

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 18-DP-01

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A 120 UNIT RESIDENTIAL DEVELOPMENT (PINNACLE AT PEACEFIELD) GENERALLY LOCATED SOUTH OF ADAMS STREET BETWEEN SOUTH 24TH AVENUE AND DIXIE HIGHWAY, PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

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

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

WHEREAS, Pinnacle at Peacefield, LTD. ("Applicant"), has applied for Design and Site Plan approval for the construction of a 120 unit residential development ("Pinnacle at Peacefield") generally located south of Adams Street between south 24th Avenue and Dixie Highway, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Manager and Principal Planner, following analysis of the application and its associated documents, has determined that the proposed request for Design approval meets the applicable criteria set forth in Section 5.3.1.4. of the Zoning and Land Development Regulations and have therefore recommend approval of the Design; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval with the following conditions:

- (1) That, the Applicant shall resurface Adams Street and revisit the grading and curb at the driveway during permitting; and

- (2) That, the Applicant shall submit a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, prior to the issuance of permits, and shall be recorded by the City in the Public Records of Broward County prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

; and

WHEREAS, on May 10, 2018, the Board met and held an advertised public hearing to consider the Applicant's requests; and

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

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

; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning Division staff report and the Technical Advisory Committee's recommendation for the Site Plan approval with conditions, and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments and found that the Site Plan requirements have been met.

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

Section 1: That, the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth herein, the Board finds that the necessary criteria have been met, and the Design is hereby **approved**.

Section 3: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site Plan is hereby **approved with the following conditions:**

- (a) That, the Applicant shall resurface Adams Street and revisit the grading and curb at the driveway during permitting; and
- (b) That, the Applicant shall submit a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, prior to the issuance of permits, and shall be recorded by the City in the Public Records of Broward County prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

Section 4: That the Applicant shall have up to 24 months from the date of this Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the require time period shall render all approvals null and void.

Section 5: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

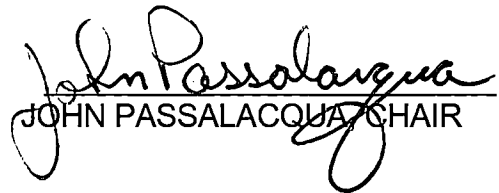
Section 6: That the Department of Development Services Planning Division is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 8th DAY OF MARCH, 2018.

RENDERED THIS 20 DAY OF MAY, 2018.

ATTEST:


DIANA PITARELLI, SECRETARY


JOHN PASSALACQUA, CHAIR

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


DEBRA-ANN REESE, BOARD COUNSEL

EXHIBIT "A"
LEGAL DESCRIPTION

ALL OF LOTS 13 THROUGH 17 AND LOTS 19 THROUGH 21, BLOCK 1, AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, ON PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF LOTS 9 THROUGH 19, W.B. SYMMES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, ON PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO TOGETHER WITH:

THE WEST 330.00 FEET OF LOTS 4 AND 5, BLOCK M, AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, ON PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA CONTAINING 241,550 SQUARE FEET (5.54 ACRES) MORE OF LESS.

PINNACLE AT PEACEFIELD

HOLLYWOOD FL



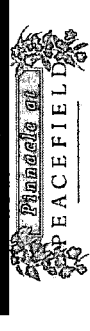
01 N.W. 21ST AVENUE SUITE 310
 FORT LAUDERDALE FL 33309
 TEL: 954.333.0184
 FAX: 954.333.0184

AA0002710

FOR ALL INFORMATION CONTACT:
 PASQUALE KURITZKY ARCHITECTURE, INC.
 01 N.W. 21ST AVENUE SUITE 310
 FORT LAUDERDALE FL 33309



DESIGNED PLA
 DRAWN PLA
 CHECKED PLA



PINNACLE AT PEACEFIELD

ADAMS STREET
 HOLLYWOOD FL

PROJECT NO. 10410
 DATE: 10/09/10

REVISIONS
 12/01/10 PACO SUBMITTAL
 01/31/18 SITE PLAN APPROVAL PACKAGE
 03/07/18 SITE PLAN APPROVAL PACKAGE
 FINAL TAC
 03/30/18 PLANNING BOARD DEVELOPMENT
 BOARD SUBMITTAL CHECKLIST

