

# PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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

## 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: 5-17-21

Location Address: 820 U SR1, 890 N SR1 + 6024 JOHNSON ST.

Lot(s): 11 + 12 Block(s): 2 Subdivision: PINE RIDGE ESTATES

Folio Number(s): 514113040100, 514113040110 + 514113040090

Zoning Classification: C-JS-SR7 Land Use Classification: TOL

Existing Property Use: COMMERCIAL / RES. Sq Ft/Number of Units: 4

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): 21-DP-15

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

Explanation of Request: FINAL TAX REVIEW OF AN 8 STORY MIXED USE BUILDING

Number of units/rooms: 113 Sq Ft: 986 (Avg.)

Value of Improvement: 35 MIL Estimated Date of Completion: DEC. 2023

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

Name of Current Property Owner: DAVID + PATRICIA ZELL / BETTY ANDREWS LANTZ

Address of Property Owner: 141 GREENS RD. HOLLYWOOD FL / 6000 SUNSET DR SOUTH MIAMI FL

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Consultant/Representative/Tenant (circle one): KEITH POLIAKOFF

Address: \_\_\_\_\_ Telephone: 954 909 0590

Fax: \_\_\_\_\_ Email Address: kpoliakoff@govlawgroup.com

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract. ATTACHED

List Anyone Else Who Should Receive Notice of the Hearing: TIM WHEAT

Address: \_\_\_\_\_ Email Address: twheat@pinnaclehousing.com

JOSEPH B. KALLER joseph@kullerarchitects.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: Betty A. Lantz Date: \_\_\_\_\_

PRINT NAME: Betty A. Lantz, individually and as Personal Representative of the Estate of Constatine P. Lantz and David E. Zell and Patricia W. Zell, his wife Date: \_\_\_\_\_

Signature of Consultant/Representative: [Signature] Date: 5/10/21

PRINT NAME: Keith M. Poliakoff, Esq. Date: 5/10/21

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

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

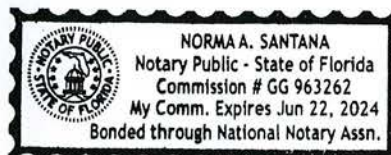
### **Current Owner Power of Attorney**

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

Sworn to and subscribed before me this 12 day of May 2021

[Signature]

Notary Public  
State of Florida



Betty A. Lantz  
Signature of Current Owner

Betty A. Lantz  
Print Name

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



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

Date: 5/12/21

David E. Zell and Patricia W. Zell, his wife and Betty A. Lantz, as Personal Representative of the Estate of Constatine P. Lantz

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

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

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

Date: 5/10/21

PRINT NAME: Keith M. Poliakoff, Esq.

Date: 5/10/21

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

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

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

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

### Current Owner Power of Attorney

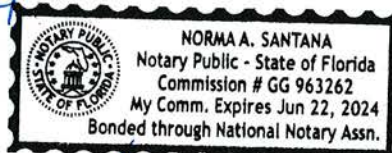
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Print Name



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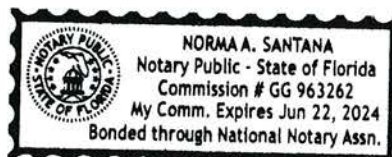
Sworn to and subscribed before me

this 12 day of May, 2021

Notary Public

State of Florida

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



Signature of Current Owner

Betty A. Lantz

Print Name



# PINNACLE 441

820 N SR7, 890 N SR7 AND 6024 JOHNSON ST  
HOLLYWOOD, FL 33024

## PROJECT INFO:

8 STORY MIXED USE BUILDING WITH 113  
RESIDENTIAL UNITS AND COMMERCIAL  
BAYS ON THE FIRST FLOOR.

## LAND DESCRIPTION:

(PARCEL 1)

LOT 12, LESS THE SOUTH 100 FEET, IN 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; AND ALSO THE EAST 30 FEET OF LOT 11, LESS THE SOUTH 100 FEET IN 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; LESS THAT PORTION CONVEYED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY DEEDS RECORDED IN INSTRUMENT NUMBERS 112853176 AND 112853177 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 2)

THE SOUTH 100 FEET OF LOT 12, BLOCK 2, PINE RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, ON PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO TOGETHER WITH:

(PARCEL 3)

LOT 11, LESS THE WEST 220 FEET AND LESS THE NORTH 230 FEET OF THE EAST 30 FEET IN 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

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA CONTAINING 132,642 SQUARE FEET (3.045 ACRES) MORE OR LESS.





## KallerArchitecture

April 12, 2021

City of Hollywood  
Department of Development Services  
2600 Hollywood Boulevard  
Hollywood, Florida 33020

Reference: Pinnacle 441  
820 and 890 N. State Road 7, and 6024 Johnson Street  
Hollywood, Florida 33024  
TAC #21-DP-15  
Architect's Project #19213

The following are our responses to your Preliminary TAC Comments for the above referenced Project.

