

# PLANNING DIVISION



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

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/DocumentCenter/Home/View/21>



### APPLICATION TYPE (CHECK ONE):

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

Date of Application: 1/7/19

Location Address: 5 & 7 Seacrest Parkway  
Lot(s): 13 & 14 Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Folio Number(s): 514226100100 & 514226100110  
Zoning Classification: RM-25 Land Use Classification: MHRES  
Existing Property Use: Residential Sq Ft/Number of Units: 19,591 sq ft  
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): 18-DPSV-410

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

Explanation of Request: Approval for Special Exception (Use) & Zoning Variances for a New 4-story Place of Worship Bldg in Existing RM-25 Zoning.

Number of units/rooms: N/A Sq Ft: N/A  
Value of Improvement: \_\_\_\_\_ Estimated Date of Completion: 2021  
Will Project be Phased? ( ) Yes (✓) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: Chabad Ocean Synagogue, Inc.  
Address of Property Owner: 7 Seacrest Parkway Hollywood, FL  
Telephone: 954-801-3310 Fax: \_\_\_\_\_ Email Address: leib@chabadoc.com  
Name of Consultant/Representative/Tenant (circle one): Joseph B. Kauer  
Address: 2417 Hollywood Blvd Hollywood Telephone: 954-920-5740  
Fax: 954-920-2849 Email Address: Joseph@kauerarchitects.com  
Date of Purchase: 5/23/01 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: Keith M. Polakoff  
Address: 200 E. Las Olas Blvd  
#1000 Ft. Lauderdale FL Email Address: Keith.Polakoff@Saul.com



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## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: \_\_\_\_\_

Date: 1-4-19

PRINT NAME: Menashe Kudan

Date: 1-4-19

Signature of Consultant/Representative: \_\_\_\_\_

Date: 1-4-19

PRINT NAME: JOSEPH B. KAUFER

Date: 1-4-19

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

Date: \_\_\_\_\_

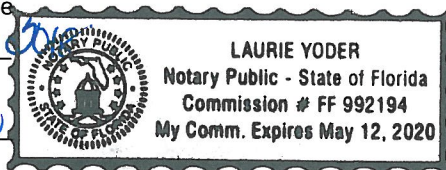
### Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Final Technical Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kauffer to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 4th day of January 2019

Laurie Yoder  
Notary Public  
State of Florida

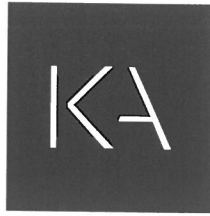


\_\_\_\_\_  
Signature of Current Owner

\_\_\_\_\_  
Print Name

Menashe Kudan  
Print Name

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



## KallerArchitecture

January 2<sup>nd</sup>, 2019

City of Hollywood  
Planning and Zoning Division  
2600 Hollywood Blvd. Room 315  
Hollywood, FL 33022

Reference:	<i>Project Name:</i>	<b>Chabad Ocean Jewish Center</b>
	<i>Project Address:</i>	<b>7 Seacrest Pkwy Hollywood, FL 33019</b>
	<i>File #</i>	<b>18-DPSV-46</b>
	<i>Architect's Project #:</i>	<b>18067</b>

### JUSTIFICATION STATEMENT

The above referenced project is for a proposed new 19,591 square feet (4) four story building to serve as a community Place of Worship and social gathering for the Jewish faith. The property is composed of lot 13 and 14 of Seacrest Park within the RM-25 zoning district.

The project is set to have (10) ten on-site parking spaces underneath a (3) three stories raised structure that would host a community synagogue with direct access from Seacrest Pkwy.

The ground floor of the building is comprised of a covered parking area, electrical room, fire pump room, main atrium and lobby.

The second floor is comprised of the main sanctuary, administrative offices, library and a playroom along with restrooms and other accessory use spaces.

The third floor is comprised of a social dining area (kiddush room), kitchen, storage and restrooms. The kitchen will be an important support of the described social room as part of several Jewish community social rituals.

The fourth floor is comprised of three adult classrooms, a bride room, restrooms and an open terrace with an exterior garden. This terrace shall serve as a "Sukkah" with its trellis structure, which is constructed for use during the week long Jewish festival of Sukkot.

The building is aimed to improving the community relationship through education & outreach, as well as gathering to celebrate special events.

The building has been designed in a contemporary style incorporating concepts, traditions and symbols of the Jewish faith. The east façade of the synagogue (Mizrach wall) is the wall where the ark is placed and the direction that Jews pray towards Jerusalem. The east wall is rooted down to the ground with the symbolic nine branched menorah (candelabrum) used in the ancient temple. The facades would be treated with Jerusalem stone and scored textured stucco to add contrast and visual interest. These proposed earthly colored finishes provide a warmth and a spirituality to the architecture. The easy accessibility to the Synagogue in conjunction with the new proposed landscaping provides and promotes a pedestrian friendly environment.

Considering the size of the property and the existing zoning, we are kindly requesting approval of the following variances and special exemption based on the City of Hollywood's Land Development Code.

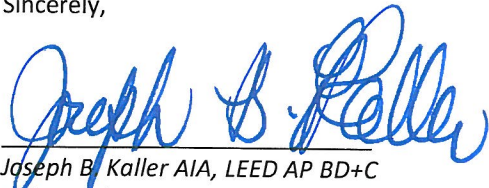
Use: The project is located within the RM-25 residential district and we would like to request a special exemption to allow a Place of Worship.

Parking: Based on the placement of the use and property size, we are unable to meet this requirement. Please note that the orthodox Judaic sect does not allow the use of vehicles on the sabbath, therefore all of the congregants would be required to walk to the synagogue. Considering that this is a community synagogue serving the immediate surrounding community, it is expected that the vehicular use would be minimum to none and mostly restricted to special events. In addition, the synagogue has been able to reach an agreement with (2) two local adjacent buildings to use their parking lots on a valet type setup when needed. Please see attached supporting letters from the Hallmark of Hollywood Condominium Association and the Crowne Plaza Hollywood Beach hotel agreeing to such parking accommodations.

Setbacks: Based on the placement of the existing commercial buildings along the corner of A1A and Seacrest Pkwy which are built on a zero setback from the property line and the more conservative adjacent building setback on the one residential lot to the west, we are proposing a 5'-5" front setback as a transition from the commercial properties to the east and the one residential lot to the west.

We appreciate your cooperation and assistance to bring this community project to reality.

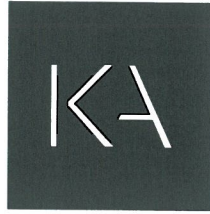
Sincerely,



Joseph B. Kaller AIA, LEED AP BD+C  
Kaller Architecture  
President

JBK/jp





## KallerArchitecture

January 2<sup>nd</sup>, 2019

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Planning and Zoning Division  
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### SPECIAL EXCEPTION CRITERIA

Applications for ALL Special Exceptions shall be reviewed by the Planning and Development Board. A letter of support from the Community Redevelopment Agency will be necessary if project located within the Community Redevelopment Area. Conditions may be stipulated and made a requirement in granting any application for a special exception, when it is found by the Board to be necessary to further the purposes of the zoning district or compatibility with other property within the vicinity.

*This letter shall serve as a supporting element for the request of a special exception to establish a Place of Worship on an existing residential area.*

All Special Exceptions will be reviewed based on the following criteria:

CRITERIA 1: The proposed use must be consistent with the principles of the City's Comprehensive Plan

*R/: The proposed use serves as an outreach community service complimenting the needs of the existing high-rise buildings surrounding the subject site.*

CRITERIA 2: The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

*R/: The proposed use, Place of Worship, is an essential part of the community and serves as a transition between the existing commercial and residential areas. Considering the ever-growing urban landscape of the city and the existing high-rise developments surrounding it. The proposed synagogue building creates the needed synergy between the two.*

CRITERIA 3: That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

*R/: Proper and safe traffic provisions have been made within and approaching the property with proposed new sidewalks and landscape buffers that beautifies the area while creating a pleasant experience for the user.*

CRITERIA 4: That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.

*R/: Proper landscape buffers have been provided all around the property along with landscaped raised steps going into the building as a feature transitioning the user from public to private space. The proposed requested building setback waivers are abutting a hotel parking lot to the south and commercial uses to the east.*

CRITERIA 5: The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

*R/: The proposed use is sensitive to the surrounding area and existing uses by being an essential social part of the community. The easy accessibility to the Synagogue in conjunction with the new proposed landscape provides and promotes a pedestrian friendly environment. The proposed site plan and overall architecture language of the building is subtle while providing a contemporary and elegant piece leading this block into the current architectural evolution going on in the immediate surrounding areas. The building's height is in compliance with the existing zoning and is much lower in height than the surrounding high-rise buildings.*

CRITERIA 6: The subject parcel must be adequate in shape and size to accommodate the proposed use.

*R/: The parcel double subject is adequate in accommodating the proposed house of worship building acknowledging the users and the way they religiously attend the facility during the Sabbath and religious holidays.*

CRITERIA 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code. or otherwise adopted by the City Commission.

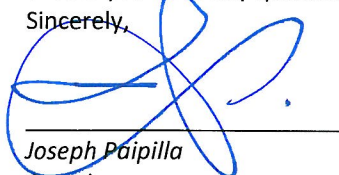
*R/: Proposed use is consistent and meets the Special Exception criteria.*

These items are considered according to [quasi-judicial](#) procedures. QUASI-JUDICIAL

The application regarding your property has been interpreted by Florida courts to be quasi-judicial in nature. This means that the City's decision is to be supported by competent, substantial evidence in the record regarding your application. In quasi-judicial procedures all witnesses are sworn in, subject to cross-examination, and the applicant, the City and any other interested party (e.g. a neighbor) are allowed opening and closing statements. However, the City's adopted quasi-judicial procedures allow you to waive this process and have your application heard and considered in a more informal manner, or legislatively, if you so wish and elect, and staff present agrees. You may identify your choice at the time of the meeting.

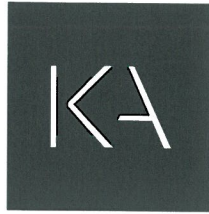
Should you have any questions, please feel free to contact this office.

Sincerely,



\_\_\_\_\_  
Joseph Paipilla  
Associate  
Kaller Architecture





## KallerArchitecture

January 2<sup>nd</sup>, 2019

City of Hollywood  
Planning and Zoning Division  
2600 Hollywood Blvd. Room 315  
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### VARIANCE CRITERIA

The Planning and Development Board shall have the authority to consider petitions relating to variances for all development outside the Historic District and Historic Sites.

