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CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 22-DP-48

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL FOR A 100 UNIT RESIDENTIAL DEVELOPMENT LOCATED AT 6028 JOHNSON STREET 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, on October 12, 2021, pursuant to Board Resolution No. 21-DP-15, the Board approved the Design and Site Plan with conditions for a 113 unit residential development located at 820 North State Road 7 and 6024 Johnson Street, representing Phase 1 of the Pinnacle Development; and

WHEREAS, Pinnacle 441 Phase 2, LLC, ("Applicant"), has applied for Design and Site Plan approval for a 100 unit residential development, representing Phase 2 of the Pinnacle Development, located at 6028 Johnson Street, as more particularly described in Exhibit "A" and Exhibit "B", attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Manager and Assistant Planner, following analysis of the application and its associated documents, have determined that the proposed request for Design approval meets the applicable criteria set forth in Section 5.3.I.4. of the Zoning and Land Development Regulations and have therefore recommended 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 condition:

- (1) That, a Unity of Title or Unity of Control for Phase 1 and Phase 2, in a form acceptable to the City Attorney be submitted by the Applicant prior to the issuance of permits and recorded in the

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Broward County Public Records, by the City, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion C/C); and

WHEREAS, on February 7, 2023, 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 and Urban Design 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 and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The Design should consider architectural elements that are characteristic of the surrounding neighborhood.
- (2) Compatibility. The harmonious relationship between existing architectural language and composition 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, and with the established and adopted vision for the area.
- (3) Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries 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.
- (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; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning and Urban Design Division staff report and the Technical Advisory Committee's recommendation with the conditions for the Site Plan approval, 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 for approving/denying the requested Design for the residential development with 100 units at 6028 Johnson Street, 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 condition:**

(a) That, a Unity of Title or Unity of Control for Phase 1 and Phase 2, in a form acceptable to the City Attorney be submitted by the Applicant prior to the issuance of permits and recorded in the Broward County Public Records, by the City, 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 required 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 required time period shall render all approvals null and void.

Section 6: That the Department of Development Services Planning and Urban Design 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.

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL FOR A 100 UNIT RESIDENTIAL DEVELOPMENT LOCATED AT 6028 JOHNSON STREET PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

PASSED AND ADOPTED THIS 7th day of FEBRUARY 2023.


RENDERED THIS 2 DAY OF MARCH, 2023.

ATTEST:


JOSEPH STADLEN, SECRETARY



DIANA PITTARELLI, CHAIR

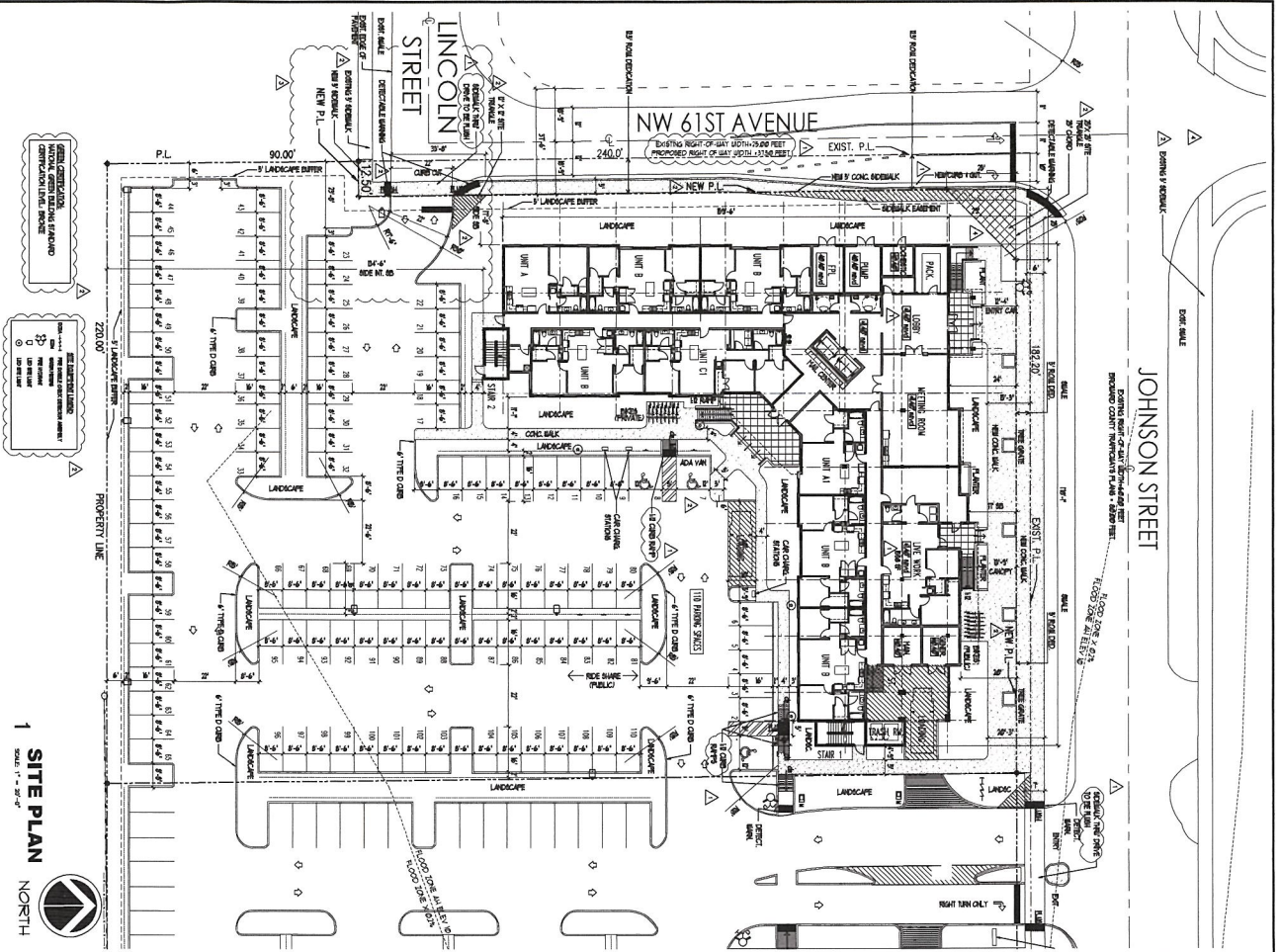
APPROVED AS TO FORM


JAMES BRAKO, BOARD COUNSEL

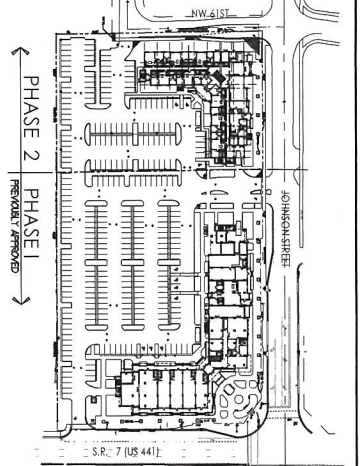
EXHIBIT "A"
LEGAL DESCRIPTION

The West 220 feet of lot 11, block 2, Pine Ridge Estates, according to the plat thereof as recorded in Plat Book 24, page 10 of the Public Records of Broward County, Florida.

EXHIBIT "B"
DESIGN AND SITE PLAN



1 SITE PLAN
NORTH
SCALE: 1" = 30'-0"



2 KEY PLAN

3 FEMA B.F.E. CLASSIFICATION

CLASSIFICATION OF STRUCTURE IN FLOOD HAZARD AREA.
PER ASCE 24-12

STRUCTURE CLASSIFICATION	DESIGN CLASS II	DESIGN CLASS III	DESIGN CLASS IV
REINFORCED CONCRETE	1-10	1-10	1-10
CONCRETE	1-10	1-10	1-10
STEEL	1-10	1-10	1-10
WOOD	1-10	1-10	1-10
ALUMINUM	1-10	1-10	1-10
STEEL FRAME	1-10	1-10	1-10
STEEL FRAME WITH BRACED BAYS	1-10	1-10	1-10
STEEL FRAME WITH DIAPHRAGMS	1-10	1-10	1-10
STEEL FRAME WITH BRACED BAYS AND DIAPHRAGMS	1-10	1-10	1-10
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4 SITE DATA