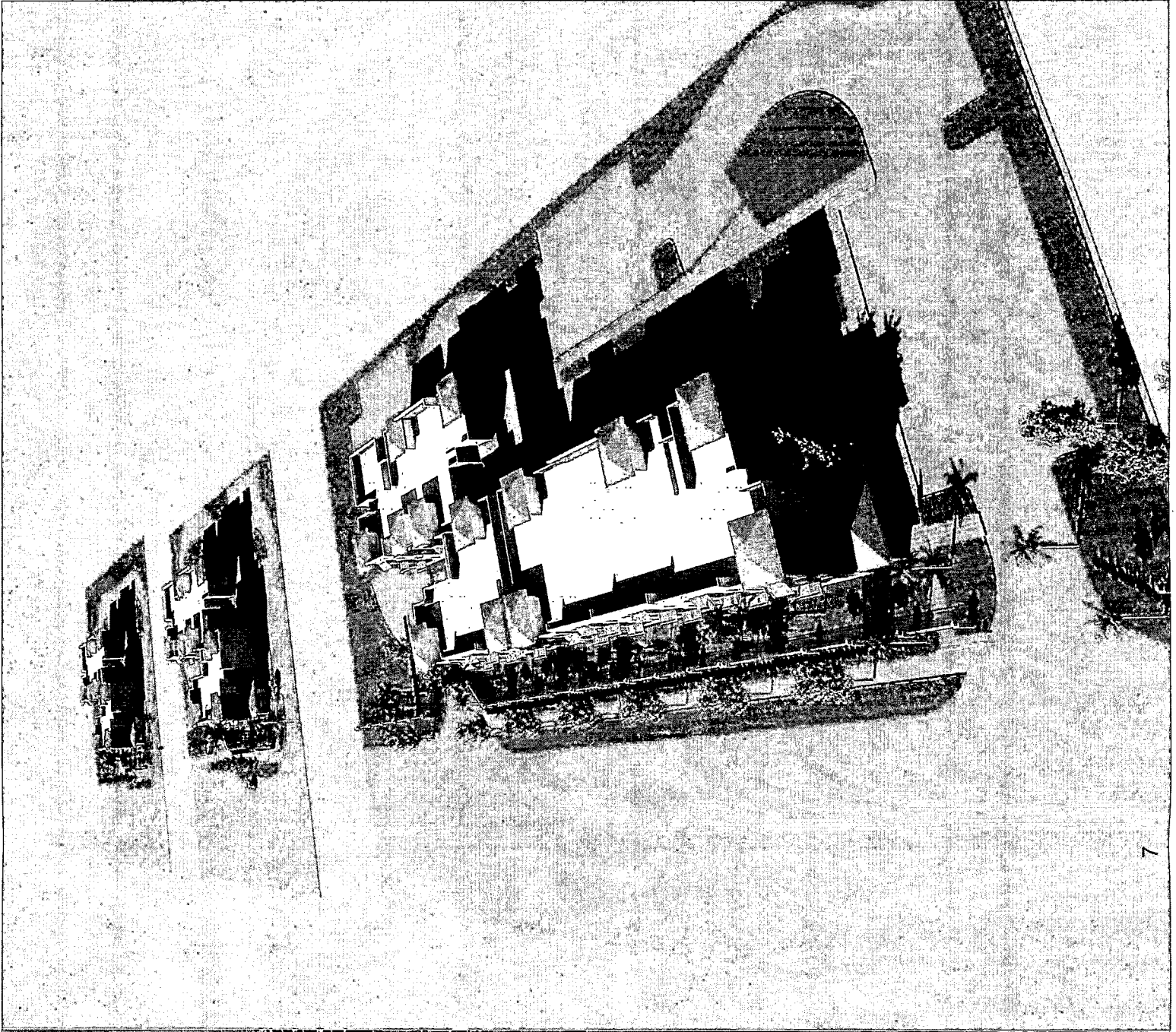
RENDERINGS
 NO VEGETATION

A-0.0

SITE PLAN APPROVAL

PINNACLE AT PEACEFIELD

HOLLYWOOD FL



PASQUALE KURITZKY
ARCHITECTURE, INC.
11001 N.W. 21ST AVENUE, SUITE 310
FORT LAUDERDALE, FL 33309
TEL: 954.332.0184
FAX: 954.332.0180

AA0002310
PROFESSIONAL SEAL
PASQUALE KURITZKY, ARCHITECT
NO. 11001 N.W. 21ST AVENUE, SUITE 310
FORT LAUDERDALE, FL 33309



DESIGNED: PCA
DRAWN: PCA
CHECKED: PCA



PINNACLE AT
PEACEFIELD

ADAMS STREET
HOLLYWOOD, FL

PROJECT NO. 1040
DATE: 10/09/10

REVISIONS

- 12/01/10 PACO SUBMITTAL
- 01/31/18 SITE PLAN APPROVAL PACKAGE
- 03/01/18 SITE PLAN APPROVAL PACKAGE FINAL TAC
- 03/30/18 PLANNING DEVELOPMENT BOARD SUBMITTAL CHECKLIST

RENDERINGS AND
COVER SHEET

A-0.1

SITE PLAN APPROVAL

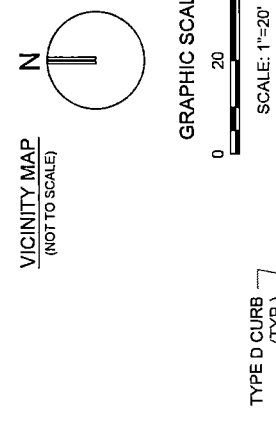
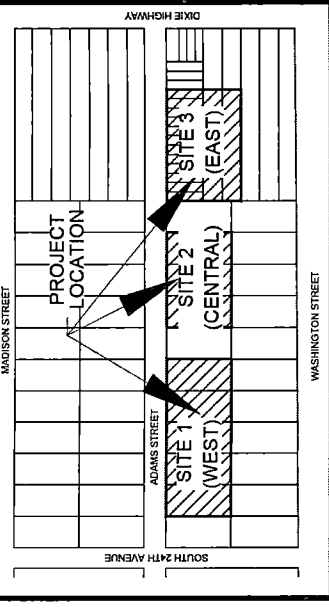
EXHIBIT "B" SITE PLAN

