SB	15	SABAL PALMETTO	CABBAGE PALM	10'	10'	1.5"	1"	
SP14	1	SABAL PALMETTO	CABBAGE PALM	14'	14'	1.5"	1"	
SP16	2	SABAL PALMETTO	CABBAGE PALM	16'	16'	1.5"	1"	
SP8	3	SABAL PALMETTO	CABBAGE PALM	8'	8'	1.5"	1"	
SY10	10	SYAGRUS ROMANZOFFIANA	QUEEN PALM	10'	10'	1.5"	1"	
SY14	8	SYAGRUS ROMANZOFFIANA	QUEEN PALM	14'	14'	1.5"	1"	
SY6	4	SYAGRUS ROMANZOFFIANA	QUEEN PALM	6'	6'	1.5"	1"	
SY8	8	SYAGRUS ROMANZOFFIANA	QUEEN PALM	8'	8'	1.5"	1"	

OTHER LANDSCAPE MATERIALS:
 MUL (IN BAGS) AS NEEDED
 SOIL PLANTING SOIL (CUBIC YARDS) AS NEEDED

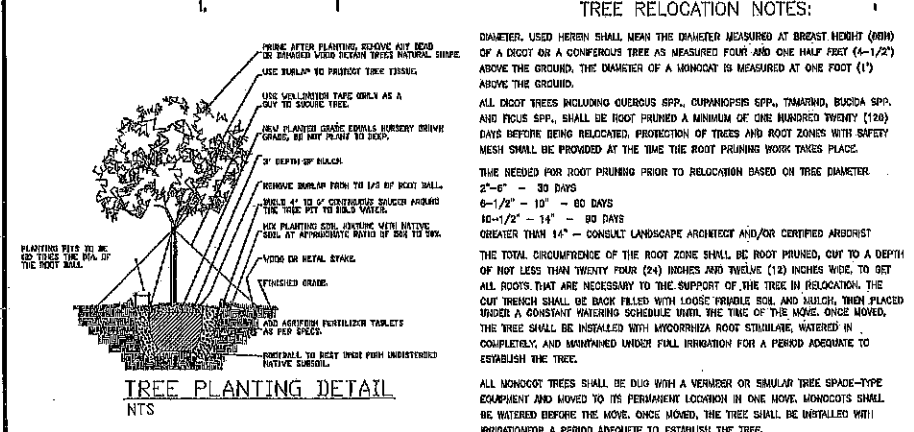
MITIGATION PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK DBH @ 48"	DBH @ 48"	COMMENTS
ACD	3	ACER RUBRUM	RED MAPLE	12'	6'	4.5"	2"	
CAM	146	CALLICANPA AMERICANA	BEAUTY BERRY	24'	12'	1.5"	2"	FULL
HP	215	HYPSELIA PATENS	FRESHUSH	24'-30"	24"	1.5"	2"	FULL
HCS	48	HYDRICHA CERRIFERA	WAX MYRTLE	12'	12'	4.5"	2"	
QV6	8	QUERCUS VIRGINIANA	LIVE OAK	6'	6'	4.5"	2"	(OVER CODE REQ)
SP1	1	SABAL PALMETTO	CABBAGE PALM	14'	14'	1.5"	1"	
SP14	1	SABAL PALMETTO	CABBAGE PALM	14'	14'	1.5"	1"	
SP8	1	SABAL PALMETTO	CABBAGE PALM	8'	8'	1.5"	1"	

