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MAY - 8 2017

DEPARTMENT OF DEVELOPMENT SERVICES



CITY OF HOLLYWOOD OFFICE OF PLANNING PRE-APPLICATION CONCEPTUAL OVERVIEW



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

Scheduled appointment with a planner required for all submittals.

This Conceptual Overview sheet shall be completed in full and submitted with all applicable documents to the Planning Division (Room 315), two business days prior to the conference.

Each package shall be complete and stapled.

Pre-application Conference Dates:

- NOVEMBER 9, 2015
DECEMBER 14, 2015
JANUARY 11, 2016
FEBRUARY 8, 2016
MARCH 14, 2016
APRIL 11, 2016
MAY 9, 2016
JUNE 13, 2016
JULY 11, 2016
AUGUST—RECESS
SEPTEMBER 12, 2016
OCTOBER 10, 2016
NOVEMBER 14, 2016
DECEMBER 12, 2016

Dates are subject to change

Provide one complete 11"X17" set, including the following documents and drawings: Conceptual Overview (including site and project description), Survey, Preliminary Site Plan, and Elevations, to the Planning Division two business days prior to the conference. An additional 10 sets (11"X17") shall be provided at the time of the Conference.

Site and Project Data

Proposed Project Name: New Facility for Sintavia

Proposed Project Address: NE corner of SW 25th Avenue and SW 39th Street

Folio Number(s): 5042 29 40 0045

Proposed Project located within: [ ] CRA - Beach District [ ] CRA - Downtown District [ ] State Road 7 Corridor [X] Other: Port 95 Commerce Park

Land Use Designation: Industrial Zoning District: IM-3

Gross Lot Area: 102,635 sf Net Lot area: same

Existing Use of Property: Vacant

Existing Number of Units: N/A Existing Commercial Area: N/A

Current Assessed Value of: Land: \$ 1,076,540. Building(s): \$ N/A

Proposed Use: Office / Manufacturing Facility

Total Number of Residential Units: N/A Average Size of Units: N/A

Estimated Average Sale Price/Rent per Unit: \$ [ ] Sale [ ] Rent

Total Number of Hotel Rooms: N/A Average Size of Hotel Rooms: N/A

Area of Commercial/Retail Use: N/A Area of Restaurant Use: N/A

Area of Office Use: 13,857 sf Area of Industrial Use: 38,282 sf

Estimated Average Rent per Square Foot: \$ N/A

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 12/2018

Estimated Value of Improvement: \$ 8,500,000. Estimated Value at Completion: \$

Permitted Building Height: 100 feet Proposed Building Height: 42 feet

Required Setbacks: Front: 15' Proposed Setbacks: Front: 35'

Sides: 0 Sides: W: 47'-9", E:127'

Rear: 0 Rear: 36'

Required Parking Spaces: 130 (1 / 400 sf) Proposed Parking Spaces: 98

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

Address of Developer/Property Owner: 3060 SW 2nd Avenue, Fort Lauderdale, FL 33315

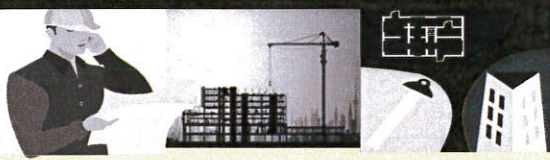
Telephone: 954 889-0601 Fax: Email Address: bneff@sintavia.com

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

Telephone: 954 764-6575 Email Address: dsnyder@fsmyarch.com

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## DEPARTMENT OF DEVELOPMENT SERVICES



## PRE-APPLICATION CONCEPTUAL OVERVIEW

### Site and Project Description

Describe Existing Use of Property and Buildings (Example: Site currently contains 40 residential units for rent; 10,000 s.f. of retail; vacant lot; etc.) Use additional Sheets if Necessary.

Property is currently vacant.

Describe all applicable requests for this project, such as variances, flex or reserve units, zoning changes, special exceptions, or incentives. If applicable, provide justification for each. Use additional sheets if necessary.

None at this time.

Provide any additional information about the proposed project. Use additional sheets if necessary.

Project is to be the new manufacturing and corporate offices for Sintavia. Sintavia is a high-tech company that manufactures specialized parts for the Aerospace & Defense, Ground Power, Oil & Natural Gas, Space and the Automotive industries utilizing 'additive manufacturing' through the use of 3D printers. In addition, Sintavia provides material testing; digital design and data collection and metallurgy analysis.