SITE DATA TABLE: SITE-1	
PROJECT ADDRESS: ADAMS STREET, HOLLYWOOD, FL 33020	REGIONAL ACTIVITY CENTER - TRANSITION CORE
LAND USE DESIGNATION: DIXIE HIGHWAY MEDIUM INTENSITY MULTI-FAMILY (DH-2)	
FUTURE ZONING DESIGNATION:	
NET SITE AREA (S.F.) 102,500 51,988	2.35 AC
TOTAL BLDG SF	
SERVICE PROVIDERS POTABLE WATER SANITARY SEWER SOLID WASTE	CITY OF HOLLYWOOD CITY OF HOLLYWOOD WASTE PRO
ZONING DISTRICT REQUIREMENTS:	
PROPOSED BUILDING HEIGHT 45' MAX	32'-8"
PROPOSED BUILDING SETBACK REQUIREMENTS	
FRONT SETBACK	15' FT.
INTERIOR SIDE SETBACK (EAST)	10' FT.
INTERIOR SIDE SETBACK (WEST)	10' FT.
REAR YARD	20' FT.
	67.7' FT.

SITE AREA CALCULATIONS: SITE 1	
NET SITE AREA:	102,500 SQ. FT. 2.35 ACRES
IMPERVIOUS AREA	20,724 SQ. FT. 20.3% ACRES
VEHICLE USE AREAS	30,370 SQ. FT. 29.6% ACRES
SIDWALKS/CONCRETE	7,210 SQ. FT. 7.0% ACRES
VEHICLE OVERHANG	850 SQ. FT. 0.8% ACRES
PERVIOUS AREA	81,776 SQ. FT. 79.7% ACRES
LANDSCAPE OPEN SPACE	43,346 SQ. FT. 42.3% ACRES
LANDSCAPE SETBACK AREA	12,588 SQ. FT. 12.3% ACRES
INTERIOR LANDSCAPE AREA	30,758 SQ. FT. 30.0% ACRES
TOTAL IMPERVIOUS + LANDSCAPED OPEN SPACES	102,500 SQ. FT. 100% ACRES
LANDSCAPE AREA CALCULATIONS:	
INTERIOR LANDSCAPED AREA (MIN. 25% OF VMA)	7,593 SQ. FT. 7.4% ACRES
LANDSCAPED OPEN SPACE (MIN. 25% OF STD)	20,500 SQ. FT. 20.0% ACRES
	43,346 SQ. FT. 42.3% ACRES