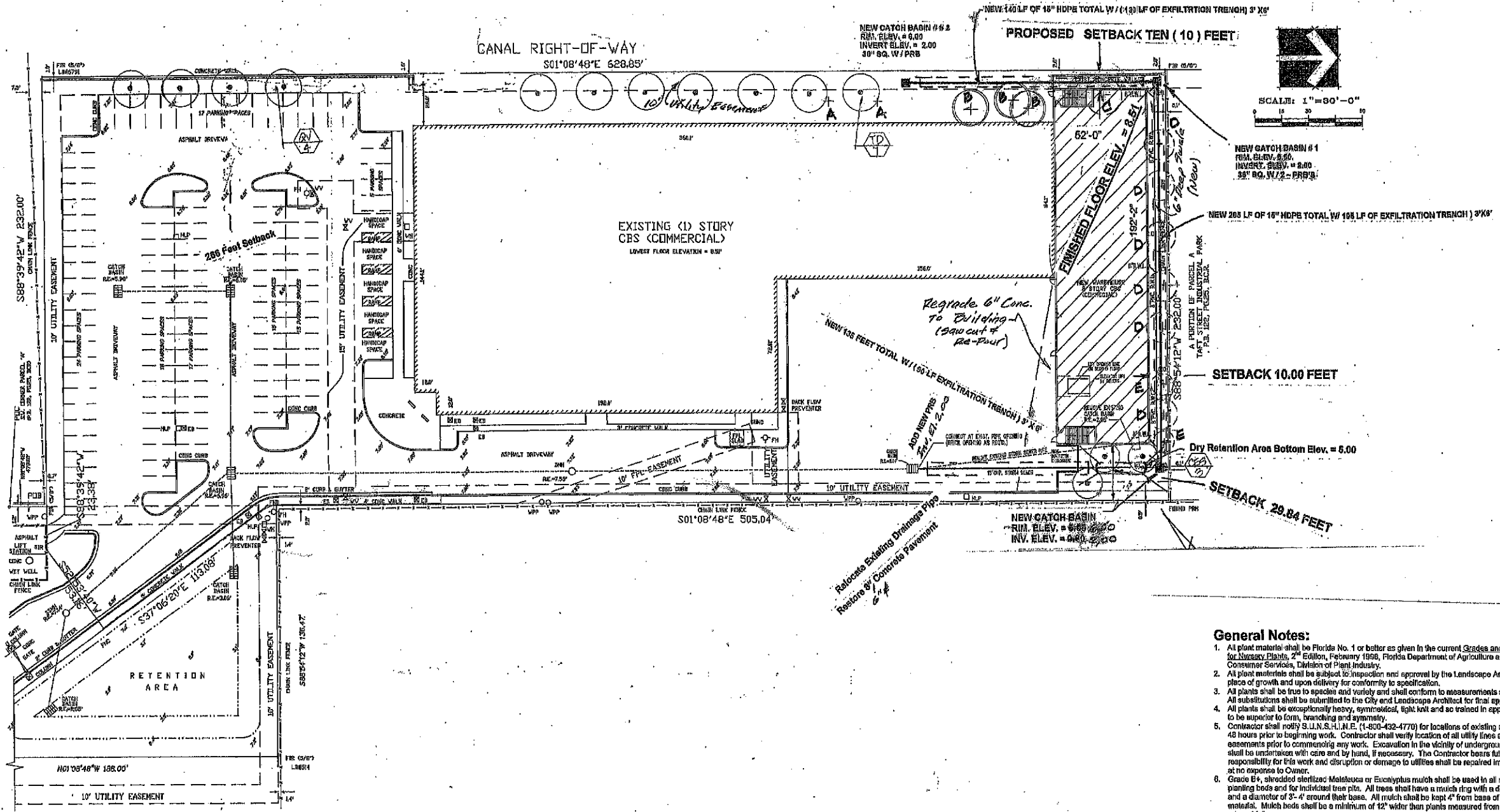
OTHER LANDSCAPE MATERIALS:
 MUL (IN BAGS) AS NEEDED
 SOIL PLANTING SOIL (CUBIC YARDS) AS NEEDED

NOTE:
 1. LANDSCAPE PLAN DENOTES EXISTING LANDSCAPING TO REMAIN - CONTRACTOR TO REPLACE ALL DAMAGED TREES OR TREES IN BAD CONDITION