PROPERTY ADDRESS: 6028 JOHNSON ST, HOLLYWOOD, FL 33024

PHASE I: EXISTING ZONING: C-8-8-871

PHASE II: EXISTING ZONING: CENTRAL-JOHNSON STREET WARD USE DISTRICT

LAND USE DESIGNATION: RETAIL

NET LOT AREA: 17,540.0 SF

GROSS LOT AREA: 17,540.0 SF

PHASE I: 17,540.0 SF (100%)

PHASE II: 0.0 SF (0%)

TOTAL: 17,540.0 SF

PHASE I: 17,540.0 SF (100%)

PHASE II: 0.0 SF (0%)

TOTAL: 17,540.0 SF

PHASE I: 17,540.0 SF (100%)

PHASE II: 0.0 SF (0%)

TOTAL: 17,540.0 SF

PHASE	RETAIL	OFFICE	RESIDENTIAL	COMMERCIAL	TOTAL
PHASE I	27 SPACES	6 SPACES	113 UNITS	100 UNITS	246 UNITS
PHASE II	0 SPACES	0 SPACES	0 UNITS	0 UNITS	0 UNITS
TOTAL	27 SPACES	6 SPACES	113 UNITS	100 UNITS	246 UNITS

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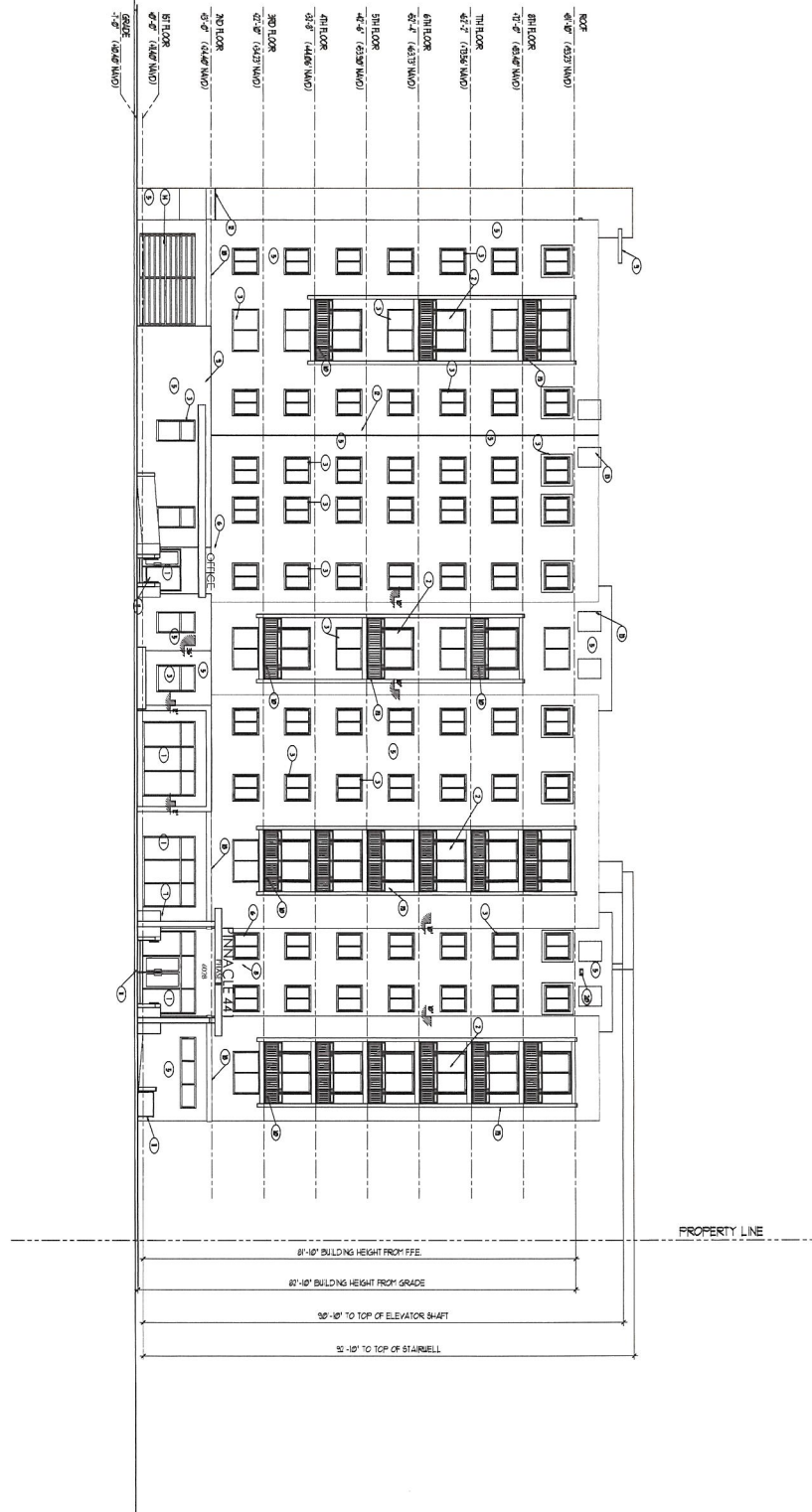
SP-1.2
SHEET 4 OF 4