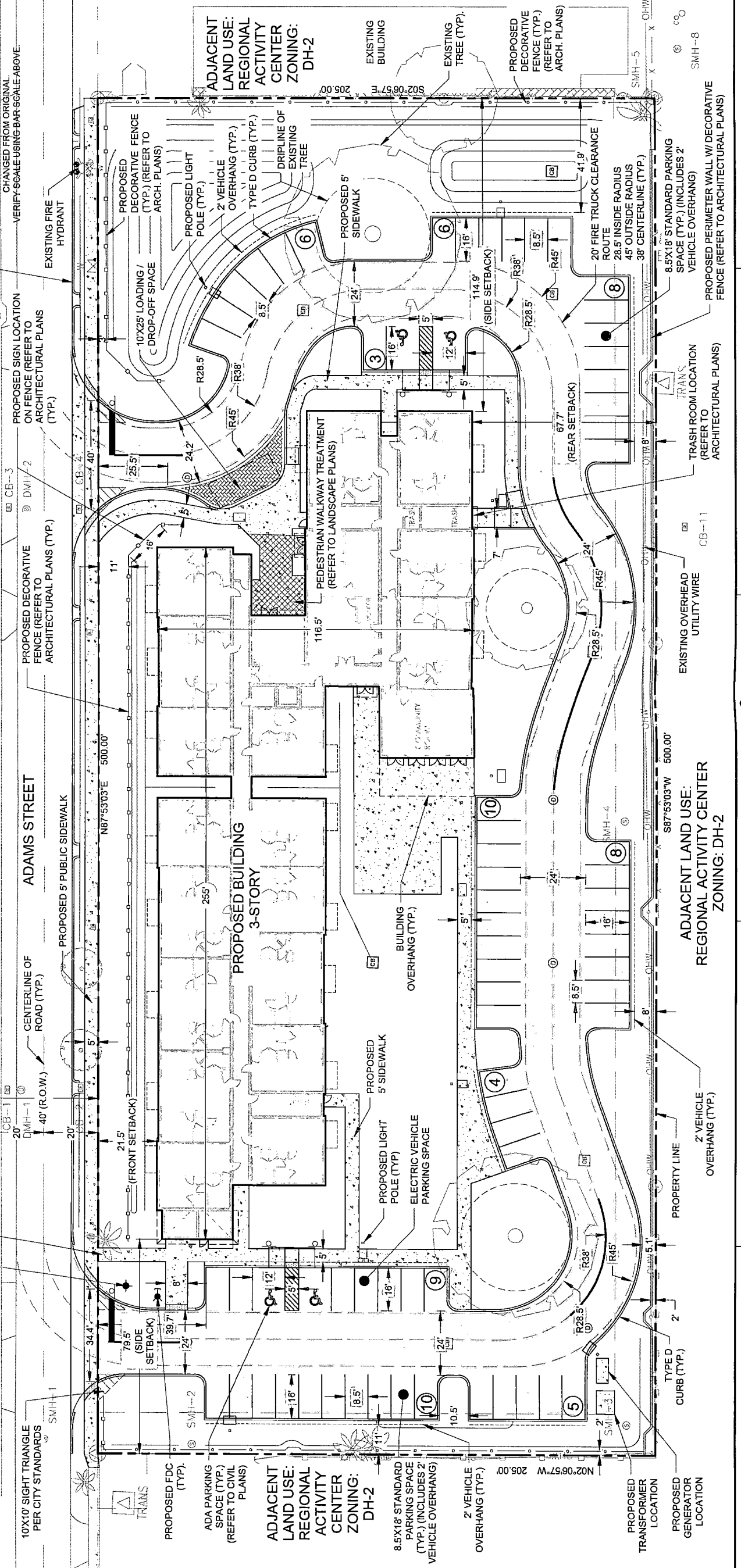
PARKING DATA:	
MULTI-FAMILY	REQUIRED: 58
1 PER DU FOR GUESTS	5.8
2.5 SPACES / 1,000 SF (LEASING OFFICE)	2.5
TOTAL PARKING REQUIRED	66.3
TOTAL PARKING PROVIDED	69
LOADING SPACE (PER ARTICLE 7.2.8.8)	1 (L) 10'X25' LOADING SPACE PROVIDED

- NOTES:
- REFER TO ARCHITECTURAL PLANS FOR INDIVIDUAL UNIT INFORMATION
 - REFER TO ARCHITECTURAL PLANS FOR PROJECT SIGNAGE INFORMATION
 - ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
 - THE MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES SHALL NOT EXCEED 0.5 IF ADJACENT TO RESIDENTIAL.
 - CONTRACTOR SHALL REMOVE, STOCKPILE, PROTECT, AND REINSTALL THE EXISTING DECORATIVE LIGHTING ALONG ADAMS STREET PER THE PROPOSED LIGHTING PLANS.
 - THE PROJECT HAS ADDRESSED THE (1) BUILDING COMMENT IN THE FINAL TAC STAFF REPORT WITH RESPONSE LETTER DATED MARCH 30TH, 2018.



ADJACENT LAND USE:
REGIONAL ACTIVITY CENTER
ZONING: DH-2

PLAN PURPOSE:
THE PROPOSED PROJECT INCLUDES AN AGE RESTRICTED RESIDENTIAL DEVELOPMENT FEATURING (3) SITES, EACH WITH A THREE STORY BUILDING, LANDSCAPING, AND ASSOCIATED PARKING.



PRELIMINARY PLAN
NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE BY THE USER. THE USER SHALL BE RESPONSIBLE FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ADAMS STREET
CITY OF HOLLYWOOD FLORIDA

SCALE: AS NOTED
DATE ISSUED: FEBRUARY 2018
DRAWN BY: MC
DESIGNED BY: SB
CHECKED BY: JT

SHEET TITLE
SITE PLAN
SITE 1
(WEST)