NOTE:
 CT CLEAR TRUNK
 GW GREY WOOD
 DBH DIAMETER BREST HEIGHT (48")
 CA OVERALL HEIGHT
 * DENOTES NATIVE PLANTS



CHARLES O. BUCKALEW, P.E.
 FLORIDA REG. NO. 24842



- General Notes:**
- All plant material shall be Florida No. 1 or better as given in the current *Grades and Standards for Nursery Plants*, 2nd Edition, February 1998, Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
 - All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
 - All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
 - All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
 - Contractor shall notify S.U.N.S. (1-800-432-4770) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
 - Grade 8F, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4" around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
 - Sod shall be St. Augustine "Floratan" solid and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
 - All trees and shrubs shall be backfilled with a suitable planting soil consisting of 60 percent sand and 40 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of this planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from rock, pebbles, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
 - All sodded areas to have a minimum of 2" of planting soil as described in note #3.
 - All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
 - All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
 - All synthetic burlap, synthetic string or cord or wire baskets shall be removed before any trees are planted. All synthetic burlap shall be removed from burlap, branches, etc. before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
 - All trees, palms and other plants shall be planted with the top of their rootballs no deeper than the final grade surrounding the planting area.
 - In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
 - All planting shall be installed with fertilizer at time of planting. Fertilizer shall be a complete fertilizer with a N-P-K ratio of 10-3-15.
 - All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of rocks and debris on a regular basis so as to present a neat and well kept appearance at all times.
 - All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 60% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainwater device.
 - All landscape and irrigation shall be installed in compliance with all local codes.
 - The plan shall take precedence over the plant list, should there be any discrepancy between the two.

- Notes:**
- See tree plants to final grade.
 - No soil or rocks shall be placed over the rootball.
 - All staking & guy shall be removed approximately 6 months after planting or as directed by Landscape Architect.
 - Do not allow vertical leader or top of tree.

Note: A tree removal permit is required by City for the removal/transplanting of any trees on site.

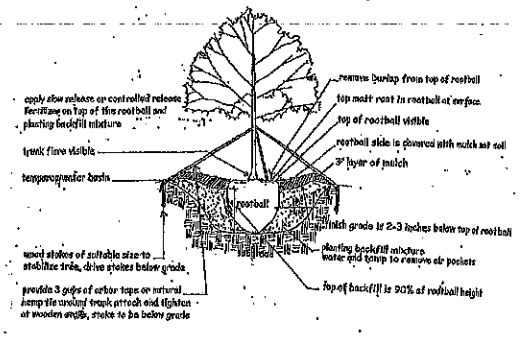
Plant List

Sym	Qty	Botanical/Common Name	Size	Native
QV	4	Quercus virginiana/ Live Oak	12' Ht x 5' Spr, 2" Cal	Yes
TD	7	Taxodium distichum/ Bald Cypress	12' Ht x 6' Spr, 3" Cal	Yes
CEB	3	Coccoloba credua eriantha/ Silver Buttonwood	10' Ht x 5' Spr, 2" Cal, single trunk	Yes

Sod: St. Augustine "Floratan"
 Mulch: Shredded Melaleuca or Eucalyptus

Existing Tree Chart

Symbol	Quantity	Common Name	Size	Disposition
A	2	Dead tree		To be removed
B	3	Oak		To remain
C	1	Oak	16" DBH	To be removed
D	6	Red maple	4"-6" DBH	To be removed
E	2	Silver buttonwood		To be removed



Tree Planting & Staking Detail
 Note: All trees and palms to be set so that rootballs are 10% above final grade.

REVISIONS:

Charles O. Buckalew
 Consulting Engineering Services, Inc.
 301 South Ocean Drive, Suite 207
 Hollywood, Florida 33019
 C.O.A. Number: 6225
 Tel.: (954) 927-0561 / 508-1180

PROJECT: INVICTA WATCH CO. - ADDITION
 3068 TAFT STREET, CITY OF HOLLYWOOD, FLORIDA

DRWG. TITLE: Tree Removal/ Replacement Plan

DATE: 6/17/00
 SCALE: 1"=30'-0"
 DWG. BY:
 CHK'D. BY:
 JOB NO.: 08-130
 SHEET NO.: RL-1

Kimberly Moyer, RLA
 Landscape Architecture
 (954) 422-8800
 Lic. No. #LA0000852



Attachment B

Land Use and Zoning Map








PLANNING AND DEVELOPMENT SERVICES



Legend

-  Subject Property
-  Streets

Zoning

-  C-5
-  IM-1
-  RM-25
-  RS-3
-  RS-6

Land Use

-  Low Residential
-  Medium Residential
-  General Business
-  Industrial
-  Community Facility