*This letter shall serve as a supporting element for the request of the following variances from the current zoning and land use code of the city of Hollywood:*

*Parking, building setbacks and secondary building signage.*

- a) 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; and  
*R/: The building has been designed to be lower than the allowable zoning height requirements and it waives on the required front and side setbacks of the existing zoning regulations by achieving an easy transition between the commercial buildings at the beginning of the block on S. Ocean Drive and the single-family and multi-family residential at the end the street. The building employs a contemporary design with subtle gestures and materials that create a harmonious and pleasant new addition within its immediate adjacent community.*

- b) That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and  
*R/: Even though the existing land use for this area is residential, the composition of this dead-end block is currently developed to include some commercial buildings facing S. Ocean Drive with a couple parking lots servicing the adjacent bank and hotel, as well as some single family and a newly developed mid-rise multi-family residential building. Considering that the proposed new building would serve as a house of worship providing community outreach services to the immediate adjacent community.*

- c) 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; and

*R/: The proposed project is consistent with the goals, objectives and policies of the adopted comprehensive plan and neighborhood plan by providing a needed service to the entire community while creating a transition to the existing residential on the west side from the commercial uses on the east and south sides.*

- d) That the need for the requested Variance is not economically based or self-imposed; or

*R/: The need for the requested variances is not economically based or self-imposed as they are needed to properly develop a building providing outreach community services as this one is intended for.*

- e) That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

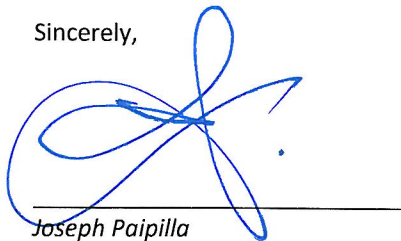
*R/: There are no specific state or federal laws applicable to the need of requesting these variances.*

These items are considered according to quasi-judicial procedures.

QUASI-JUDICIAL The application regarding your property has been interpreted by Florida courts to be quasi-judicial in nature. This means that the City's decision is to be supported by competent, substantial evidence in the record regarding your application. In quasijudicial procedures all witnesses are sworn in, subject to cross-examination, and the applicant, the City and any other interested party (e.g. a neighbor) are allowed opening and closing statements. However, the City's adopted quasi-judicial procedures allow you to waive this process and have your application heard and considered in a more informal manner, or legislatively, if you so wish and elect, and staff present agrees. You may identify your choice at the time of the meeting.

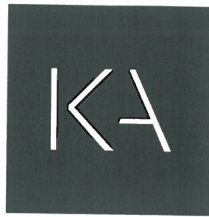
Please find attached all the required documents to support this request. Should you have any questions, please feel free to contact this office.

Sincerely,



Joseph Paipilla  
Associate  
Kaller Architecture





## KallerArchitecture

January 2<sup>nd</sup>, 2019

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### RESPONSES TO PRELIMINARY TAC COMMENTS FROM JULY 16, 2018

#### SITE DATA

<b>Owner/Applicant:</b>	Chabad Ocean Synagogue, Inc
<b>Address/Location:</b>	7 Seacrest Parkway
<b>Net Area of Property:</b>	9,534 SQ. FT. (0.22 Acres)
<b>Land Use:</b>	Medium High Residential (MHRES)
<b>Zoning:</b>	High Multiple Family District (RM-25)
<b>Existing Use of Land:</b>	Single Family

#### ADJACENT LAND USE

<b>North:</b>	High Multiple Family District (RM-25)
<b>South:</b>	General Business (GBUS)
<b>East:</b>	High Multiple Family District (RM-25)
<b>West:</b>	General Business (GBUS)

#### ADJACENT ZONING

<b>North:</b>	High Multiple Family District (RM-25)
<b>South:</b>	Planned Development (PD)
<b>East:</b>	High Multiple Family District (RM-25)
<b>West:</b>	Planned Development (PD)

**APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN  
(ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).**

*NOTE: Please note that the entire building has been redesigned to address and comply with all the comments and concerns mentioned.*

**A. APPLICATION SUBMITTAL**

Fitz Murphy, Planning Administrator ([fmurphy@hollywoodfl.org](mailto:fmurphy@hollywoodfl.org)) 954-921-3471

1. Ownership & Encumbrance Report:
  - a. Indicate that O&E was searched from time of platting or 1953 (earliest of the two).  
*R/: Revised O&E attached.*
  - b. Legal description is inconsistent with ALTA Survey. Revise accordingly.  
*R/: Revised O&E attached has been coordinated with Alta survey.*
  - c. Work with the Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.  
*R/: Revised O&E has been coordinated with Engineering division.*
2. Revise ALTA Survey as follows:
  - a. Include note stating that O&E is based on ALTA Survey and vice versa.  
*R/: Notes have been included on both revised O&E and Alta survey.*
  - b. Work with the Engineering Division to ensure the survey includes the appropriate elements such as:
    - i. Abutting and internal streets and their widths, including existing curb-cuts/driveways to surrounding properties within 100 feet are included.  
*R/: Revised survey attached.*
    - ii. All easements and dedications are indicated.  
*R/: All easement s and dedications have been indicated on revised Alta survey.*
  - c. Include gross property size in square feet and acreage.  
*R/: Gross property size has been included on item number 7 of the surveyor's certificate.*
  - d. Revise lot description to include Lot 13.  
*R/: Lot 13 has been included on revise description.*
3. Revise the following on Site Plan:
  - a. Indicate all required setback dimensions.  
*R/: All setbacks have been indicated on new site plan.*
  - b. Note dumpster enclosure location(s) on Site Plan, including area for recycling.  
*R/: Dumpster enclosure has been added to the ground level as "Trash room" on the northeast side of the building. Please refer to sheet SP-3 for details.*
  - c. Provide dimensions of building and architectural projections.  
*R/: All building and building projections have been dimensioned on site plan.*
  - d. Include existing utility poles on site, including dimensions from the proposed building.  
*R/: All existing utility poles have been included on site plan along with dimensions to proposed building.*
  - e. Include note on Site Plan indicating that all changes to the design will require planning review and



may be subject to Board approval.

*R/: Note added.*

4. Revise the following on Site Data Table:

a. Site Data shall be on Site Plan sheet. Revise accordingly.

*R/: Site data has been added to site plan sheet SP-1.*

b. Legal description shall match O&E and Survey. Revise accordingly.

*R/: Legal description has been coordinated with both OI&E and Alta survey.*

c. Impervious area shall include building footprint. Revise accordingly.

*R/: Building footprint area has been included in the impervious area calculations.*

d. Clarify statement on Special Exception

i. Note: Special Exception is not required for land use, property setbacks, landscape , parking and signage requirements.

*R/: Acknowledged.*

ii. A special exception is required to establish a Place of Worship in a Multiple Family Residential District.

*R/: Acknowledged.*

iii. Clarify purpose of classrooms.

*R/: Classrooms shall serve as bible study rooms for adults.*

e. List all variance requests including provided and required amounts.

*R/: Complete list of variances requested have been added to site data on T-1 and SP-1 sheets along with supporting letter attached with this submittal.*

f. Provide justification for each variance requested.

*R/: Justification letter for requested variances has been attached with this submittal.*

5. Provide justification for requested variances.

*R/: Justification letter for requested variances has been attached with this submittal.*

6. Work with Public Works and Engineering Division to ensure adequate and safe access is provided for garbage truck to access garbage and recycling area.

*R/: Proposed trash and recycling method proposed is roll-out cans for curbside pick-up.*

7. Provide hours of service.

<i>R/: Hours of service shall be:</i>	<i>Monday-Friday</i>	<i>10:00am-5:00pm</i>	<i>(offices only)</i>
	<i>Friday</i>	<i>6:00pm-7:00pm</i>	<i>(religious services)</i>
	<i>Saturday</i>	<i>9:00am-12:00pm</i>	<i>(religious services)</i>
	<i>Sunday</i>	<i>8:00am-9:00am</i>	<i>(religious services)</i>

8. Provide written responses to all comments with next submittal.

*R/: Written responses to all comments have been provided with this submittal.*

## **B. ZONING**

Fitz Murphy, Planning Administrator ([fmurphy@hollywoodfl.org](mailto:fmurphy@hollywoodfl.org)) 954-921-3471

1. Staff has identified several conditions that do not meet Zoning Regulations. Including setbacks, signage and landscape open space requirements. Provide variance justification for each request or revise accordingly.

*R/: Justification letter for requested variances has been attached with this submittal.*

2. Project is required to install electric vehicle charging station infrastructure, please see Ordinance O-2016-02. Indicate location on Site Plan.

*R/: EV station has been provided on revised site plan, see sheet SP-1.*

3. Revise required parking as follows:

a. Parking only required for main sanctuary or largest or largest meeting room whichever is greater.

Revise Required Parking to accommodate Multipurpose Room.

*R/: Parking calculations have been revised to be based on largest meeting room, "Kiddush room". See project data table on sheet SP-1.*

b. Net area calculations for office space inconsistent with parking calculations. Revise accordingly.

*R/: All area calculations have been revised and coordinated.*

4. Height of building shall be calculated to the top of roof slab. Revise accordingly.

*R/: Height of building has been provided to top of roof slab.*

## **C. ARCHITECTURE AND URBAN DESIGN**

Fitz Murphy, Planning Administrator ([fmurphy@hollywoodfl.org](mailto:fmurphy@hollywoodfl.org)) 954-921-3471

1. Ensure that all plumbing, mechanical and electrical fixtures and equipment are indicated on Site Plan and Elevations.

*R/: No plumbing, mechanical or electrical plans have been generated for this early stage of the project. All mechanical equipment will be screened and located on the roof and any plumbing and electrical equipment on ground level shall be screened from public view by proposed landscape if required.*

2. Clarify intent for utility pole currently on site in the rear of the property?

*R/: Those are existing utility poles from FPL within existing 2'-0" easement. Burying of the electric lines underground shall be coordinated with FPL at time of development of construction documents.*

3. Provide detail of water fountain. Indicate materials and maintenance requirements. Materials typically used in water features do not fare well in beach environments. Work with the City's Landscape Architect to ensure materials and installation methods proposed are adequate for this environment.

*R/: Water fountain has been removed and replaced with an ampler raised building entry via concrete steps along with a raised landscaped planter on the southwest side of the building.*

4. Provide detail of guardrail detail. Indicate materials and maintenance requirements.

*R/: Please see sheet SP-3 for guardrail detail.*

5. Ensure a fence or screen is reflected on the plans to screen the parking areas.

*R/: Existing 6'-0" high CMU wall from adjacent properties on the south and east sides is shown on site plan along with a newly proposed 6'-0" high CMU wall on the west site (residential area) matching existing wall.*



6. Provide dimensions on all elevations, including any projections above roof line.

*R/: Dimensions have been provided on revised elevations.*

7. Label all materials, including all changes in paint color, typical note for score lines on each elevation.

*R/: All materials have been labeled on revised elevations.*

8. Work with staff on design considerations, including, but not limited to:

- a. Clarify the purpose on angular geometries on façade as they do not relate to use or spatial configuration of interior space.