SHEET NUMBER
SP-101

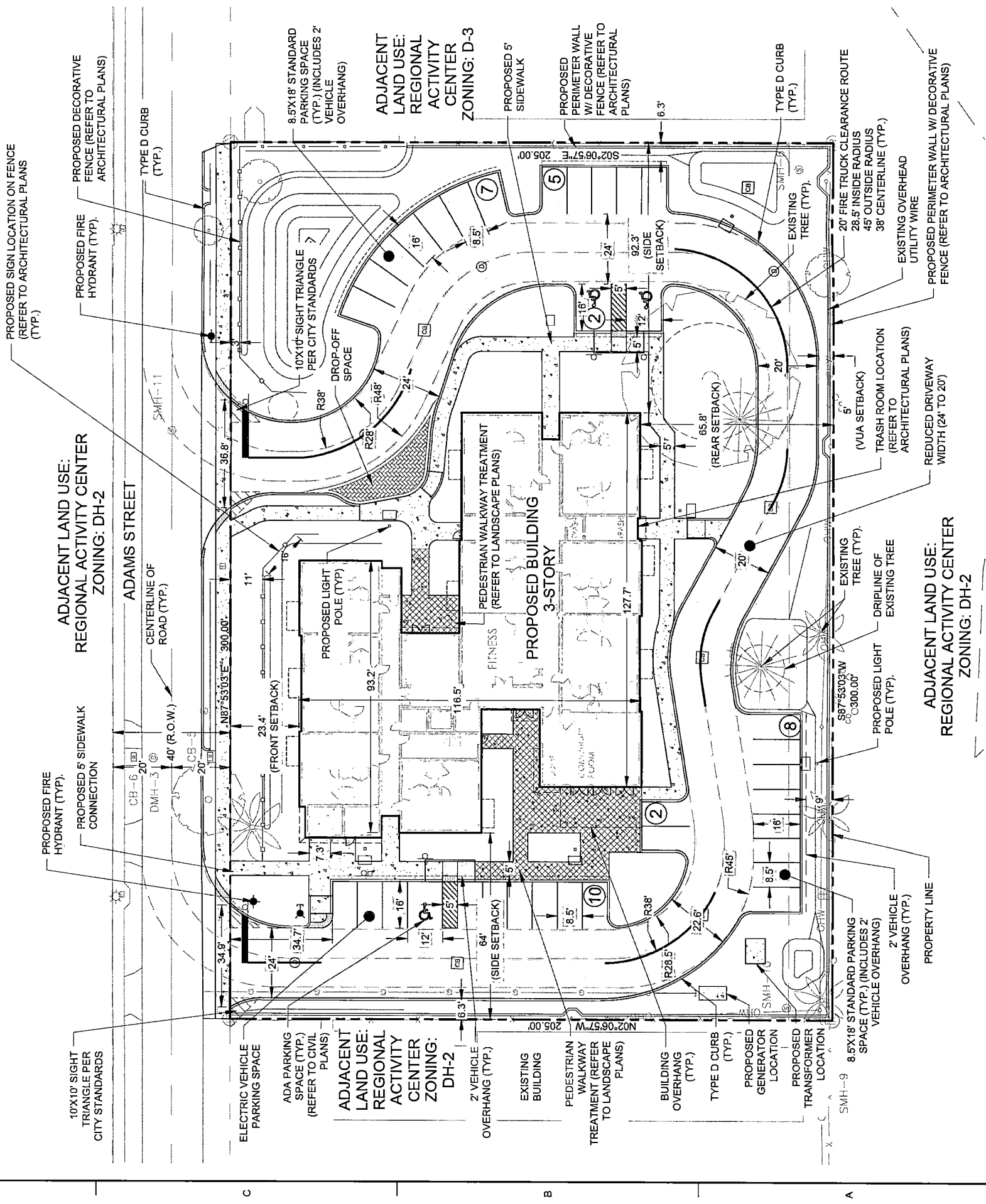
PDB SUBMITTAL
PROJECT NO. 10067.00

EXHIBIT "B" SITE PLAN

PLAN PURPOSE:
THE PROPOSED PROJECT INCLUDES AN AGE RESTRICTED RESIDENTIAL DEVELOPMENT FEATURING (3) SITES, EACH WITH A THREE STORY BUILDING, LANDSCAPING, AND ASSOCIATED PARKING.

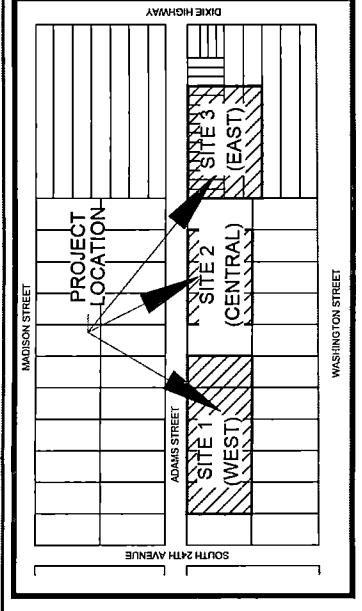
NOTES:
1. REFER TO ARCHITECTURAL PLANS FOR INDIVIDUAL UNIT INFORMATION
2. REFER TO ARCHITECTURAL PLANS FOR PROJECT SIGNAGE INFORMATION
3. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS

- 5. THE MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES SHALL NOT EXCEED 0.5 IF ADJACENT TO RESIDENTIAL.
- 6. THIS PROJECT WILL ACHIEVE CERTIFICATION TO THE ICC 700 NATIONAL GREEN BUILDING STANDARD.
- 7. THE BUILDINGS WILL COMPLY WITH NFPA 1, 11, 10⁺ AND BROWARD COUNTY CODE AMENDMENT FOR TWO WAY COMMUNICATION SYSTEM.
- 8. CONTRACTOR SHALL REMOVE, STOCKPILE, PROTECT, AND REINSTALL THE EXISTING DECORATIVE LIGHTING ALONG ADAMS STREET PER THE PROPOSED LIGHTING PLANS.
- 9. THE PROJECT HAS ADDRESSED THE (1) BUILDING COMMENT IN THE FINAL TAC STAFF REPORT WITH RESPONSE LETTER DATED MARCH 30TH, 2018.