### **A. APPLICATION SUBMITTAL – Deandrea Moise**

1. Ownership and Encumbrance Report:
  - a) The O and E Report has been updated to reflect and more current date.
  - b) Noted.
2. The ALTA Survey:
  - a) The ALTA survey has been revised to note the new O and E dates etc.
  - b) Noted.
  - c) Net and Gross property size (square feet and acreage) now noted on the survey.
  - d) Existing number of units and square footage of the existing commercial now on the survey.
3. The Site Plan:
  - a) Noted.
  - b) Two charging stations have been added on the east side of the parking lot.
  - c) Notes added to the sheet SP-0.
  - d) Plans and Elevations of Trash Rooms 1 and 2 as well as the Grease Collector Enclosure added to new sheet SP-3.
4. Site Data:
  - a) Active Requirements shown on sheet SP-0 under Building Summary.
  - b) Transparency Diagram is shown on new sheet SP-1A.
  - c) Vehicular Use Area (VUA) requirements added to sheet SP-1 under the Site Data and the VAU illustration is shown on new sheet SP-1A.
5. The Public Participation meeting is being arranged by Keith Poliakoff. Hollywood Hills Civic Association is being contacted as well as the required 500' radius.
6. Noted.
7. Noted.
8. Noted.



**B. ZONING – Deandrea Moise**

1. The Gross Area of the Unit measured to the outer edge of exterior walls and to the center of demising (shared) partitions.  
The Net Area of the Unit is measured on the interior of the exterior walls and of the demising wall.
2. Transparency Diagram is shown on new sheet SP-1A.
3. Active Use calculations are in the Building Summary on the SP-0.
4. The Power lines on the perimeter of the Site will remain as is. The Power lines within the site will be access by the Electrical Engineer of Record and FPL and will either be removed or buried. See response in Engineering Response letter.
5. A sheet SP-1A was added to show the VUA illustration.
6. Noted.
7. Noted.
8. Noted.

**C. ARCHITECTURE AND URBAN DESIGN – Deandrea Moise**

1. The Public Plaza details are included in the Landscape Architects Plans. See Engineering-Landscape-Survey Response letter.
2. See Landscape Architects Plans for hardscape details. See Engineering-Landscape-Survey Response letter.
3. The finished floor elevation was raised above the sidewalk elevation to meet both FEMA and Drainage calculation requirements. See Engineering-Landscape-Survey Response letter.
4. The renderings have now been included in the Final TAC submission.
5. The renderings show the movement of the facade. Also, see the elevation sheets for the depth difference of the planes of the façade notes on them. Change of paint color happens where the change in planes happens.
6. See Engineering-Landscape-Survey Response letter.
7. New sheet SP-3 contains the plans and elevations of the two Trash Rooms and the Grease Collector Enclosure.

**D. SIGNAGE – Deandrea Moise**

1. Signage details and notes have been moved to new sheet SP-1A.
2. Separate permit noted on sheet SP-1A.
3. Noted.

**E. LIGHTING – Deandrea Moise**

1. Site Lighting and Dark Sky note are on sheet SP-0 under Site Notes. Lighting Plan has been added to Landscape submission.
2. There is no outdoor pole lighting being proposed along the Rights of Way. Lighting will be on the building itself under the overhang of the Retail Area and Building Entry. Light Poles will be in the Parking Lot in the rear of the building. Lighting Plan has been added to Landscape submission.

**F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY – Deandrea Moise**

1. Two charging Stations have been added to the east side of the Parking Lot.



2. Compliance with Green Building Certification has been noted on sheet SP-0 under Site notes. The project will be certified under Nation Green Building Standard (NGBS).
3. Noted.