*R/: Angular geometry used on the front façade is based on the "star of David" and has been modified for this submittal to be subtler and more sensitive to the surrounding areas.*

- b. Despite multiple material change, elevations seems flat. Consider additional shifts in wall at changes in material to create additional depth and shadow.

*R/: Building has been redesigned to provide subtle, yet meaningful material changes on the façade to create a more elegant and stately house of worship.*

- c. Extending guardrail on north façade of open terrace to meet wall of open multipurpose room and guardrail on east façade to stairwell.

*R/: Both elevations have been redesigned.*

- d. Consider revising south elevation to match materiality and architectural articulation of other facades.

*R/: South elevation has been redesigned.*

- e. Clarify intent of eyebrow over north east corner of parking garage. Geometry does not seem to relate to any other.

*R/: North and East elevations have been redesigned; newly proposed eyebrow on the north side serves as an overall gesture on the front façade and creates covered areas at both the main entrance and the stair exit door.*

9. Has the project already been considered for value engineering?

*R/: Project has been redesigned to be more conservative while keeping the necessary symbolic materials and elements needed for a Jewish house of worship.*

Terrence Comiskey A.I.A., Architect ([tcomiskey@hollywoodfl.org](mailto:tcomiskey@hollywoodfl.org)) 954-921-3900

1. Application is substantially compliant.

#### D. SIGNAGE

Fitz Murphy, Planning Administrator ([fmurphy@hollywoodfl.org](mailto:fmurphy@hollywoodfl.org)) 954-921-3471

1. For review, full signage package shall be provided, including signage details, signs illustrated on Elevations, dimensions on Site Plan, etc.

*R/: Please refer to sheet SP-3 for complete signage details.*

2. List all signage variances required.

*R/: Secondary building signage variance is requested for a building sign located on the east side of the building.*

3. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.

*R/: Acknowledged. Note has been added to building signage sheet (Sp-3).*

#### **E. LIGHTING**

Fitz Murphy, Planning Administrator ([fmurphy@hollywoodfl.org](mailto:fmurphy@hollywoodfl.org)) 954-921-3471

1. Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 at all property lines).

*R/: Site photometrics have been revised to meet requirements; see sheet SL-1.*

#### **F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY**

Fitz Murphy, Planning Administrator ([fmurphy@hollywoodfl.org](mailto:fmurphy@hollywoodfl.org)) 954-921-3471

1. Submittal shall indicate compliance with Green Building Ordinance. Review and adjust drawings as necessary.

*R/: Green building criteria has been adopted; please refer to sheet T-1 for description of green building practices.*

2. Provide copies of appropriate/preferred green building registration with next submittal.

*R/: Building is under 20,000 s.f., therefore we have selected (10) ten green building practices based on the city of Hollywood Green Building Ordinance.*

#### **G. ENGINEERING**

Luis Lopez, City Engineer ([llopez@hollywoodfl.org](mailto:llopez@hollywoodfl.org)) 954-921-3251

Clarissa Ip, Engineering Support Services Manager ([cip@hollywoodfl.org](mailto:cip@hollywoodfl.org)) 954-921-3915

1. Sheet T-1, square footage for Office under Site Data shows for 401 sf and 509 sf under Building Data.

*R/: All areas have been revised and coordinated.*

2. Provide parking demand analysis that supports the parking variance being requested-11 spaces are being provided for the required spaces of 25.

*R/: Parking demand analysis has been provided under the "Traffic Generation & Parking Statement" prepared by Simmons & White and attached with this submittal.*

3. No Parking signs in the swale areas along Seacrest Parkway to prevent vehicles parking on swales may be required. Approval from Broward County Traffic Engineering will be required.

*R/: "No Parking" signs in the swale areas along Seacrest Pkwy have been provided; see sheets SP-1 and C-1A.*

4. Provide civil plans for the proposed work. Provide and indicate items such as but not limited, curbing, all vehicle turning radii, pavement marking and signage plans and details, change in elevations to show that handicap accessibility has been met. Show any utility work within City rights-of-way for utility connection, indicate any pavement restoration. Full road width pavement restoration required, provide pavement restoration detail.

*R/: Complete set of Civil plans has been provided with this submittal.*

5. Provide curb ramp with detectable warnings if necessary. Provide details if applicable.

*R/: Detectable warning surfaces have been added to all required curb ramps. See sheet SP-1.*

6. All outside agency permits must be obtained prior to issuance of building permit.



*R/: Acknowledged.*

7. More comments may follow upon review of the requested information.

*R/: No other comments received after the report generated on July 19<sup>th</sup>, 2018.*

#### **H. LANDSCAPING**

Guillermo Salazar, Landscape Reviewer ([gsalazar@hollywoodfl.org](mailto:gsalazar@hollywoodfl.org)) 954-921-3900

1. Provide an updated tree survey of the property or arborist report with all information for existing trees on site. Landscape table on survey should include: Number of trees, tree species, common name, estimated ht./spread, and caliper diameter of trunks in inches – provided property survey lacks this information.

*R/: Please refer to sheet DT-1.*

2. Provide a detailed landscape plan by a Landscape Architect that complies with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 LDR and section 6 landscape Plan details and specifications for technical review process. Landscape plan set to include and clarify what has been provided as per city code requirements for landscape for project type. Submit a landscape tree disposition plan/landscape plan chart and calculation clarifying and list trees that are being offered as compensation mitigation inch by inch for proposed new landscape.

*R/: Complete set of Landscape plans have been provided with this submittal.*

3. Provide a landscape plan showing the correct value of inches of DBH of proposed large trees to be removed. Explain and clarify as part of landscape plan table what is required by code and what has been provided for tree mitigation compensation inch by inch. 100% Tree trust fund contribution is not acceptable until all landscape mitigation opportunities have been exhausted like: Installation of mitigation trees/ palms to meet maximum allowable capacity on site, planting of mitigation offsite on city property or public right-of-way, substitution of tree species and/or increase in DBH to 4" 6" 8" etc. All Landscape plans to provide the following:

a. Provide information for existing trees on site including location, species, estimated ht./spread, and caliper diameter of trunks.

*R/: Please refer to Landscape plans provided with this submittal.*

b. Provide a detailed tree disposition plan and landscape plan by a registered professional licensed Landscape Architect in the State of Florida that complements the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, planning and development board and historic preservation board and irrigation.

*R/: Please refer to Landscape plans provided with this submittal.*

c. Provide irrigation plans for an automatic underground irrigation system for the project. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.

*R/: Please refer to Landscape plans provided with this submittal.*

d. Additional comments may be forthcoming at building permit submittal.

*R/: Please refer to Landscape plans provided with this submittal.*



According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual. Shade trees to be installed at a minimum size of 2" caliper/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. The following palm species are the exception and count 1:1 as trees: Royal Palm, Phoenix sylvestris/Medjool/canariensis, Bismarkia, and Coconut. Minimum height requirements for all palms at planting is 8' of GW or CT.

Courtesy comment: Coordinate meeting with Guillermo Salazar Landscape plan reviewer for any further questions or clarifications at [gsalazar@hollywoodfl.org](mailto:gsalazar@hollywoodfl.org)

No tree removals without a tree removal sub- permit. Supplemental arborist report might be required as needed to approve any tree removal permit. Applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub-permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal requirements.

*R/: Please refer to responses to comments provided by Landscape Architect.*

#### **I. UTILITIES**

Wilford Zephyr, Engineer ([wzephyr@hollywoodfl.org](mailto:wzephyr@hollywoodfl.org)) 954-924-2985

Alicia Vereas-Feria, Engineer ([avereas-feria@hollywoodfl.org](mailto:avereas-feria@hollywoodfl.org)) 954-921-3900

1. Update survey to include FEMA flood zone information.

*R/: FEMA's flood zone information has been added to both survey and site plan.*

2. Provide Paving, Grading and Drainage Plans showing how storm water storage will be provided. Indicate swales and provide typical sections for each side.

*R/: Please refer to Civil plans provided with this submittal.*

3. Provide FFE for covered parking along with hydrostatic vents placed with 1 square inch of opening for every 1 square foot of area.

*R/: FFE have been provided to all ground areas on sheets SP-1 and C-1. Please note that covered parking has (3) three open sides, no need for hydrostatic vents.*

4. Provide plans showing how water and sewer services will be provided. Plans must include water and sewer demand calculations.

*R/: Please refer to Civil plans and calculations provided with this submittal.*

5. Landscape architect should coordinate with civil plans to accommodate for drainage retention swales.

*R/: Plans have been coordinated.*

#### **J. BUILDING**

Dean Decker, Interim Chief Building Official ([ddecker@hollywoodfl.org](mailto:ddecker@hollywoodfl.org)) 954-921-3025

1. List type of occupancy

*R/: Occupancy type has been specified on both sheet T-1 and SP-1.*

2. Need the ages of students in class rooms

*R/: Classrooms are meant to be meeting rooms for adult Bible study.*

3. Occupancy total for building

*R/: Complete occupancy calculations are provided on sheet T-1.*

4. Need occupancy total for each floor breaking down the number in each classroom, sanctuary and multipurpose room. (may be short on bath rooms)

*R/: Complete occupancy calculations are provided on sheet T-1. Enough restrooms have been provided according to the 2017 Florida Building Code (Plumbing).*

#### K. FIRE

Janet A. Washburn, Fire Marshal/Division Chief ([jwashburn@hollywoodfl.org](mailto:jwashburn@hollywoodfl.org)) 954-921-3554

1. Water supply must meet NFPA 1, 18.4.5.2. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921-3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2. showing that the project meets the minimum fire flow requirements for each building.

*R/: Please refer to fire flow calculations provided by GGB Engineering attached with this submittal.*

2. As a result of that test, show any existing and new fire hydrants on civil drawings. A copy of the completed hydrant flow test and engineer's calculations are required at the next submittal. It's understood an existing hydrant is noted on A1A but undetermined at this time if that fire flow is sufficient for one fire hydrant.

*R/: Please refer to the provided Civil plans. Please note that an existing Fire hydrant is currently present on the west side of Seacrest Pkwy right across the street from our site, yet it does not appear on the "Utility Atlas Maplet" and was not tested by the city of Hollywood during the requested hydrant flow test performed on 10/31/2018.*

3. Provide a note on civil drawings that underground fire main work will be completed by a contractor holding a Class I, II, or V license per FS 633.102.

*R/: Please refer to Civil plans provided with his submittal.*

4. Show the location of the fire dept. connection, fire line and size up to each building on civil drawings.

*R/: Please refer to Civil plans provided with his submittal.*

5. A bi-directional amplifier is required per NFPA 1, 11.10.

*R/: Please refer to Civil plans provided with his submittal.*

6. Per NFPA 1, 12.3.2\* a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the registered design professional responsible for design. Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. Architectural plans will be required to show this information moving forward for buildings three stories or greater in height.