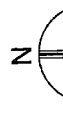


ADJACENT LAND USE:
REGIONAL ACTIVITY CENTER
ZONING: DH-2

ADJACENT LAND USE:
REGIONAL ACTIVITY CENTER
ZONING: DH-2



VICINITY MAP
(NOT TO SCALE)



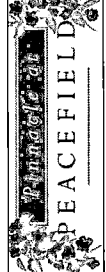
GRAPHIC SCALE
0 20 40
SCALE: 1"=20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

SITE DATA TABLE: SITE-2

PROJECT ADDRESS:	ADAMS STREET, HOLLYWOOD, FL 33020	
PROJECT INFORMATION:	REGIONAL ACTIVITY CENTER - TRANSITION CORE	
LAND USE DESIGNATION:	DOXE HIGHWAY MEDIUM INTENSITY MULTI-FAMILY (DH-2)	
FUTURE ZONING DESIGNATION:		
NET SITE AREA (S.F.)	61,500	1.41 AC
TOTAL BLDG SF	34,301	
SERVICE PROVIDERS	CITY OF HOLLYWOOD CITY OF HOLLYWOOD WASTE PRO	
POTABLE WATER	REQUIRED	PROVIDED
SANITARY SEWER	REQUIRED	PROVIDED
SOLID WASTE	REQUIRED	PROVIDED
ZONING DISTRICT REQUIREMENTS:	45' MAX 37'-3"	
PROPOSED BUILDING HEIGHT	45' MAX	37'-3"
SETBACK REQUIREMENTS	REQUIRED	PROVIDED
PROPOSED BUILDING		
FRONT SETBACK	15'	23.4' FT.
INTERIOR SIDE SETBACK (EAST)	10'	93.3' FT.
INTERIOR SIDE SETBACK (WEST)	10'	64' FT.
REAR YARD	20'	65.8' FT.
SITE AREA CALCULATIONS: SITE 2		
NET SITE AREA:	SQ. FT.	% ACRE
	61,500	100% 1.41
	PROVIDED	
IMPERVIOUS AREA		
PROPOSED BUILDING FOOTPRINT	11,913	19.4% 0.27
VEHICLE USE AREAS	20,430	33.2% 0.47
SIDEWALKS/CONCRETE	4,956	8.1% 0.11
VEHICLE OVERHANG	413	0.7% 0.009
POROUS AREA	23,788	38.7% 0.55
LANDSCAPED OPEN SPACE	7,905	12.9% 0.11
LANDSCAPE SETBACK AREA	15,883	25.8% 0.36
INTERIOR LANDSCAPE AREA	61,500	100% 1.41
TOTAL (IMPERVIOUS + LANDSCAPED OPEN SPACE)	REQUIRED	PROVIDED
LANDSCAPE AREA CALCULATIONS:	5,108	15,883
INTERIOR LANDSCAPED AREA (MIN. 3% OF TOTAL)	12,300	23,788
LANDSCAPED OPEN SPACE (MIN. 20% OF TOTAL)	39%	78%
PARKING DATA:		
REQUIRED		
MULTI-FAMILY	31	
1 PER DU	3	
1 PER 30 DU FOR GUESTS	34	
TOTAL PARKING REQUIRED	34	
TOTAL PARKING PROVIDED	34	(INCLUDES 3 ADA SPACES)

PRELIMINARY PLAN NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE BY THE USER. THE USER SHALL BE RESPONSIBLE FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.



ADAMS STREET
CITY OF HOLLYWOOD FLORIDA
SCALE: AS NOTED
DATE ISSUED: FEBRUARY 2018
DRAWN BY: MC
DESIGNED BY: JB
CHECKED BY: JT

SHEET TITLE
SITE PLAN SITE 2 (CENTRAL)

SHEET NUMBER
SP-102

PDB SUBMITTAL
PROJECT NO. **10067.00**

EXHIBIT "B" SITE PLAN

PLAN PURPOSE:

THE PROPOSED PROJECT INCLUDES AN AGE RESTRICTED RESIDENTIAL DEVELOPMENT FEATURING (3) SITES, EACH WITH A THREE STORY BUILDING, LANDSCAPING, AND ASSOCIATED PARKING.

NOTES:

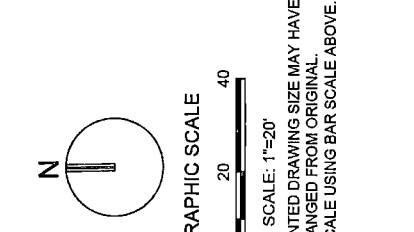
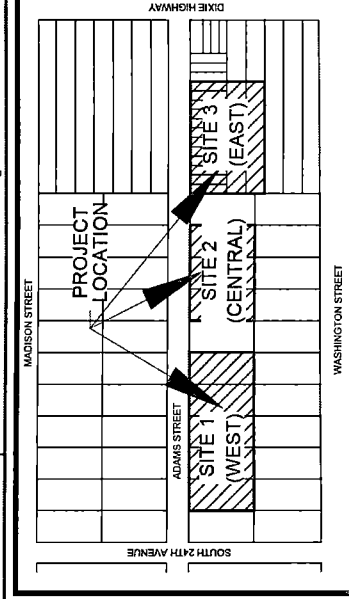
- 1. REFER TO ARCHITECTURAL PLANS FOR INDIVIDUAL UNIT INFORMATION
- 2. REFER TO ARCHITECTURAL PLANS FOR PROJECT SIGNAGE INFORMATION
- 3. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
- 4. CONTRACTOR SHALL REMOVE, STOCKPILE, PROTECT, AND REINSTALL THE EXISTING DECORATIVE LIGHTING ALONG ADAMS STREET PER THE PROPOSED LIGHTING PLANS.
- 5. THE MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES SHALL NOT EXCEED 0.5 IF ADJACENT TO RESIDENTIAL.
- 6. THIS PROJECT WILL ACHIEVE CERTIFICATION TO THE ICC 700 NATIONAL GREEN BUILDING STANDARD.
- 7. THE BUILDINGS WILL COMPLY WITH NFPA 1, 11, 10, AND BROWARD COUNTY CODE AMENDMENT FOR TWO WAY COMMUNICATION SYSTEM.
- 8. THE PROJECT HAS ADDRESSED THE (1) BUILDING COMMENT IN THE FINAL TAC STAFF REPORT WITH RESPONSE LETTER DATED MARCH 30TH, 2018.

ADJACENT LAND USE: REGIONAL ACTIVITY CENTER ZONING: DH-3

ADJACENT LAND USE: REGIONAL ACTIVITY CENTER ZONING: DH-3

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ADJACENT LAND USE: REGIONAL ACTIVITY CENTER ZONING: DH-3

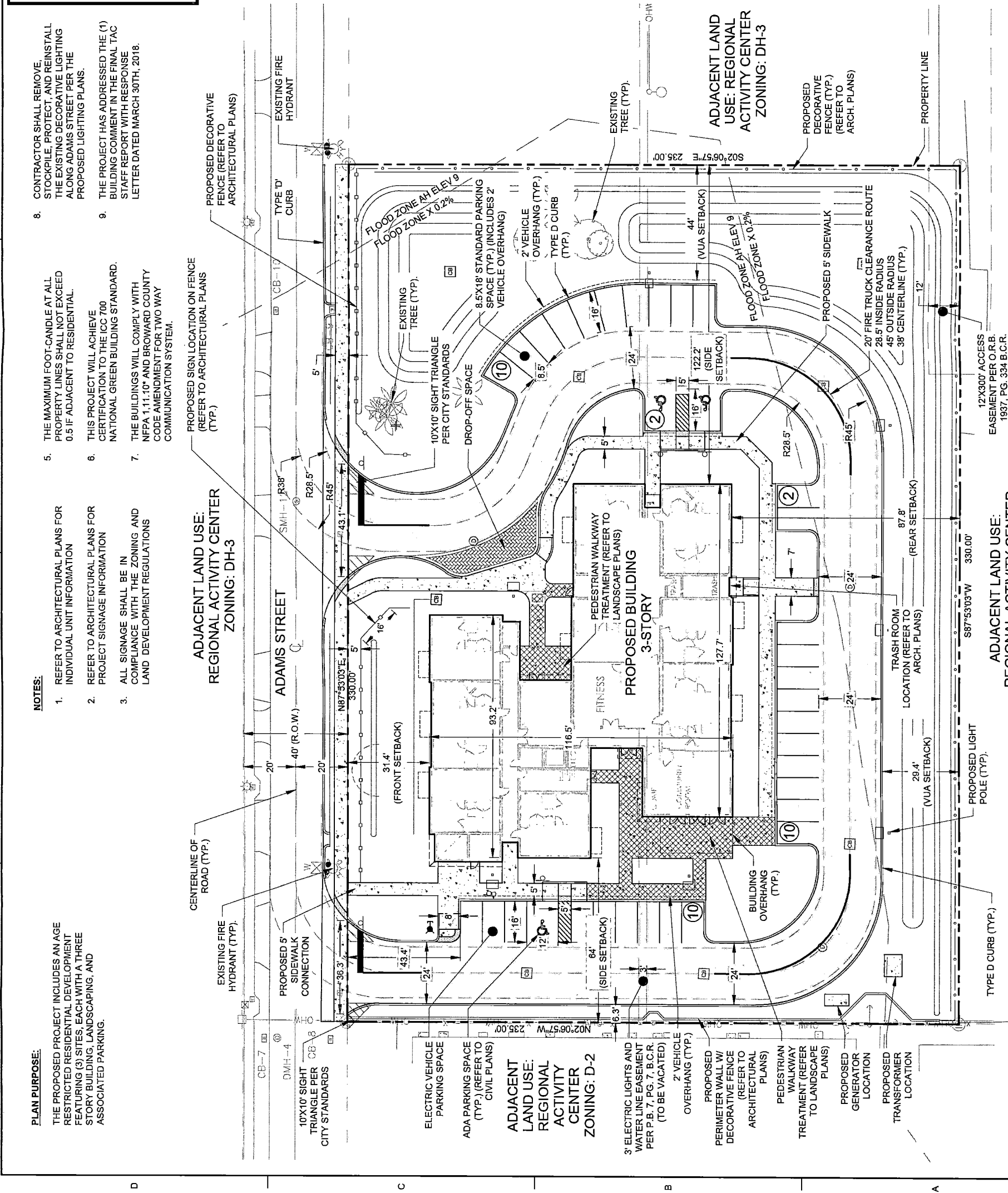


NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

PRELIMINARY PLAN NOT FOR CONSTRUCTION. THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. REVISIONS SHALL BE MADE TO THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