PINNACLE 441
PHASE II
6028 JOHNSON ST
HOLLYWOOD FLORIDA 33024

REVISIONS

No.	DATE	DESCRIPTION
1	11/22/12	FINAL IFC
2	12/27/12	ENGINEERING
3	1/28/13	ENGINEERING

- 1. TYPED PRACTICE RESISTANT FINED SYSTEMS
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1 NORTH ELEVATION

A-10

SHEET 1 OF 20

PROJECT No. 21184
 DATE REV. 7/2/22
 CHECKED BY JMS

REVISIONS
 NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION
1	7/2/22	FINAL TAC
2	7/2/22	FINAL TAC

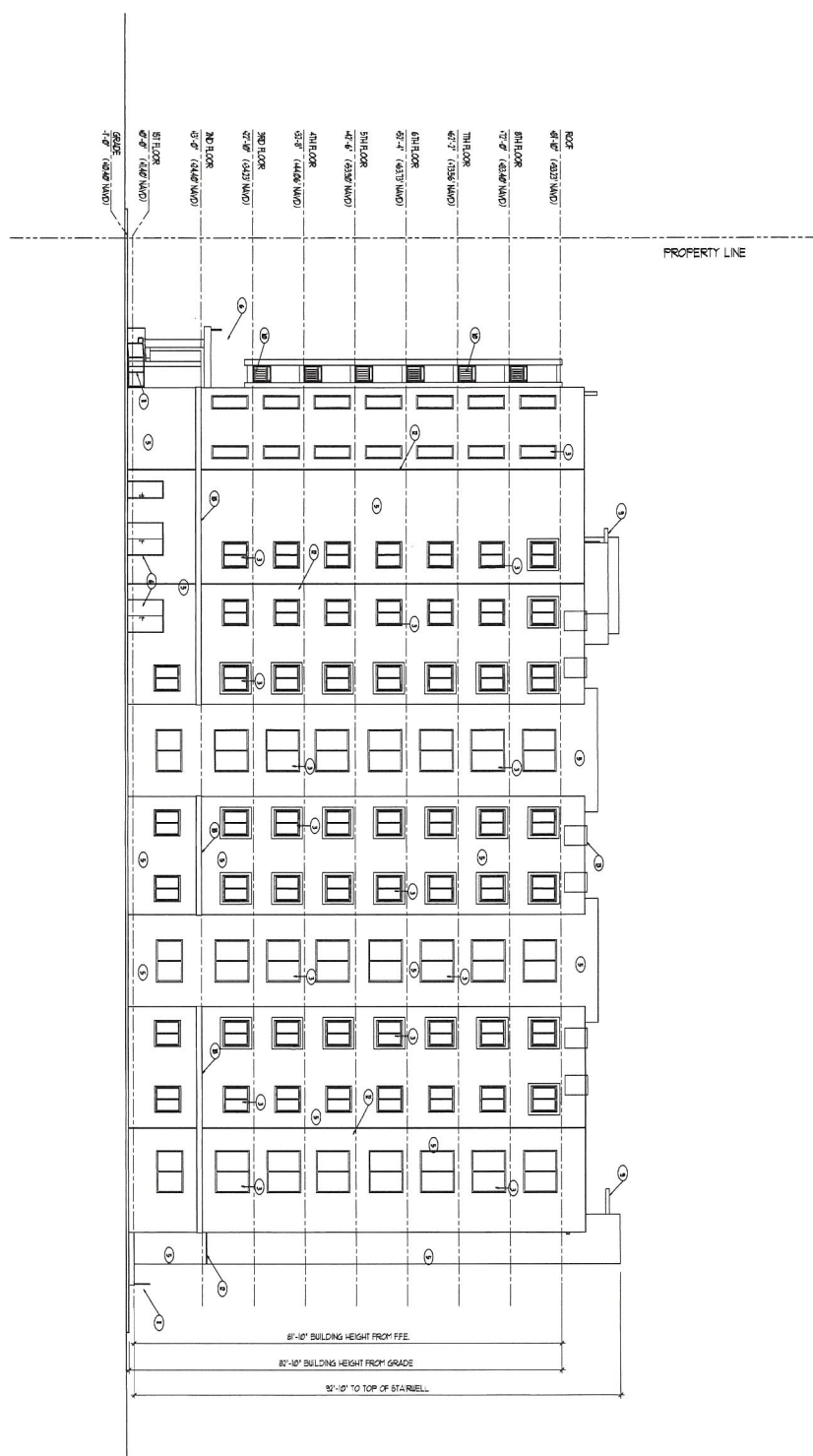
SHEET TITLE
ELEVATIONS

PROJECT TITLE
Pinnacle 441
 PHASE II
 6028 JOHNSON STREET
 HOLLYWOOD FLORIDA 33024

This tentative brand selection is for informational purposes only. Final brand selection is subject to client approval and availability. All brand names are trademarks of their respective owners.