*R/: Acknowledged.*

7. A knox box will be required for after hours in the event Fire needs to access the building.

*R/: Acknowledged.*

8. Are the two means of egress on the 4th floor available for both portions of 4th floor? What is the use?

*R/: Fourth floor has two mains of egress, stair #1 and stair #2, each one with a minimum 2 hour fire protection.*

9. Fire alarm system to be determined at a later date. Unknown occupant load at this time.

*R/: Fire alarm shall be provided per occupant load calculations.*

**L. PUBLIC WORKS**

Charles Lassiter, Environmental Services Supervisor ([classiter@hollywoodfl.org](mailto:classiter@hollywoodfl.org)) 954-967-4207

1. No comments received.

**M. PARKS, RECREATION AND CULTURAL ARTS**

David Vazquez, Assistant Director ([dvazquez@hollywoodfl.org](mailto:dvazquez@hollywoodfl.org)) 954-921-3404

1. Application is substantially compliant.

**N. COMMUNITY DEVELOPMENT**

Clay Milan, Community Development Manager ([cmilan@hollywoodfl.org](mailto:cmilan@hollywoodfl.org)) 954-921-3271

1. Sheet A-3: What is the purpose of balcony? Will it contain seating?

*R/: Balcony has been removed and entire floor plan revised.*

2. Sheet A-4: Appears the folding sections are made of glass, correct?

*R/: Yes, impact rated foldable glass doors.*

3. Where are dumpster and mechanical equipment located?

*R/: Please refer to revised site plan, sheet SP-1, for location of trash room. A machine room-less elevator will be specified for this building.*

4. There is no civic association located in the area to contact.

**O. ECONOMIC DEVELOPMENT**

Raelin Storey, Director ([rstorey@hollywoodfl.org](mailto:rstorey@hollywoodfl.org)) 954-924-2922

1. Application is substantially compliant.

**P. POLICE DEPARTMENT**

Christine Adamcik, Police ([cadamcik@hollywoodfl.org](mailto:cadamcik@hollywoodfl.org)) 954-967-4371

Steven Bolger, Police ([sbolger@hollywoodfl.org](mailto:sbolger@hollywoodfl.org)) 954-967-4500

Doreen Avitabile, Police ([davitabile@hollywoodfl.org](mailto:davitabile@hollywoodfl.org)) 954-967-4371

1. Crime Prevention Through Environmental Design Blueprint Review/Recommendations.

Note: Crime Prevention Recommendations: The following are the reviews and recommendations for the CPTED review of the blueprints for "Chabad Ocean Jewish Center, 7 Seacrest Parkway, Hollywood, Florida"  
–Preliminary

Recommendations requested by and forwarded to Alexandra Carcamo, Department of Developmental Services upon completion

Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

a. CPTED Strategies

Provide clear border definition of controlled space; Examples: may include fences, shrubbery of signs, paving patterns in exterior areas. Provide clearly marked transitional zones which indicate movement from public to semi-public to private space.

The effects of good exterior lighting can be generally summarized as safety, security, identification, attraction, beautification, environmental integrity and utility. It is essential to bear



in mind that all of these effects are influenced by fixture and system design. Lighting will allow for natural surveillance to the building, therefore provide visibility and help define the border definition for the property at night. Lighting will also allow for spillover light to the existing property.

*R/: Acknowledged. Concepts have been incorporated into revised plans.*

#### b. External Lighting

Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

-Parking Lots 3-5 foot candles

-Walking Surfaces 3 foot candles

-Recreational Areas 2-3 foot candles

-Building Entryways 5 foot candles

☑ Exterior lighting should be controlled by automatic devices (preferably by photocell).

☑ Exterior lighting fixture lenses should be fabricated from polycarbonate, breakresistant materials.

☑ Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.

☑ Light fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).

☑ Light fixtures should be protected by casual vandalism by means of vandal resistant materials and design.

☑ The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.

☑ Illuminate entrances, exits, fire escapes, parking lots, etc.

☑ Research types of Security Lighting, such as LED, Metal Halide, etc.

☑ A system of lighting fixture identification should be developed.

☑ If exterior lights are not being used at night, exterior motions-detection lighting should be installed to detect the presence of intruders.

☑ Try to position light fixtures whereas not to obstruct the illumination.

☑ Proper maintenance of lighting fixtures is recommended to preserve visibility.

*R/: Acknowledged. Proper lighting has been provided; please refer to site photometrics plan, sheet SL-1.*

#### c. Landscaping

☑ Landscaping should be well maintained and trimmed.

☑ Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.

☑ Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.

☑ Plant growth within three feet of any walking surface (including informal pathways), parking lots or areas, recreation areas or building entryways should not exceed two feet in height.

(Recommended)

☑ Ground cover plant materials, low planters and forms of hostile landscape should be used to discourage persons from standing near windows, small alcoves, corners of buildings, and the edges of parking lots.

☑ Trees should be trimmed at least seven feet from the lowest foliage to the ground.

*R/: Acknowledged. Concepts have been incorporated into revised plans.*

d. Building(s) Perimeter Doors

- ☑ Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
- ☑ Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.

*R/: Acknowledged, shall provide.*

e. Non-Pedestrian Building Entry Points

- ☑ Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
- ☑ Locations where gas and electric utilities enter buildings should be well lighted.
- ☑ Electrical service disconnects and gas valves should be equipped with locking devices.

*R/: Acknowledged, shall provide.*

f. Natural Surveillance

- ☑ Maintain clear visibility from the interior to the exterior of the property.
- ☑ Design loading areas to avoid creating hiding places and it is recommended to have deliveries made during the daytime hours.
- ☑ Place all entrance/exit ways under visual surveillance, monitored electronically if necessary.
- ☑ Public entrance/exit ways should be clearly defined by walkways and signage.
- ☑ Convex mirrors are recommended to be used to allow employees to monitor blind spots and unmonitored areas located inside the building.
- ☑ Restrooms should be located at the front of the business for employee observation and to deter theft.
- ☑ Parking areas should be visible from the windows and side parking areas should be visible from the street. Also make sure the exterior is well lit.
- ☑ Glass wall elevators allows visitors to see in/out.

*R/: Acknowledged. Concepts have been incorporated into revised plans.*

g. Natural Access Control

- ☑ Signs should be posted stating "Authorized Personnel Only" and "No Loitering".
- ☑ All entrance door locks should have deadbolt locks and should be double cylinder so that it can be opened by a key only.
- ☑ Make private areas harder for non-employees to access.
- ☑ Use signage to direct patrons to parking, entrance/exit ways.
- ☑ Pedestrian walkways should be clearly defined with curbs, sidewalks, or raised or striped walkways.
- ☑ Parking should be available close to property for members of Temple Sinai, especially in the evening hours.
- ☑ Closed Circuit Television (CCTV) is recommended to view areas without natural sight view and in low or zero visibility arrears without natural surveillance.

*R/: Acknowledged, shall provide proper access, security measures and parking accommodations for members of the "Chabad Ocean Jewish Center". A CCTV will be considered.*

h. Fencing

- ☑ (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.

*R/: Property is currently fenced with an existing 6'-0" high CMU wall on the south and east sides from the adjacent properties. A new 6'-0" high CMU wall has been specified for the west side facing the residential area.*

i. Signage

☑ Good signage observed.

*R/: A new complete signage details page has been added, see sheet SP-3.*

Notes: Observed photometric plan.

The purpose of the review is to provide security recommendations. This review is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

#### **Q. DOWNTOWN AND BEACH CRA**

Jorge Camejo, Executive Director ([jcamejo@hollywoodfl.org](mailto:jcamejo@hollywoodfl.org)) 954-924-2980

Susan Goldberg, Deputy Director ([sgoldberg@hollywoodfl.org](mailto:sgoldberg@hollywoodfl.org)) 954-924-2980

1. Not applicable.

#### **R. PARKING**

Harold King, Parking Administrator ([hking@hollywoodfl.org](mailto:hking@hollywoodfl.org)) 954-921-3549

Tamikia Bacon, Parking Operations Manager ([tbacon@hollywoodfl.org](mailto:tbacon@hollywoodfl.org)) 954-921-3548

1. Significantly short of required parking; will need variance.

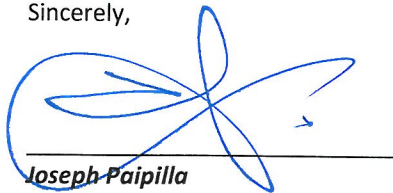
*R/: Parking variance is requested with this submittal along with supporting documents for your review.*

### **END OF RESPONSES TO COMMENTS**

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We appreciate your cooperation and assistance to bring this community project to reality. Please do not hesitate to contact us directly if you have any questions or concerns.

Sincerely,



**Joseph Paipilla**

Associate

Kaller Architecture





July 16, 2018

**GGB ENGINEERING PROJECT NUMBER: 18-0525**

**CITY OF HOLLYWOOD FILE NUMBER: 18-DPSV-46**

**SUBJECT: Site plan review for 7 Seacrest Parkway (Chabad Ocean Jewish Center)**

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**A. ENGINEERING**

*Luis Lopez, City Engineer ([llopez@hollywoodfl.org](mailto:llopez@hollywoodfl.org)) 954-921-3251*

*Clarissa Ip, Engineering Support Services Manager ([cip@hollywoodfl.org](mailto:cip@hollywoodfl.org)) 954-921-3915*

1. No parking signs in the swale areas along Seacrest Parkway to prevent vehicles parking on swales may be required. Approval from Broward County Traffic Engineering will be required.

**Response: Please see civil pavement markings and signage plan with "No Parking" sign place in the swales along Seacrest Parkway. Approved plans from Broward County Traffic Engineering will be provided upon receipt.**

2. Provide civil plans for the proposed work. Provide and include items such as but not limited curbing, all vehicle turning radii, pavement marking and signage plans and details, change in elevations to show that handicap accessibility has been met. Show any utility work within City right-of-way for utility connection, indicate any pavement restoration. Full road width pavement restoration required, provide pavement restoration detail.

**Response: Please see attached civil plans with proposed curbing, pavement marking and signage, vehicle turning radii, and elevations indicating direction of slopes. In addition the plans also show pavement restoration for the full width of the road where proposed potable water service, sanitary sewer service and fire line service will be connected to the existing water and gravity sewer lines.**

3. Provided curb ramp with detectable warning if necessary. Provide details if applicable.

**Response: Curb ramps are proposed where applicable and detail has been added to plan.**

4. All outside agency permits must be obtained prior to issuance of building permit.

**Response: Acknowledged.**

**B. UTILITIES**

*Wilford Zephyr, Engineer ([wzephyr@hollywoodfl.org](mailto:wzephyr@hollywoodfl.org)) 954-924-2985*

*Alicia Vereas-Feria, Engineer ([avereas-feria@hollywoodfl.org](mailto:avereas-feria@hollywoodfl.org)) 954-921-3900*

1. Provide Paving, Grading and Drainage Plans showing how storm water storage will be provided. Indicate swales and provided typical sections for each side.