SITE DATA TABLE: SITE-3

PROJECT ADDRESS: ADAMS STREET, HOLLYWOOD, FL 33020	REGIONAL ACTIVITY CENTER - URBAN CORRIDOR	
PROJECT INFORMATION: LAND USE DESIGNATION: REGIONAL ACTIVITY CENTER - URBAN CORRIDOR		
ZONING DESIGNATION: DIME HIGHWAY HIGH INTENSITY MULTI-FAMILY (DH-3)		
NET SITE AREA (S.F.): 71,550	AC	1.78
TOTAL BLDG SF: 34,500		
SERVICE PROVIDERS: POTABLE WATER: CITY OF HOLLYWOOD		
SANITARY SEWER: CITY OF HOLLYWOOD		
SOLID WASTE: WASTE PRO		
ZONING DISTRICT REQUIREMENTS: PROPOSED BUILDING HEIGHT: REQUIRED 55' MAX, PROVIDED 32'-2"		
PROPOSED BUILDING SETBACK REQUIREMENTS: REQUIRED 15', PROVIDED 31'-4"		
FRONT SETBACK: 15'	31'-4"	FT.
INTERIOR SIDE SETBACK (EAST): 0'	122.2'	FT.
INTERIOR SIDE SETBACK (WEST): 10'	64'	FT.
REAR YARD: 20'	87.8'	FT.
SITE AREA CALCULATIONS: SITE 3		
NET SITE AREA: SQ. FT. 71,550	% PROVIDED 100%	ACRE 1.78
IMPERVIOUS AREA: SQ. FT. 11,913	% PROVIDED 15.4%	ACRE 0.27
PROPOSED BUILDING FOOTPRINT: 11,913	15.4%	0.27
VEHICLE USE AREAS: 21,793	28.1%	0.50
SIDEWALKS/CONCRETE: 5,104	6.6%	0.12
VEHICLE OVERHANG: 438	0.6%	0.010
PERVIOUS AREA: SQ. FT. 36,302	% PROVIDED 49.4%	ACRE 0.88
LANDSCAPED OPEN SPACE*: 36,302	49.4%	0.88
LANDSCAPE SETBACK AREA: 9,515	12.3%	0.213
INTERIOR LANDSCAPE AREA: 28,787	37.1%	0.65
TOTAL (IMPERVIOUS + LANDSCAPED OPEN SPACE): SQ. FT. 77,550	% PROVIDED 100%	ACRE 1.78
LANDSCAPE AREA CALCULATIONS: REQUIRED 5,448	PROVIDED 28,787	132%
INTERIOR LANDSCAPED AREA (MIN. 25% OF VUA): 28,787		
*NO MINIMUM LANDSCAPED OPEN SPACE REQUIREMENT IN DH-3 ZONING DISTRICT		
PARKING DATA: REQUIRED 31		
MULTI-FAMILY: 31		
1 PER DU: 3		
1 PER 10 DU FOR GUESTS: 3		
TOTAL PARKING REQUIRED: 34		
TOTAL PARKING PROVIDED: 34 (INCLUDES 3 ADA SPACES)		



ADJACENT LAND USE: REGIONAL ACTIVITY CENTER ZONING: DH-3

ADJACENT LAND USE: REGIONAL ACTIVITY CENTER ZONING: DH-3

ADJACENT LAND USE: REGIONAL ACTIVITY CENTER ZONING: DH-3

ADJACENT LAND USE: REGIONAL ACTIVITY CENTER ZONING: DH-3

ADJACENT LAND USE: REGIONAL ACTIVITY CENTER ZONING: DH-3

KEITH CONSULTING ENGINEERS
 301 East Atlantic Boulevard
 Pompano Beach, Florida 33060-6643
 2160 NW 82nd Avenue
 Doral, Florida 33122
 PH: (954) 788-3400
 Florida Certificate of Authorization # - 7928

BID / CONTRACT NO.:	
NO.:	
DESCRIPTION:	
DATE:	

PEACEFIELD
 CITY OF HOLLYWOOD FLORIDA
 SCALE: AS NOTED
 DATE ISSUED: FEBRUARY 2018
 DRAWN BY: MC
 DESIGNED BY: SB
 CHECKED BY: JT

SHEET TITLE: SITE PLAN SITE 3 (EAST)

SHEET NUMBER: SP-103

PDB SUBMITTAL

PROJECT NO.: 10067.00