**G. ENGINEERING – Azita Behmardi, Clarissa Ip, Jose Garcia, Rick Mitinger**

1. Parking calculations were done as per Article 7 in the Hollywood Land Development Code. The article calls for 1.5 parking spaces per unit no matter the number of bedrooms in the unit. Article 7 is the parking requirement of the TOC code.
2. All parking spaces have been dimensioned. There are no parking spaces that are adjacent to an obstruction.
3. Fire Truck path is shown on the Site Plan SP-1 and the minimum radii is shown as 28'-6".
4. The Garbage Truck path has been added to the Site Plan, SP-1.
5. The materials used in the parking area have now been noted on the Site Plan, SP-1.
6. There are seven (7) required handicap (HC) accessible parking spaces, two of those spaces have been labelled Van Accessible spaces, 1/6<sup>th</sup> of the required HC spaces.
7. Detectable warning added to curb ramps that cross the drive to the HC spaces.
8. See Engineering-Landscape-Survey Response letter.
9. See Engineering-Landscape-Survey Response letter.
10. See Engineering-Landscape-Survey Response letter.
11. Arrows added to indicate the location of both the State Road 7 and the Johnson Street dedications. A meeting with FDOT determined a 15' dedication on 441 as shown and the Broward county Traffic Ways Plan calls for a 5' dedication (on each side) on Johnson Street to make the required 80' ROW.
12. The Commercial and Office area discrepancy has been rectified in the Site Data, SP-1.
13. Two van accessible spaces have been labeled on the site. Site Data on sheet SP-1 explains the van accessible requirement.
14. Code section added to SP-1, Site Data regarding Parking Reduction Strategies.
15. Number of Bike Racks added in Parking Reduction Table.
16. Bus Shelters on both State Road 7 and Johnson Street are existing. They were added as a part of the improvement done to State Road 7.
17. No Public Bike Share Kiosks are being proposed. On site Bike Racks have been proposed by the west side Lobby Entry door.
18. Noted on sheet SP-1. and.....  
Sidewalks are continuous through entry drive. No curb ramps provided there. Noted on Site Plan, SP-1.
19. Sidewalk widths are dimensioned on the Site Plan. See sheet SP-1.
20. See Civil Engineer's drawings and response letter.
21. The existing FPL easements that traverse the site will be vacated, and lines moved as per FPL and Electrical Engineer's requirements.
22. The Mail Center for the entire Building. Both Residential and Commercial is located in the lobby of the Residential Entry.
23. See sheet SP-3 for Trash Room and Grease Collector Enclosure details.
24. Proposed Restaurant noted in Bay #5. See sheet SP-1.
25. FDOT pre-application letter attached.
26. Noted. See Engineering-Landscape-Survey Response letter.
27. Noted. See Engineering-Landscape-Survey Response letter.
28. Noted.



29. The Park Impact Fee application has been submitted.
30. Noted.

**H. LANDSCAPE – Guillermo Salazar**

1. See attached Engineering-Landscape-Survey response letter.

**I. UTILITIES – Alicia Vereas-Feria**

1. The lowest floor elevation in the Storage Areas, has been changed from 10.50' NAVD to 11.20' NAVD. The entire building is now above FEMA elevation requirement. Both Commercial and Residential spaces on the first floor also meet the "above the crown" of the road requirements.
2. See Engineering-Landscape-Survey Response letter.
3. See Engineering-Landscape-Survey Response letter.
4. See Engineering-Landscape-Survey Response letter.
5. See Engineering-Landscape-Survey Response letter.
6. See Engineering-Landscape-Survey Response letter.
7. Noted.
8. Noted.

**J. BUILDING – Russell Long**

1. No comments received. Tried on several occasions to contact him via email.

**K. FIRE – Jorge Castano**

1. Noted.
2. See Engineering-Landscape-Survey Response letter.
3. See Engineering-Landscape-Survey Response letter.
4. See Engineering-Landscape-Survey Response letter.
5. See Site Notes on sheet SP-0 for joint and penetration note.
6. Sheet SP-1 shows the Fire Truck with the outside turning radius of 45' and the inner radius as 28'-6".

**L. PUBLIC WORKS – Charles Lassiter**

1. Substantially Compliant.

**M. PARKS, RECREATION and CULTURAL ARTS – David Vasquez**

1. Substantially Compliant.

**N. COMMUNITY DEVELOPMENT – Liliana Beltran**

1. All units are rental
2. The development was awarded 9% Housing Tax Credits (HTC) by Florida Housing Finance Corporation under Request for Applications 2020-202. 110 of the total of 113 units will be affordable under the applicable income restrictions for a period of fifty (50) years. As such, 10% of the units will be affordable for households at 25% of area median income or less, with the balance of the units affordable at 60% of area median income. Based upon the 2020 income and rent guidelines published by Florida Housing, the 25% AMI rents would be \$343 for the 1 bedroom units, \$411 for the 2 bedroom units and \$469 for the 3 bedroom units, while the 60% AMI unit rents would be \$928 for the 1 bedroom units, \$1,113 for the 2 bedroom units and



\$1,280 for the 3 bedroom units. The income guidelines and rents are tied to annual median income information as published by Florida Housing via HUD. The remaining 3 market-rate units include one live/work space, all of which will be rented at market-supported rents at the time of leasing, to be determined.

3. The residents are responsible for all utilities – water, sewer, electric and cable/internet. The owner will provide trash collection as part of the rent.
4. Not Applicable

**O. ECONOMIC DEVELOPMENT – Raelin Storey & Herbert Conde-Parlato**

1. Five new jobs will be added by the residential portion of the project. An estimated 17 new jobs would be added by the Retail and Restaurant bays being leased.
2. Leasing will be focused on Hair and Nail Salons, Insurance Agencies, Tax Preparers etc. Bay 5 is being prepared to house a small Restaurant.
3. The Retail spaces are also opened to be leased to Office type uses.