**Response: Please see attached civil plans and sections including sections of the proposed swales and dry retention area. The proposed dry retention area and the swales will be used for storm water retention and storage.**

2. Provide plans showing how water and sewer services will be provided. Plans must include water and sewer demand calculations.

**Response: Please see attached water and sewer demand calculations. Please refer to the attached civil plans for location and size of the proposed water and sanitary sewer service connections.**

3. Provide water and sewer demands.

**Response: Please see attached water and sewer demand calculations.**

**C. FIRE**

*Janet A. Washburn, Fire Marshal/Division Chief ([jwashburn@hollywoodfl.org](mailto:jwashburn@hollywoodfl.org)) 954-921-3554*

1. Water supply must meet NFPA 1, 18.4.5.2. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921-3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2. showing that the project meets the minimum fire flow requirements for each building.

**Response: See attached fire hydrant flow test and flow calculations using NFPA table 18.4.5.2.**

2. As a result of that test, show any existing and new fire hydrants on civil drawings. A copy of the completed hydrant flow test and engineer's calculations are required at the next submittal. It's understood an existing hydrant is noted on A1A but undetermined at this time if that fire flow is sufficient for one fire hydrant.



**Response: See attached hydrant flow test, engineer's calculation and civil plans with location of an existing hydrant located on Seacrest parkway. As a result of the flow test and engineer's calculation no additional fire hydrants are required.**

3. Provide a note on required civil drawings that underground fire main work will be completed by a contractor holding a Class I, II, or V license per FS 633.102.

**Response: The note requested was added to the plan.**

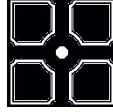
4. Show the location of the fire dept. connection, fire line and size up to the building on civil drawings.

**Response: See civil plans with proposed size and location of the fire line and fire department connection.**

Should you have any questions, please do not hesitate to contact me at 954-986-9899.

Sincerely,

Gary G. Bloom P.E.  
President



Chabad Ocean Synagogue, Inc  
7 Seacrest Pkwy  
Hollywood, FL

FILE NUMBER: **18-DPSV-46**

SUBJECT: **Site Plan review for 7 Seacrest Parkway (Chabad Ocean Jewish Center).**

**H. LANDSCAPING** (page 5)

Guillermo Salazar, Landscape Reviewer (gsalazar@hollywoodfl.org) 954-921-3900

1. Existing tree disposition plan provided.
2. Detailed landscape plan provided.
3. Landscape plan provided. No trees are being removed at this time.





May 5, 2017

4000 S. Ocean Drive  
Hollywood, FL 33019  
Tel: 954.454.4334  
Fax: 954.454.0880  
[www.cphollywoodbeach.com](http://www.cphollywoodbeach.com)

Ms. Leslie Del Monte  
Planning Manager  
**City of Hollywood**  
Department of Planning & Development  
2600 Hollywood Blvd., Suite 315  
Hollywood, FL 33022-9045

Sent via Hand Delivery

**Re:** Parking Arrangements  
Chabad Ocean Synagogue  
**5 & 7 Seacrest Parkway**  
Hollywood, Florida

Dear Ms. Del Monte:

I am the Manager of MHI Hospitality, LP, which is the owner of 4000 South Ocean Drive. We are pleased to have learned of Chabad Ocean Synagogue's ("Chabad Ocean") expansion plans. Chabad Ocean is located at adjacent property and a significant number of their members stay within our establishment during the holidays and throughout the year.

We understand that Chabad Ocean's site has some unique conditions, and their site configuration precludes construction of their own parking structure.

Therefore, we agree to allow congregants of Chabad Ocean Drive Synagogue (5-7 Seacrest Parkway, Hollywood) to make use of our Valet Parking services and to enter into a license agreement, if needed, in a form and format approved by the City, to provide Chabad Ocean with these parking arrangements.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Joseph A. Ruiz'.

Joseph A. Ruiz, CHA  
Managing Director

MHI Hospitality, LP



# THE HALLMARK

May 8, 2017

Leslie Del Monte  
Planning Manager  
City of Hollywood  
Department of Planning & Development  
2600 Hollywood Blvd., Suite 315  
Hollywood, FL 33022

Re: Chabad Ocean Synagogue 5&7 Seacrest Parkway

Dear Ms. Del Monte:

I am President of The Hallmark of Hollywood Condominium Association, Inc. located at 3800 South Ocean Drive. The Chabad Ocean Synagogue, located at 5-7 Seacrest Parkway, is our esteemed neighbor.

I want to express to you my delight with Rabbi Leibel Kudan's plans to build a Chabad. I know that many Hallmark residents share my sentiments that we shall all benefit from this new development.

I am informed that Chabad Ocean's site has some unique conditions and limitations, one being that the parcel is too narrow to enable structured parking. Therefore, I have agreed that, should the City approve Chabad Ocean's plan, The Hallmark stands ready to permit a limited number of people visiting and attending the Chabad to make use of The Hallmark's extra available parking spaces, by patronizing our valet service. As the Rabbi and I discussed, the Chabad shall notify us in-advance of, and make suitable arrangements to hire an additional valet for, any occasion when arrival of more than twenty (20) guest vehicles is anticipated. I have also offered the Rabbi the opportunity to purchase Hallmark valet validations in-bulk, in advance, and at a discounted price, to furnish to their visitors. If you have any questions or concerns please contact The Hallmark's Property Manager, Sel Dibowitz, at 954-454-3176.

Thank you very much for your consideration of this matter.

Sincerely,



William T. Armour, Jr., President

# TRAFFIC GENERATION & PARKING STATEMENT

**CHABAD OCEAN JEWISH CENTER  
HOLLYWOOD, FLORIDA**

**Prepared for:**

Chabad Ocean Synagogue, Inc.  
7 Seacrest Parkway  
Hollywood, Florida 33140

Job No. 18-172

Date: December 27, 2018

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Bryan G. Kelley, P.E.  
FL Reg. No. 74006

**Bryan G. Kelley, P.E., State of Florida, Professional  
Engineer, License No. 74006**

**This item has been electronically signed and  
sealed by Bryan G. Kelley, P.E. on 01/03/2019 using  
a SHA-1 Authentication Code.**

**Printed copies of this document are not considered signed  
and sealed and the SHA-1 Authentication Code must  
be verified on any electronic copies.**

## 1.0 SITE DATA

The subject parcel is located at 7 Seacrest Parkway in the City of Hollywood, Florida. The proposed plan of development consists of a 19,951 S.F. synagogue with an estimated build out year of 2022. Site access is proposed via a full access driveway connection to Seacrest Parkway. Note that Seacrest Parkway connects to S. Ocean Drive (A1A) via a right in, right out connection. For additional information on site layout, please refer to the Site Plan prepared by Joseph. B. Kaller and Associates PA.

## 2.0 TRAFFIC GENERATION

The traffic generation for the proposed site has been calculated in accordance with the rates provided in the ITE Trip Generation Manual, 10th Edition as shown on Table 1, Table 2, and Table 3 attached with this report. Table 1 shows the daily traffic generation associated with the existing use. Tables 2 and 3 show the A.M. and P.M. peak hour traffic generation, respectively. The traffic generation associated with the proposed development may be summarized as follows:

### **Proposed Development**

Weekday Daily Traffic Generation	=	136 tpd
A.M. Peak Hour Traffic Generation	=	6 pht (4 In/2 Out)
P.M. Peak Hour Traffic Generation	=	10 pht (5 In/5 Out)

It should be noted that ITE Land Use #560 (Church) was used instead of ITE Land Use #561 (Synagogue) since the Synagogue land use only had one sample study which greatly limits reliability. Further, the trip generation shown above is for weekday utilization which is mostly administrative. The proposed Synagogue will be an Orthodox Judaism sect which prohibits driving and motorized vehicle use on the Sabbath. As with most Orthodox Judaism Synagogues, the congregation will consist of local residents who will walk to the Synagogue on the Sabbath. Therefore, little to no traffic will be generated by the proposed site during peak utilization of the facility.

## 3.0 PARKING ANALYSIS

As previously stated, the proposed Synagogue will be of the Orthodox Judaism sect which does not allow driving or use of motorized vehicles during the Sabbath. Therefore, the congregation will walk to the Synagogue during peak utilization. The ITE Parking Generation, 4<sup>th</sup> Edition was reviewed for parking demand rates. However, all studies and rates published in the ITE Parking Generation, 4<sup>th</sup> Edition for church or synagogues are based on vehicle transportation to the worship service which is not consistent with the proposed development. Therefore, the ITE Parking Generation, 4<sup>th</sup> Edition was not utilized as part of the study.



The proposed 10 parking spaces will be sufficient for administrative and staff purposes during the week. Additionally, the Synagogue has reached an agreement with the nearby Hallmark of Hollywood Condominium Association and the Crowne Plaza Hollywood Beach hotel to utilize their parking lots with a valet service for the occasional special event when additional parking is needed.

#### **4.0 CONCLUSION**

The attached tables document the daily, A.M. peak hour and P.M. peak hour traffic generation for the proposed development. The proposed development will generate 136 daily trips, 6 A.M. peak hour trips, 10 P.M. peak hour trips. Based on the findings of this report, the proposed development will generate an insignificant amount of traffic on the surrounding roadway network and therefore no additional analysis is required.