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 www.kallerarchitects.com





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WEST ELEVATION

A-11
SHEET 1 OF 20

PROJECT No. 21144
DATE 7/26/12
DRAWN BY JMK
CHECKED BY JMK

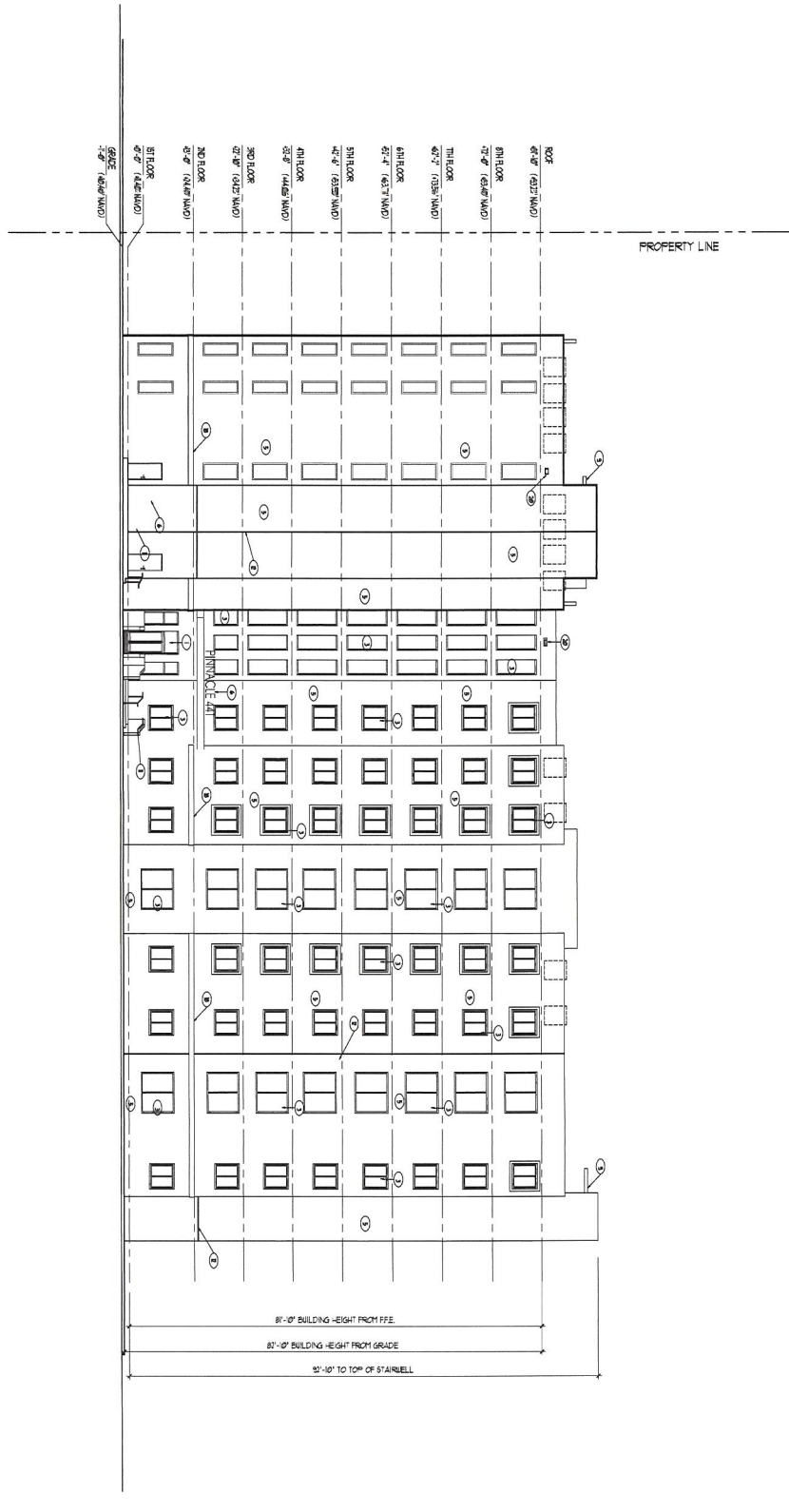
No.	DATE	DESCRIPTION
1	7/26/12	FINAL TAC
2	7/26/12	FINAL TAC

SHEET TITLE
ELEVATIONS

PROJECT TITLE
PINNACLE 441
PHASE II
6028 JOHNSON STREET
HOLLYWOOD FLORIDA 33024

THIS TAC HAS BEEN
ELECTRONICALLY SIGNED AND
CERTIFIED BY
KALLER ARCHITECTURE
1501 N. SHAW BLVD
HOUSTON, TX 77020
I am the author of this
document.
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713.261.1111



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SOUTH ELEVATION

SCALE: 3/8" = 1'-0"

A-12

SHEET 1 OF 20

SHEET

PROJECT NO. 2114
 DATE 7/20/22
 CHECKED BY: JMK

NO.	DATE	DESCRIPTION
1	7/20/22	PRELIMINARY
2	7/20/22	REVISION
3	7/20/22	REVISION
4	7/20/22	REVISION
5	7/20/22	REVISION
6	7/20/22	REVISION
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10	7/20/22	REVISION