**P. POLICE DEPARTMENT – Christine Adamcik, Steven Bolger & Doreen Avitabile**

1. Substantially Compliant.

**Q. DOWNTOWN & BEACH CRA – Jorge Camejo & Susan Goldberg**

1. Not Applicable.

**R. PARKING – Hal King & Jovan Douglas**

1. Substantially Compliant.

**S. ADDITIONAL COMMENTS – Deandrea Moise**

1. The scale of the Commercial space cannot be pre-leased this far in advance. Community based businesses are the target market for the spaces.

If you should have any questions, please feel free to contact our office.

Sincerely,  
Kaller Architecture

Michele Sherlock  
Senior Associate

May 15, 2021

Ms. Deandrea Moise  
Planning Administrator  
Development Services Planning Division  
2600 Hollywood Boulevard  
Hollywood, FL 33021

**RE: Pinnacle 441  
Keith and Associates Project No. 11074.01**

Dear Technical Advisory Committee Responsible:

Based on your technical advisory report dated April 5, 2021 Keith and Associates (K&A) offers the following responses to your comments/questions:

**A. APPLICATION SUBMITTAL**

**Comment 1:** Ownership & Encumbrance Report (O&E):

- a. Must be dated within 30 days of submittal packet.
- b. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.

**Response: The O&E report has been updated according. Please see the attached latest O&E report for your review.**

**Comment 2:** ALTA Survey shall be provided for both properties and:

- a. Shall be based on and dated after O&E. Ensure that correct O&E report is specifically referenced.
- b. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.
- c. Shall indicate net & gross property size in square feet and acreage
- d. Shall include the existing residential/hotel units and/or commercial square footage.

**Response: The ALTA survey has been updated using the latest O&E report, which includes all encumbrances from the report. The net & gross property size has been added per our phone conversation on 5/12/21. The square footage was added for all of the existing and abandoned buildings within the property limits.**

**Comment 3:** Site Plan:

- a. Ensure that all elements are labeled accurately.
- b. Indicate location of electric vehicle charging station.
- c. Include note on Site Plan indicating that all changes to the design will require planning review and may be subject to Board approval.
- d. Provide detailed drawings of the dumpster enclosure, including plans and elevations.

**Response: KA to provide.**



**Comment 4:** Site Data:

- a. Revise to include breakdown of active requirement.
- b. Revise to include transparency requirements.
- c. Indicate compliance with Vehicular Use Area requirements.

**Response:** KA to provide.

**Comment 5:** A public participation outreach meeting shall be required Rezoning and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Board or City Commission meetings and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s). Staff strongly encourages Applicant to reach out to confirm correct contact information. Refer to the website for additional information: <http://hollywoodfl.org/204/Neighborhood-Association-Contact-List>

**Response:** KP or KA to provide.

**Comment 6:** The following Civic Association are located within 500 feet project site.

Hollywood Hills Civic Association,  
Pam Burgio, President [hollywoodhillscivic@gmail.com](mailto:hollywoodhillscivic@gmail.com)  
Phone: 786.405.9942  
David Park Community Center - 108 N. 33rd Court

**Response:** Comment acknowledged.

**Comment 7:** Additional comments may be forthcoming.

**Response:** Noted.

**Comment 8:** Provide written responses to all comments with next submittal.

**Response:** Noted.

**B. ZONING**

*Deandrea Moise, Planning Administrator ([dmoise@hollywoodfl.org](mailto:dmoise@hollywoodfl.org)) 954-921-3471*

**Comment 1:** How is net and gross unit size measured?

**Response:** KA to provide.

**Comment 2:** Provide breakdown of active use calculations.

**Response:** KA to provide.

**Comment 3:** How are existing power lines being addressed to achieve proposed site plan?

**Response:** We initiated our coordination with the removal of the existing overhead electric and the relocation of the streetlights on 441. The coordination will be on going with FPL during the production of construction documents and the permitting phase. The existing utilities will be removed, and the easements will be vacated during the permitting/construction phase of the project.



**Comment 4:** Provide diagram illustrating compliance with Vehicular Landscape Requirements.

**Response:** **KA to provide.**

**Comment 5:** Work with the City's Landscape Architect to ensure that all landscape requirements are met.

**Response:** **Comment acknowledged.**

**Comment 6:** Additional comments may be forthcoming.

**Response:** **Noted.**

**Comment 7:** Provide written responses to all comments with next submittal.

**Response:** **Noted.**

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

*Deandrea Moise, Planning Administrator (dmoise@hollywoodfl.org) 954-921-3471*

**Comment 1:** Provide detail of proposed public plaza and all proposed elements.

**Response:** **See Hardscape Plan LH-101 for proposed plaza configuration and proposed elements.**

**Comment 2:** Consider extending elements of the public plaza (i.e. decorative pavers) to Johnson Street and State Road

**Response:** **The plaza decorative paving extends to the existing sidewalks in the right-of-way. See Hardscape Plan LH-101 for layout.**

**Comment 3:** The finished floor of ground floor commercial and retail uses shall be generally flush with the sidewalk elevation. Should this not be achievable, re-consider implementation of individual stairway to each unit.