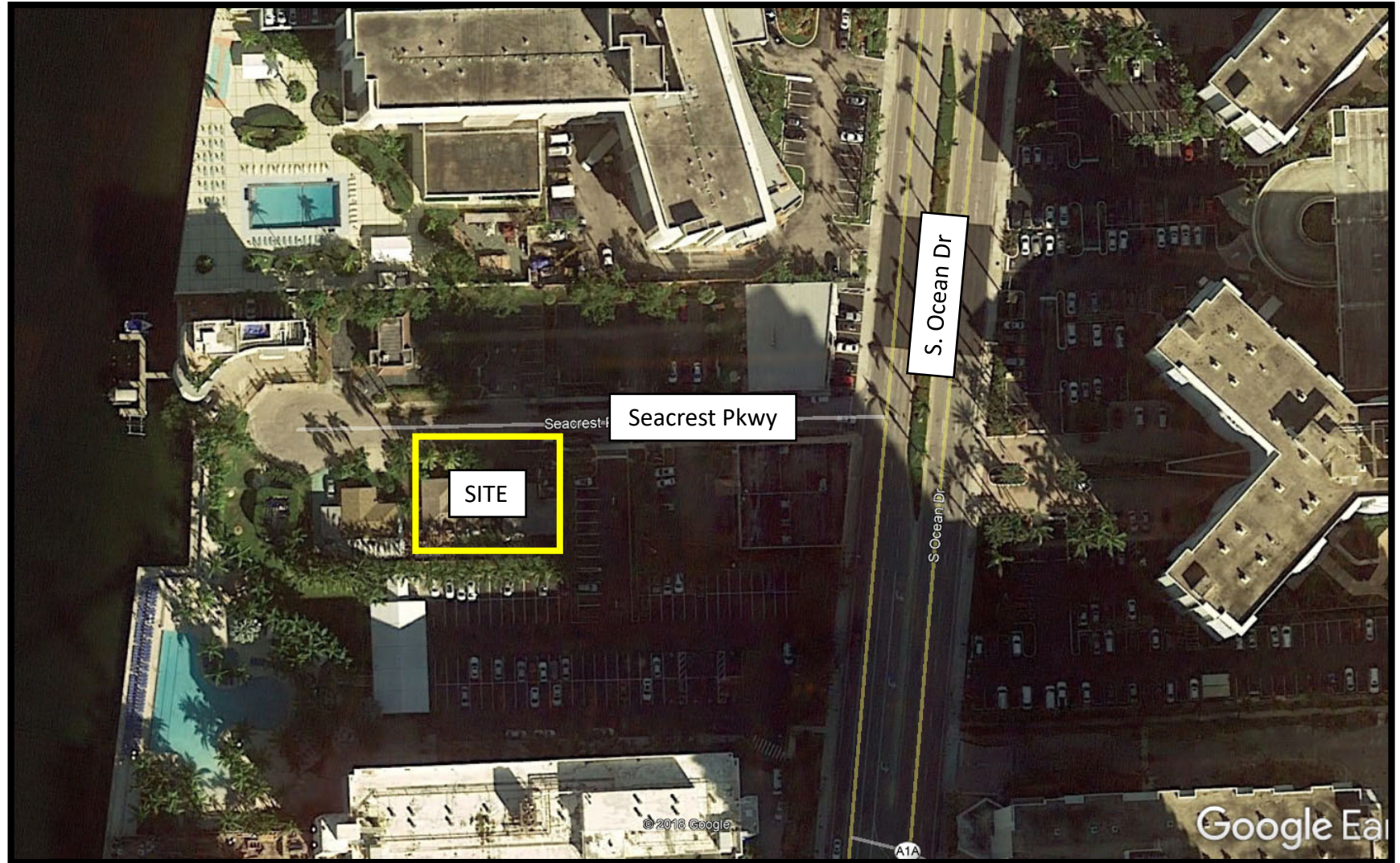


Figure 1 – Site Location Map  
Chabad Ocean Jewish Center  
Project # 18-172

## CHABAD OCEAN JEWISH CENTER

12/27/2018

### PROPOSED DEVELOPMENT

**TABLE 1 - Daily Traffic Generation**

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In Out		Gross Trips			Internalization % Total			External Trips			Pass-by % Trips		Net Trips		
Church/Synagogue	560	19,591	S.F.	6.95			136			0			136			0%		136		
		Grand Totals:					136			0.0%			136			0%		136		

**TABLE 2 - AM Peak Hour Traffic Generation**

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Church/Synagogue	560	19,591	S.F.	0.33	0.6	0.4	4	2	6	0.0%	0	0	0	4	2	6	0%	0	4	2	6
			Grand Totals:				4	2	6	0.0%	0	0	0	4	2	6	0%	0	4	2	6

**TABLE 3 - PM Peak Hour Traffic Generation**

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Church/Synagogue	560	19,591	S.F.	0.49	0.45	0.55	5	5	10	0.0%	0	0	0	5	5	10	0%	0	5	5	10
			Grand Totals:				5	5	10	0.0%	0	0	0	5	5	10	0%	0	5	5	10



Legend	
XX	AM Peak Hour
(XX)	PM Peak Hour
XXX	ADT

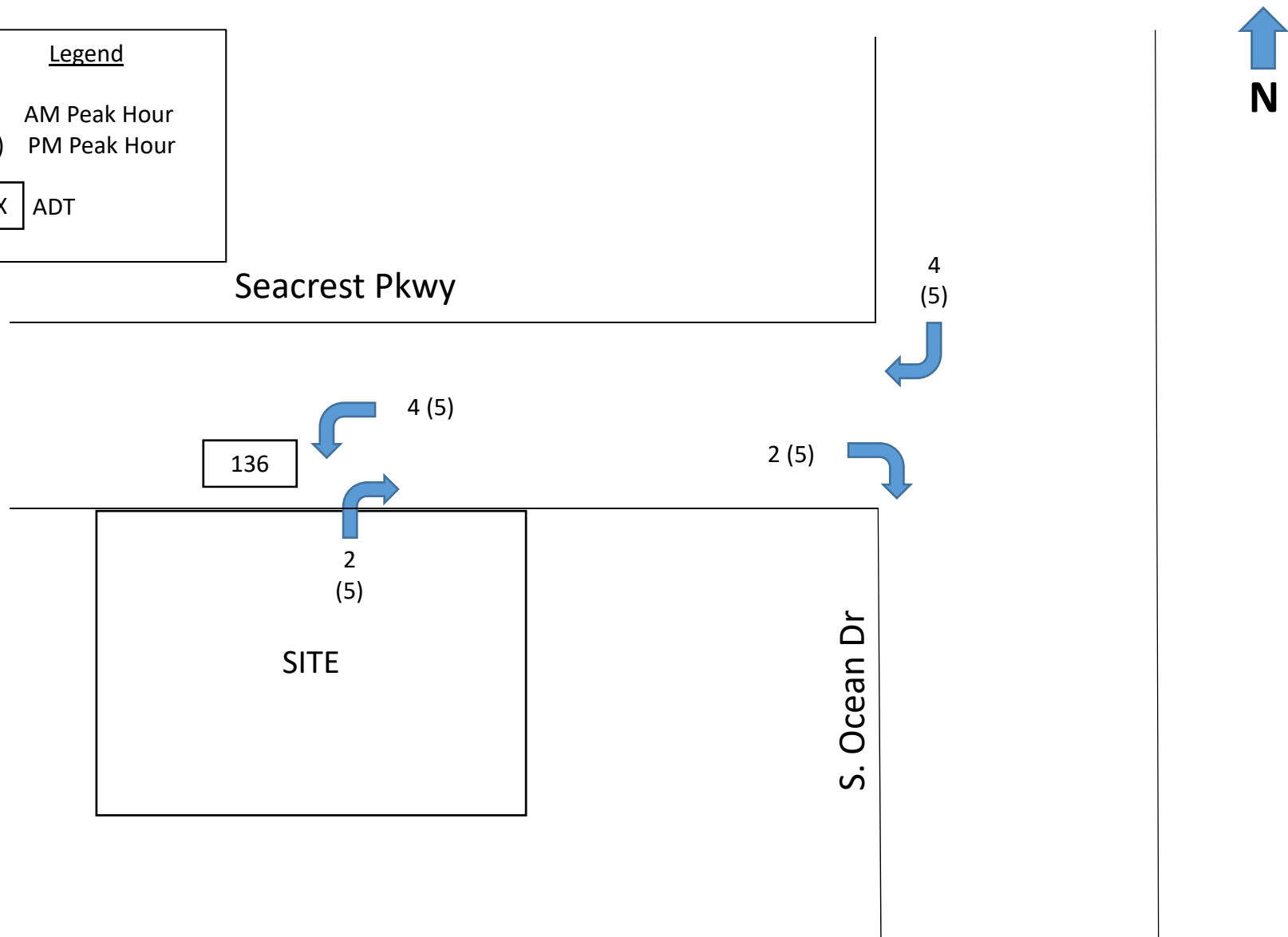


Figure 2 – Driveway Trips  
Chabad Ocean Jewish Center  
Project # 18-172

## Church (560)

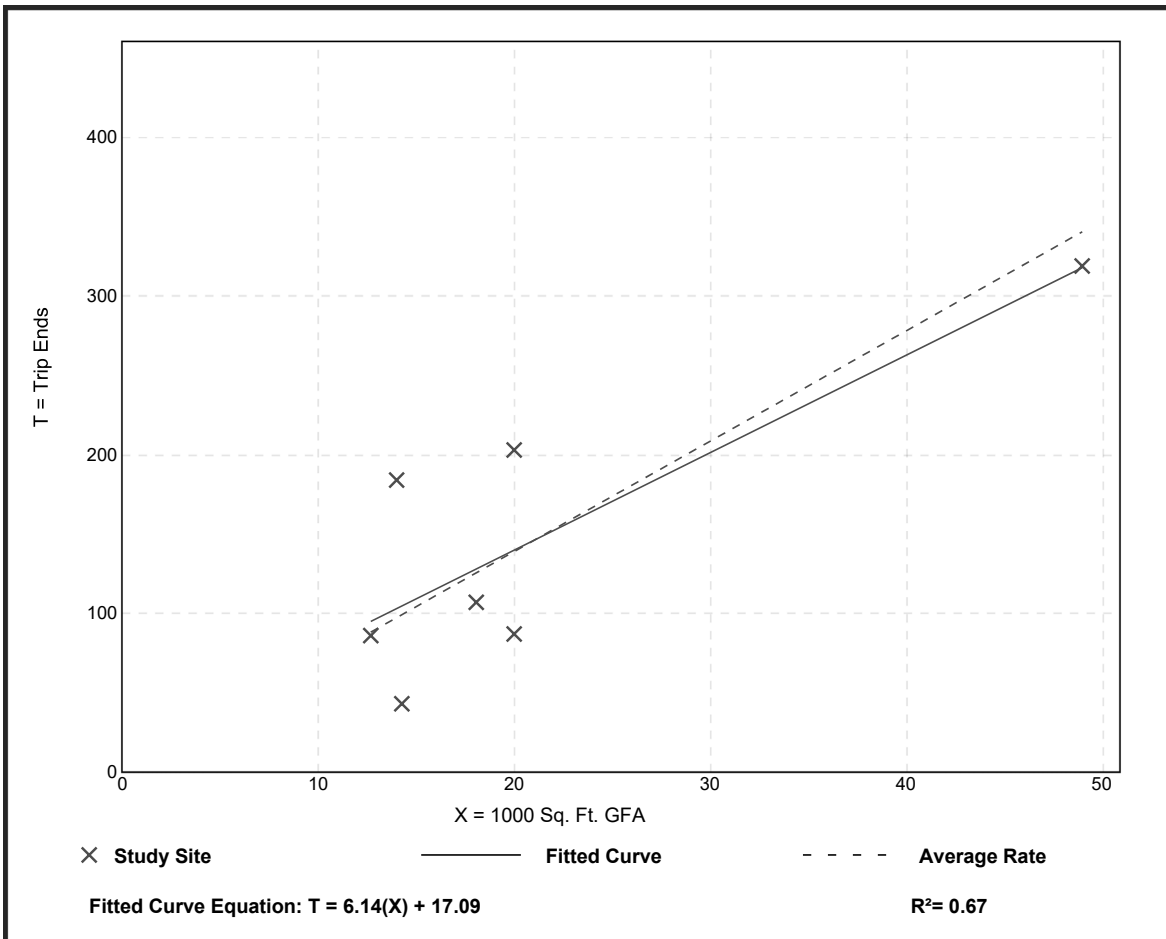
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 7  
Avg. 1000 Sq. Ft. GFA: 21  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.95	3.01 - 13.14	2.98