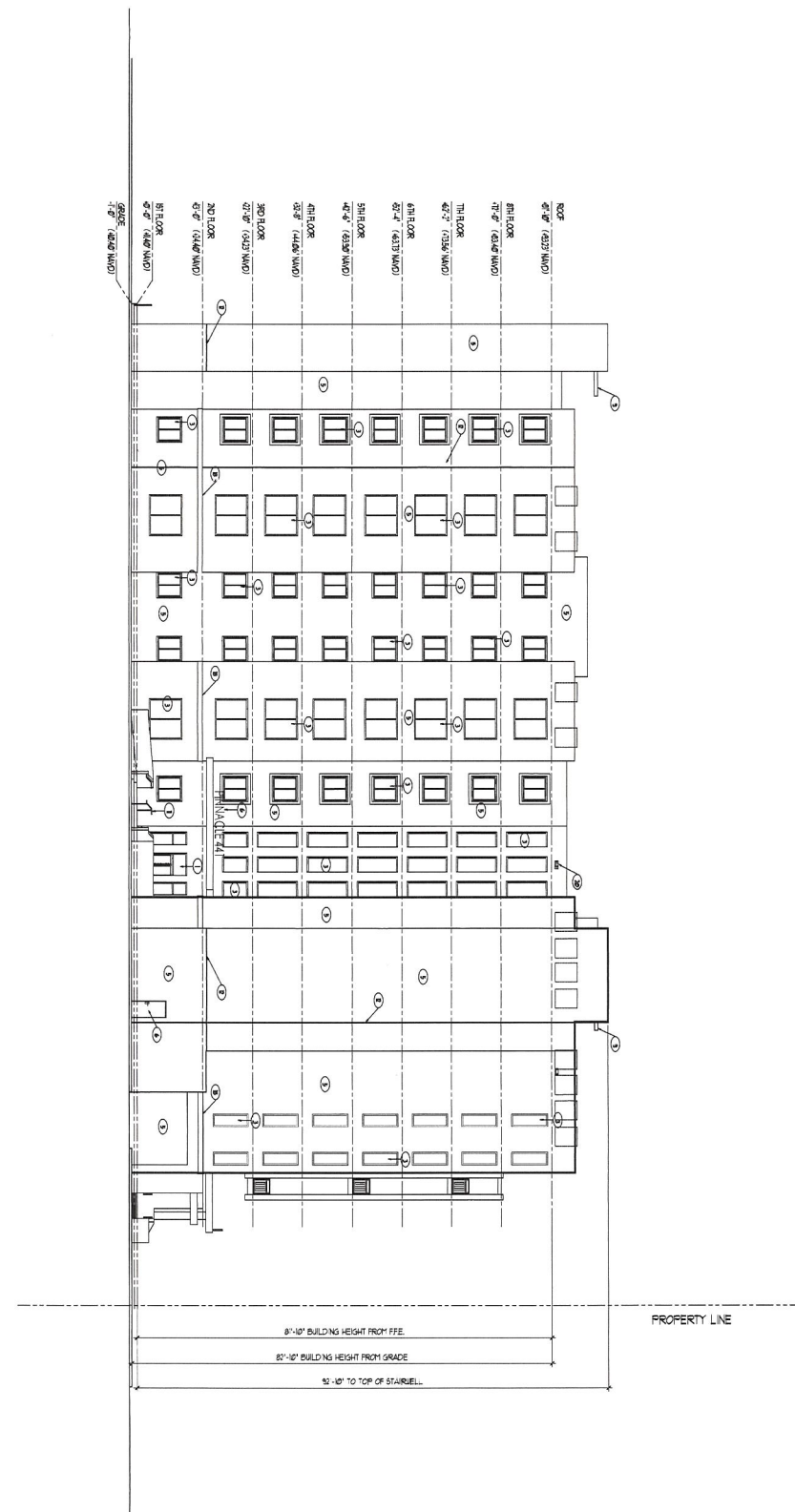
SHEET TITLE
ELEVATIONS

PROJECT TITLE
Pinnacle 441
 PHASE II
 6028 JOHNSON STREET
 HOLLYWOOD FLORIDA 33024

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EAST ELEVATION

A-13

SHEET

No.	DATE	DESCRIPTION
1	04.22.21	FINAL TAC
2	11.22.21	FINAL TAC

SHEET TITLE
ELEVATIONS

PROJECT TITLE
PINNACLE 441
PHASE II
6028 JOHNSON STREET
HOLLYWOOD FLORIDA 33024

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