**Response:** **KA to provide.** Based on the finished floor elevation requirements, ADA connectivity to the adjacent existing conditions, future water table elevation, and the drainage requirements for the site this is not achievable. Therefore, we are required to implement this elevated connectivity to the building in order to meet all of the previously mentioned requirements.

**Comment 4:** Consider additional treatment on facades that are within public plaza.

**Response:** **KA to provide.**

**Comment 5:** Change in massing shall be created using recesses and reveals and not through the use of paint alone. Provide depth of movements on elevations.

**Response:** **KA to provide.**

**Comment 6:** Work with Engineering to ensure that bus facilities are updated, adequate, and integrated with the site plan and design.

**Response:** **We have initiated our coordination with Noemi Hew from Broward County Transportation Department (BCTD) for the relocation of the bus stop on 441. The bus stop has been relocated approximately 35' south from its original location. Please see the attached exhibit we received from BCTD and the revised plans.**





**Comment 7:** Provide detailed drawings of the dumpster enclosure, including plans and elevations.

**Response:** **KA to provide.**

#### **D. SIGNAGE**

*Deandrea Moise, Planning Administrator (dmoise@hollywoodfl.org) 954-921-3471*

**Comment 1:** For review, full signage package shall be provided. Ensure compliance with Article 8 of the Zoning and Land Development Regulations.

**Response:** **KA to provide.**

**Comment 2:** 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.

**Response:** **Comment acknowledged.**

**Comment 3:** Consider incorporating the proposed monument sign into the design of the public plaza

**Response:** **Please see Landscape Plan LP-101 and Hardscape Plan LH-101 for proposed plaza configuration.**

#### **E. LIGHTING**

*Deandrea Moise, Planning Administrator (dmoise@hollywoodfl.org) 954-921-3471*

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

**Response:** **KA to provide.** Also, please see the attached Lighting Plan LL-101.

**Comment 1:** Are there any outdoor light fixtures proposed on site adjacent to right of ways?

**Response:** **Please see the attached Lighting Plan LL-101.**

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

*Deandrea Moise, Planning Administrator (dmoise@hollywoodfl.org) 954-921-3471*

**Comment 1:** New commercial or residential structures are required to construct the infrastructure necessary for future installation of an electric vehicle-charging station within be included in such project. Minimally, the following shall be installed: an empty three-quarter-inch raceway from the branch circuit panel board to a location in the garage or a designated parking area, with a two-gang junction box with a blank plate; or a fully functional electric vehicle-charging station. Indicate proposed locations on site plan and garage parking.

**Response:** **KA to provide.**

**Comment 2:** New construction of, and a major renovation to, a stand-alone building (other than a single-family detached dwelling or duplex) with more than 20,000 square feet of total floor area shall be certified under the latest applicable version of the LEED Green Building Rating System of the USGBC, certified by the FGBC or under another recognized certification program approved by the City Manager or his or her designee and shall comply with the Florida Building Code. Provide note on plan indication certificate program to be used and certification level to be achieved. Begin working with the appropriate agency to indicate how certification will be achieved and what will be implemented into the site plan and design.



**Response:** KA to provide.

**Comment 3:** Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved.

**Response:** KA to provide.

## **G. ENGINEERING**

*Azita Behmardi, City Engineer (abehmardi@hollywoodfl.org) 954-921-3251*

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

*Jose Garcia, Engineer, (jgarcia@hollywoodfl.org) 954-921-3900*

*Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990*

**Response:** See Engineer and Architecture Response letters.

## **H. LANDSCAPING**

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

**Comment 1:** Based on provided tree survey submitted. Provide a Tree disposition plan for existing forty one (41) trees on site and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments 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, street trees to include alleyway, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, overhead and underground utilities, Center line , monument line, lot dimensions, and adjacent street names and shall comply with all planning and development board and historic preservation board individual requirements when applicable. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 4, 4.6 , Article 9 LDR. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type. Landscape plans submitted shall clearly define which trees have been provided as required in terms of amount of inches of DBH for trees proposed to be removed and trees required to be planted per landscape code per zoning district this projects is part of the RAC rezoning district and should meet the TOC (Transit Oriented Corridor) within article 4.6 Vehicular Use Landscape Area in the parking lot, requires 25% of the paved vehicular use area to be landscaped. Remember the TOC landscape requirements to be found in section 4.6D3d.

**Response:** A Tree Disposition Plan and Landscape Plans are provided showing all existing trees and proposed landscape per code requirements. Tree and Landscape Tables have been provided with supporting data.

**Comment 2:** All trees and palms provided should meet City of Hollywood minimum height or DBH requirements at planting. If any trees are to be remain in close proximity to building construction activities to be clearly shown on plans with tree protection barriers with standard CRZ protection of a minimum of one (1) foot of radius per inch of tree trunk diameter.