### Data Plot and Equation



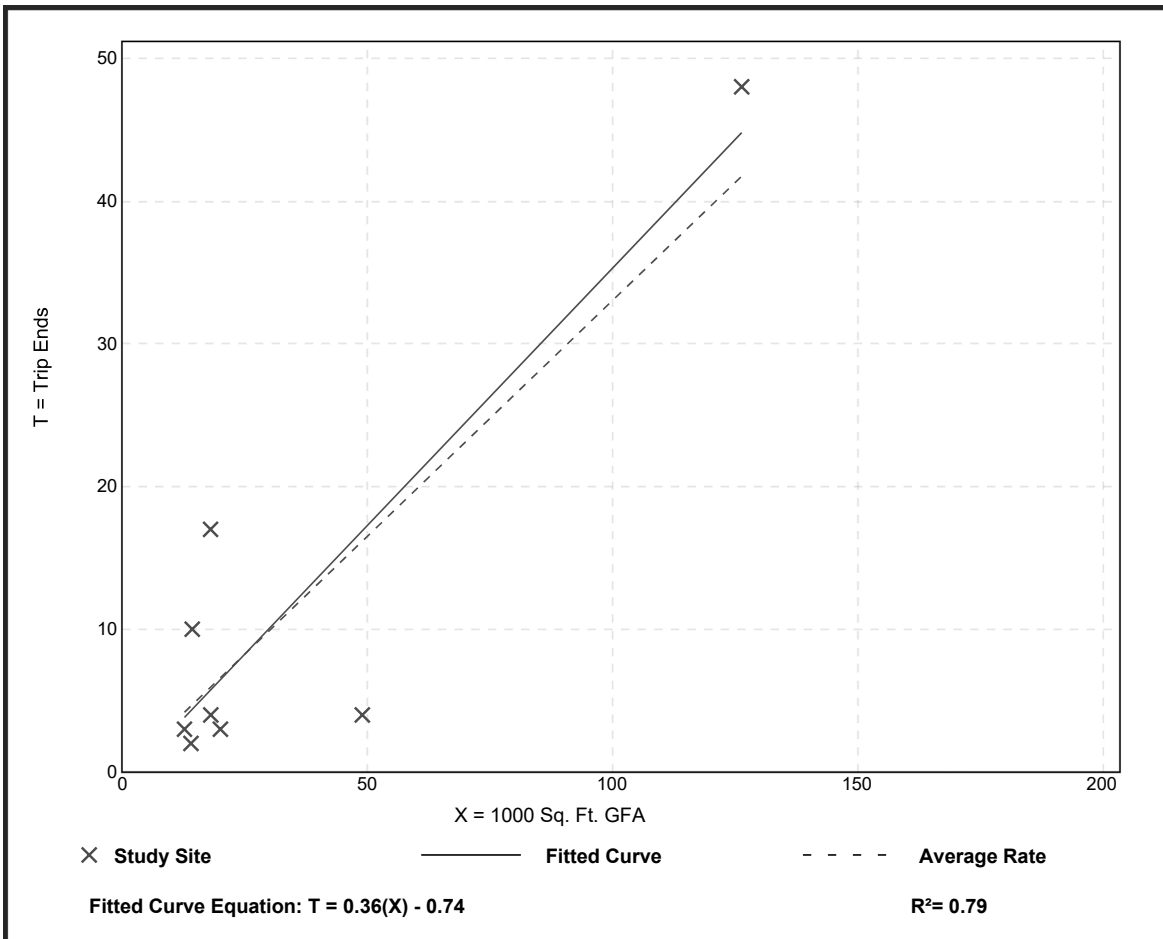
# Church (560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 8  
 Avg. 1000 Sq. Ft. GFA: 34  
 Directional Distribution: 60% entering, 40% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.33	0.08 - 0.94	0.24

## Data Plot and Equation





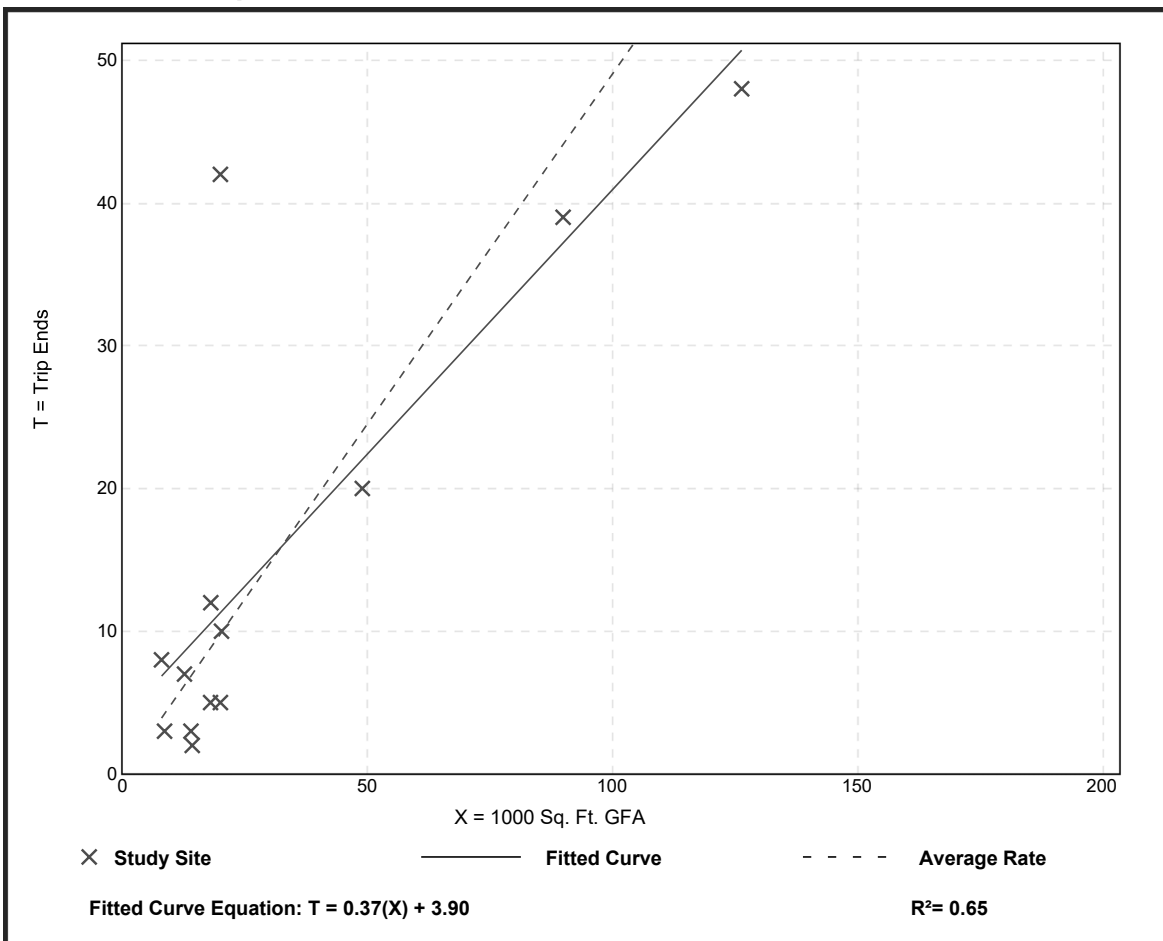
# Church (560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 13  
 Avg. 1000 Sq. Ft. GFA: 32  
 Directional Distribution: 45% entering, 55% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

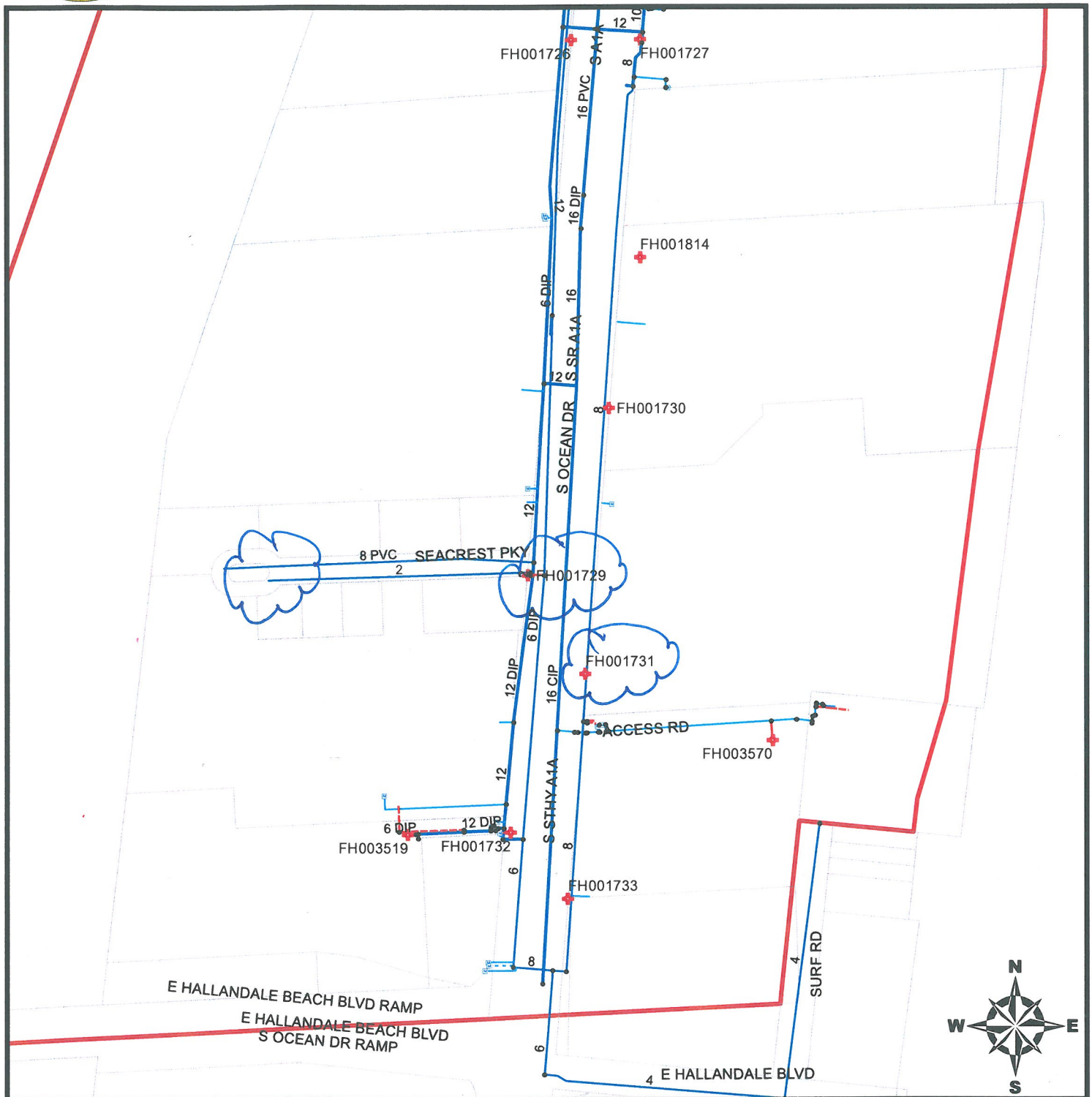
Average Rate	Range of Rates	Standard Deviation
0.49	0.14 - 2.10	0.40