**Response:** Proposed trees and palms meet the minimum size requirements. The existing trees on site are in poor condition, conflict with utilities, or are invasive species and will be removed. No tree protection is proposed.





**Comment 3:** 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.

**Response:** Irrigation plans have been provided.

**Comment 4:** Additional comments may be forthcoming at Building permit submittal.

**Response:** Acknowledged.

**Comment 5:** 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" DBH/ 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 should be used for mitigation or code: Royal Palm, Phoenix sylvestris/Medjool/canariensis, Bismarkia, and Coconut. Minimum height requirements for all palms at planting is 8' of CT.

**Response:** Acknowledged. Trees and palms proposed to meet the code requirements meet/or exceed the minimum size.

**Comment 6:** 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.

**Response:** The required tree removal applications will be made prior to removal activities.

**Comment 7:** Coordinate meeting with Guillermo Salazar Landscape plan reviewer for any further questions or clarifications at [gsalazar@hollywoodfl.org](mailto:gsalazar@hollywoodfl.org)

**Response:** The Landscape Architect and Owner will contact Guillermo to set up a meeting to review the landscape submittal plans.

## **I. UTILITIES**

*Alicia Vereas-Feria, Engineer ([avereas-feria@hollywoodfl.org](mailto:avereas-feria@hollywoodfl.org)) 954-921-3302*

**Comment 1:** The existing properties reside within FEMA Flood Zone AH10 and X. The lowest Finished Floor Elevations (FFE) proposed = 10.50' NAVD88 is acceptable if floodproofed to elevation 11.08' NAVD 88 and noted on the plans. To comply with section 154.50 of the City's Code of Ordinances, the lowest FFE for nonresidential use shall be, at a minimum, 6-inches above the highest crown of adjacent road = 10.58' NAVD88 + 0.5' = 11.08' NAVD 88 or at BFE + 1' = 10' + 1' = 11' NAVD88, whichever is greater.

**Response:** Per our meeting on 4/14/21 we agreed to raise the non-residential portion of the building up to elevation 11.20' NAVD to avoid flood proofing. The residential portion of the building will remain at 12.20' NAVD, which is above the minimum required finished floor elevation of 12.08' NAVD. Please see the attached revised sheet CP-101.

**Comment 2:** Provide existing and proposed water and sewer demand tabulation. A 15-foot easement will be required for the 8-inch water main loop.

**Response:** Please see the attached existing and proposed demand tabulation for your review. A 15' water easement has been added to the 8" water main loop.



**Comment 3:** On CU-101, revise tap along SR7 to existing 12-inch water main to 12"x instead of 16"x8".

**Response:** The tapping sleeve size for the 441 water main tap has been revised accordingly. Please see the revised sheet CU-101.

**Comment 4:** Indicate pavement areas to be restored within Johnson street and the FDOT ROWs.

**Response:** See Engineering Civil Plans

**Comment 5:** Two (2) sewer laterals with cleanouts are available from SR7. Clarify why additional sewer laterals are required along Johnson St.

**Response:** We are keeping these as a place holder based on previous experience with similar projects. The number of connections, size, and connection locations will be revisited during the construction document preparation phase once an MEP is initiated.

**Comment 6:** Provide preliminary drainage calculations.

**Response:** Please see the attached preliminary drainage calculations.

**Comment 7:** Permit approval from outside agencies will be required.

**Response:** Comment acknowledged.

**Comment 8:** Additional comments may follow upon further review of requested items.

**Response:** Noted.

## **J. BUILDING**

*Russell Long, Assistant Building Official ([rlong@hollywoodfl.org](mailto:rlong@hollywoodfl.org)) 954-921-3490*

**Comment 1:** No comments received.

**Response:** Noted.

## **K. FIRE**

*Jorge Castano, Deputy Fire Marshal / Battalion Chief ([jcastano@hollywoodfl.org](mailto:jcastano@hollywoodfl.org)) 954-967-4404*

**Comment 1:** Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.

**Response:** Comment acknowledged.

**Comment 2:** Water supply must meet NFPA 1, 18.4.5.3. 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 the building.

**Response:** Please see the attached Fire Flow calculations for your review.

**Comment 3:** Provide a note on civil drawing all underground fire main work must be completed by





fire protection contractor holding a Class I, II, or V license per FS 633.102.

**Response:** Please see Water and Sewer note #2 on sheet GI-003.

**Comment 4:** At time of submittal civil drawings must be provided for the underground fire main. Providing location of fire department connection, fire hydrants, DDCV, and size of fire line from water supply, etc. Check with our water department engineer for city requirements in addition to fire. Ensure plans that there is a fire hydrant within 100 feet of fire department connections.

**Response:** Comment acknowledged.

**Comment 5:** 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 12.3.2.2. Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1, 12.3.2\*.