## Data Plot and Equation



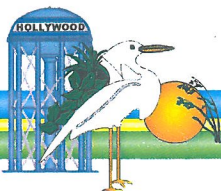


# UTILITY ATLAS MAPLET



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INFORMATION PROVIDED IN THIS DOCUMENT, REGARDING SITE CONDITIONS, EXISTING STRUCTURES, AND EXISTING UNDERGROUND UTILITIES IS OFFERED SOLELY AS SUPPLEMENTAL INFORMATION. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE ALL DATA IS FIELD VERIFIED AS TO ELEVATION, SIZE, AND LOCATION.



**PROJECT NAME: CHABAD OCEAN JEWISH CENTER, HOLLYWOOD, FL**  
**STORM DRAINAGE CALCULATIONS**

Date: 12/7/2018

**POST-DEVELOPMENT**

**SITE CHARACTERISTICS AND AREAS**

BUILDING/ROOF AREA	5539.0	SF	0.13	Acre	58.10%
IMPERVIOUS PAVED AREAS	430.00	SF	0.01	Acre	4.51%
PERVIOUS SITE AREA	3565.00	SF	0.08	Acre	37.39%
<b>TOTAL SITE AREA</b>	<b>9534.0</b>	<b>SF</b>	<b>0.22</b>	<b>Acre</b>	<b>100.00%</b>

Wet Season Water Table El. =	0.5	NGVD
Average grade in green areas =	2.75	NGVD
Soil storage: 4.19 x percent pervious =	1.57	Inches

**Stage Elevations**

Impervious areas: Linear from 2.50 to 3.0

Pervious areas: Linear from 1.5 to 3.0

Exfil Trench: Vertical from 0.50 to 2.50

**Rainfall (Inches)**

10 Yr. 24 Hr. 8.50

25 Yr. 3 Day 14.50

100 Yr. 3 Day 17.00

**WATER QUALITY REQUIREMENT**

2.5 x % IMPERVIOUS OR FIRST INCH WHICHEVER IS GREATER

First inch runoff (Total site area x 1/12)	0.02	Ac-inches
Site area for water quality (Total site area-Bldg)	0.09	Ac.
Impervious area for water quality	0.01	SF
Percent Impervious	10.76	%
2.5 Inches x % Impervious	0.27	Inches
Volume required for water quality	0.06	Ac-inches

Volume required for water quality 0.06 Ac-inches

**EXFILTRATION TRENCH CALCULATION**

Volume = 0.06 Ac-inches

$$L = \frac{V}{K(HW + 2HxD_u - D_u \times D_u + 2HD_s) + 1.39 \times 10^{(-4)} \times W \times d_u}$$

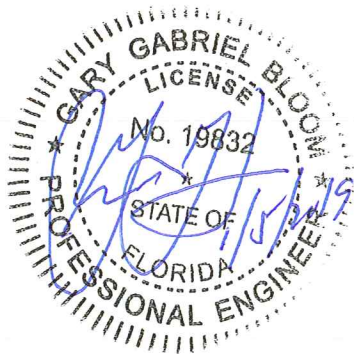
Volume = 0.06 Ac-inches



A = Drainage Area	0.219	Ac
W = Trench Width	4.00	ft
K = Hydraulic Conductivity	1.40E-04	cfs/ft^2 per ft of head
H = Depth to water table	2.50	ft
Du = Non Saturated trench depth	1.50	ft
Ds = Saturated trench depth	1.50	ft

<b>Trench Required</b>	<b>14.93</b>	<b>LF</b>
<b>Trench Provided</b>	<b>70</b>	<b>LF</b>

<b>V =</b>	<b>0.28</b>	<b>Ac-inches</b>	<b>0.02</b>	<b>Ac-ft</b>
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**FIRE FLOW CALCULATIONS FOR A FIRE SPRINKLED MID-RISE**

**BUILDING LOCATED AT 7 SEACREAST PKWY, HOLLYWOOD FL**

These calculations are for a four story non-combustible Type 1 construction building that will be fire sprinkled.

**Fire Flow Area = 17,071 SF**

Based on Type 1 (332) construction, Per NFPA 18.4 Fire Flow Requirements, the fire flow area is based on the three largest successive floors, which in this case are 5,608 SF, 5,618 SF and 5,845 SF or a total of 17,071 SF

Per Table 18.4.5.1.2, the fire flow requirement is 1,500 GPM for 2 Hour Duration

NFPA 18.40 states that the required fire flow can be reduced by 75%, if the building is protected with an automatic fire sprinkler system.

$1500 \text{ gpm} \times 75\% = 1,125 \text{ gpm}$  (fire flow credit available)

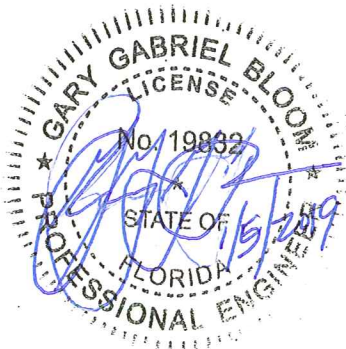
$1,500 \text{ gpm} - 1,125 \text{ (credit)} = 375 \text{ gpm}$  fire flow requirement

The minimum fire flow per NFPA 18.4.5.1.2.1 is however 1,000 GPM

Therefore minimum fire flow requirement for the Chabad Ocean Jewish Center project is 1,000 GPM. See attached fire hydrant flow test and flow calculation.

Sincerely yours:

Gary G. Bloom PE  
President  
GGB Engineering, Inc.



**CHABAD OCEAN JEWISH CENTER, HOLLYWOOD FL**  
**FIRE HYDRANT FLOW CALCULATION**

Factor	Value	Unit
Test Flow Qf	1030.0	GPM
Nozzle Coefficient C	0.90	
Nozzle I.D., Inches d	2.50	Inches
Pitot Pressure PP	57.00	PSI
Static Pressure SP	61.00	PSI
Residual Pressure RP	54.00	PSI
<b>Qn = FLOW AT NORMAL OPERATING PRESSURE</b>	<b>1267</b>	<b>GPM</b>
<b>Qr = MAXIMUM FLOW AT 20 PSI</b>	<b>2675</b>	<b>GPM</b>

**DATA SHEET**

Formula:  $Qr = Qf \times Hr^{0.54} / Hf^{0.54}$

$Qn = 29.83 \times C \times d^{0.54} \times \sqrt{PP}$

Hr: Static Pressure - 20 PSI =

41.00 PSI

Hf: Static Pressure - Residual Pressure =

7.00 PSI

**HYDRANT LOCATION: 4000 S. OCEAN DR.**

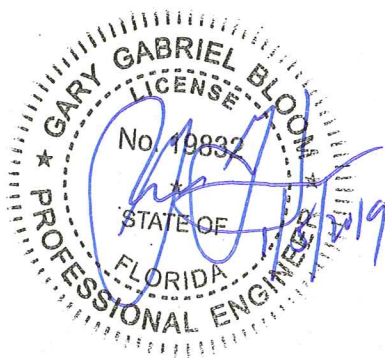
HYDRANT - P	DATE	TIME	PRESSURE	UNITS
STATIC	10/31/2018	9:30 AM	61	PSI
RESIDUAL	10/31/2018		54	PSI

**HYDRANT LOCATION:**

HYDRANT F-1	DATE	TIME	FLOW	UNITS
FLOW	10/31/2018		1030	GPM

**HYDRANT LOCATION: 3801 S OCEAN DRIVE**

HYDRANT F-2	DATE	TIME	FLOW	UNITS
FLOW	10/31/2018		1060	GPM





## Hydrant Flow Test Procedure

### Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1 & F2** simultaneously and record GPM separately from **F1** and **F2** and

**Legend:**

**F1 & F2**      Designation shall represent first and second flowed hydrants respectively  
**P**              Designation shall represent test hydrant for static and residual distribution system pressures.

### **Seacrest Parkway**

Date:)ct. 31 2018	Time: 8:47 Am		61
Residual/Static Hydrant	Address/Location	Residual Pressures	
<b>P - Hydrant</b> <b>FH001732</b>	4000 S. Ocean Dr.	<b>F-1 Only</b>	<b>F-2 Only</b>
		57	58
		<b>F-1&amp; F-2</b>	54
Flow Hydrants	Address/Location	Flow Rate	
<b>F-1 Hydrant</b> (Individual) <b>not in system</b>		GPM	
		1030	
<b>F-2 Hydrant</b> (Individual) <b>FH001731</b>	3801 S. Ocean Dr.	GPM	
		1060	
<b>F-1 Hydrant</b> (Both Flowing)		GPM	
		1000	
<b>F-2 Hydrant</b> (Both Flowing)		GPM	
		1030	

**PROJECT NAME: CHABAD OCEAN JEWISH CENTER, HOLLYWOOD FL**

**WATER AND SEWER DEMAND CALCULATIONS**

**Date:** 12/14/2018

The flows were calculated using Broward County Equivalent Residential Unit Factors (ERU)

Note: Estimated flow per ERU = 300 GPD

**PLACE OF WORSHIP:** 16,465 SF

<u>Unit of Measure</u>	<u>ERU Per Unit</u>	<u>REF. Code</u>	<u>Total ERU</u>
Per 1000 SF	0.234	C14	3.85
Average Daily Flow	300 GPD x 3.85 =		1155.84 GPD
Average Flow Per Hour = 1155.84 GPD/ 12 Hrs. =			96.32 GPH
<b><u>Total Average Daily Flow =</u></b>			<b><u>1155.8 GPD</u></b>
<b><u>Maximum Daily Flow = Avg. Daily Flow X 1.80</u></b>			<b><u>2080.5 GPD</u></b>
<b><u>Maximum Per Hour Flow = Avg. Flow Per Hour X 4.20</u></b>			<b><u>404.55 GPH</u></b>