**Response:** KA to provide.

**Comment 6:** Our fire vehicles will need access throughout the site. The width of the fire dept. access road is OK on page SP-1, but show turning radius for fire trucks access: 28'.5" interior radius, 38' centerline of the turning radius, and 45' exterior.

**Response:** KA to provide.

#### **L. PUBLIC WORKS**

*Charles Lassiter, Assistant Public Works Director ([lassiter@hollywoodfl.org](mailto:lassiter@hollywoodfl.org)) 954-967-4207*

**Comment 1:** Application is substantially compliant.

**Response:** Noted.

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

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

**Comment 1:** Application is substantially compliant.

**Response:** Noted.

#### **N. COMMUNITY DEVELOPMENT**

*Liliana Beltran, Housing Inspector ([lbeltran@hollywoodfl.org](mailto:lbeltran@hollywoodfl.org)) 954-921-2923*

**Response:** Comments received by KA. KA to provide.

#### **O. ECONOMIC DEVELOPMENT**

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

*Herbert Conde-Parlato, Economic Development Manager ([hconde-parlato@hollywoodfl.org](mailto:hconde-parlato@hollywoodfl.org)) 954-924-2922*

**Comment 1:** What is the anticipated number of new jobs as a result of this project?

**Response:** KA to provide.



**Comment 2:** What are the anticipated types of retail establishments envisioned for the spaces?

**Response:** **KA to provide.**

**Comment 3:** Is there an office component?

**Response:** **KA to provide.**

**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*

**Comment 1:** Application is substantially compliant.

**Response:** **Noted.**

**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*

**Comment 1:** Not applicable.

**Response:** **Noted.**

**R. PARKING**

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

*Jovan Douglas, Parking Operations Manager ([jdouglas@hollywoodfl.org](mailto:jdouglas@hollywoodfl.org)) 954-921-3548*

**Comment 1:** Application is substantially compliant

**Response:** **Noted.**

**S. ADDITIONAL COMMENTS**

*Deandrea Moise, Planning Administrator ([dmoise@hollywoodfl.org](mailto:dmoise@hollywoodfl.org)) 954-921-3471*

**Comment 1:** Are there any confirmed or envisioned tenants for commercial spaces below?

**Response:** **KA to provide.**



**CITY OF HOLLYWOOD, FLORIDA  
DEPARTMENT OF DEVELOPMENT SERVICES  
INTEROFFICE MEMORANDUM**

**DATE:** April 5, 2021 **FILE NO.:** EN-21-053

**TO:** Deandrea Moise  
Planning and Urban Design Division

**FROM:** Clarissa Ip Martha McNicholas  
Engineering, Transportation & Mobility Division

**SUBJECT:** Preliminary Review Comments – File No. 21-DP-15  
Pinnacle 441.  
Proposed addresses 820 N 441 / 890 N. 441 & 6024 Johnson St  
(113 units 8 story Multi used building)

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**COMMENTS:** *Please provide a written response to all comments.*

- 1) Plan SP-1 in parking calculations, please provide chart with the total of apartments with 1 bed unit and total of apartments with more than 1 bed, including dens. You will need to provide 1 parking per 1 bed unit and 1.5 parking per any unit above 1 bed including den. All retail use for accurate calculation of parking spaces need to be provided. **KA to provide.**
- 2) Provide on Site Plan fully dimension (depth and width) for all parking stalls. Indicate width of all spaces adjacent to any obstruction. **KA to provide.**
- 3) Provide Fire truck path plans. Adjust minimum radii for fire truck path to 28'-6" **KA to provide.**
- 4) Provide Garbage truck path plans with radii. **KA to provide.**
- 5) Indicate materials for new parking on plans.
- 6) Upon finalizing the parking requirements, the number of Van-Accessible ADA Parking Spaces with access aisle located will need to be determined and provided, identify location on the plans accordingly. **KA to provide.**
- 7) Provide curb ramp with detectable warnings at all accessible crossing. Provide detail for detectable warnings.

**Response:** Noted, please see sheets CM-101, CM-102 & CP-502.

- 8) Provide cross-section details along property lines, drainage retention areas, parking, drive aisles, proposed swales, etc. Be sure to include swale and



retention area side slopes.

**Response:** Noted, please see sheet CP-301.

- 9) With the level of construction activities for the proposed development, full road width pavement resurfacing abutting to the site will be necessary, please indicate on civil plans

**Response:** Noted, please see sheets CP-101 & CP-102.

- 10) On Sheet CU101, proposed utilities work are within State Rd 441 rights-of-way for utilities connections. Pavement restoration is indicated and required. Provide FDOT pavement, swale and sidewalks restoration details.

**Response:** Noted, please see sheets CU-502 and CU-504.

- 11) On the Site Plan, Sheet SP-1, add arrows with leaders to identify the limits of the 10' ROW dedication on Johnson Street and 15' ROW dedication on SR7.

**KA to provide.**

- 12) On the Site Plan, Sheet SP-1, under Site Information, discrepancies exist between the Retail square footage under Commercial Use of 6,320SF and under Parking of 6,760SF. Similarly, the Office square footage is 1,363SF versus 1,501SF, respectively. **KA to provide.**

- 13) On the Site Plan, Sheet SP-1, show how van accessible space requirements are being met. **KA to provide.**

- 14) On the Site Plan, Sheet SP-1, for the Parking Reduction, note the City Code section or article that this reduction is being applied on the plan. **KA to provide.**

- 15) On the Site Plan, Sheet SP-1, indicate the number of bike racks being provided in the Parking Reduction table. **KA to provide.**

- 16) On the Site Plan, Sheet SP-1, indicate and provide dimensions for the area required for the bus shelter pads to accommodate the public bus shelters on Johnson Street and on SR7 as required by Broward County BCT. Review if any easement will be necessary. Add note on plan for bus shelters to be designed and located in conformance with all applicable requirements of the City and Broward County. The bus shelters shall include appurtenances such as seating, waste receptacle and solar power features.

**Response:** Noted, please see exhibit provided by the City of Hollywood Traffic Department.

- 17) For other public bicycle racks, public bike sharing kiosk and dedicated car/ride sharing spaces, please show on the Site Plan. Provide any necessary

easements. **KA to provide.**

18) Per City Code, dedication of rights-of-way will require City Commission acceptance upon completion of any applicable improvements.

**Response:** Noted, proposed ROW dedication lines were based on conference call meetings with Broward County Plat Section and Traffic Department Officials.

18) Provide continued sidewalk flush through driveway opening.

**Response:** Noted, please see sheet CM-101.

19) Provide sidewalk dimensions on plans.

**Response:** Noted, please see sheet CM-101.

20) Provide pavement marking and signage on plans.

**Response:** Noted, please see sheet CM-101.

21) Provide documentation for agreement to access 5' FPL right of way easements shown on SP-1.

**Response:** Noted, please see attached documents.

22) Indicate location of mail boxes/services on site plan. **KA to provide.**

23) Include in your plans construction details for the dumpster enclosure per City of Hollywood details and regulations. **KA to provide.**

24) Outdoor dining is shown on SP-1. Specify is retail # 5 will serve as a proposed restaurant. **KA to provide.**

25) Provide FDOT Pre-Application Letter.

**Response:** Noted, will be provided once available. **Traffect to provide.**

26) MOT plans will be required at the time of City Building Permit review.

**Response:** Noted

27) FDOT MOT plans will be required at the time of City Building Permit review. All outside agency permits must be obtained prior to issuance of City building permit.

**Response:** Noted

28) Coordinate Traffic impact analysis with Rick Mitinger, Transportation Engineer, 954-921-3900 or [rmitinger@hollywoodfl.org](mailto:rmitinger@hollywoodfl.org).

**Response:** Traffect to provide.

29) Park impact fees will be required to be met prior to City building permit issuance.

**Response:** Noted

30) More comments may follow upon review of the requested information.

cc: Azita Behmardi, P.E., City Engineer  
File





## KallerArchitecture

### GENERAL CRITERIA STATEMENT

PINNACLE 441

820, 890 N. State Road 7 & 6024 Johnson Street

Hollywood FL 33314

#21-DP-15

May 3, 2021

1. *Architectural and Design Components. Architecture refers to the Architectural elements of exterior building surfaces. Architectural Details should be commensurate with the building mass. The use of traditional materials for new Architectural Details is recommended. Design of the Building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.*

The Proposed Project is an Eight Story Mixed-Use Development located on the south-west corner of State Road 7 and John Street. The mixed uses are Commercial on the first floor adjacent to State Road 7, Accessory Uses for the Apartment Units on the first floor adjacent to Johnson Street and the seven floors above house 112 Apartment units. There is also one Live/ Work unit on the first floor off of Johnson Street. The first Floor also has the main Entry lobby for the residences as well as a Multi-purpose Room, Out Seating Area, Cyber Room, and other amenities. The Commercial bays are flexible so that a prospective tenant can lease their desirable Area. The entry to the Commercial spaces is dual sided, from the Sidewalk facing the main street as well as from the Parking Lot in the rear of the Building. Other amenities include a Public Plaza located at the corner of State Road 7 and Johnson Street. As the name suggests it is open to the public to enjoy, the Plaza will house decorative hardscape and softscapes as well as benches. A smaller Dog Park is located on the west end of the Building just for residents.

The building is designed in a reverse “L” shape in order to maximize the frontage on the Streets. The parking is hidden in the rear. The base of the Building has prominent storefront to allow the commercial spaces transparency, while the residential floors above transition to smaller more private fenestration. There is a lot of movement in the planes of the elevation that are accentuated in different colors for even more emphasis on this movement. The Building has a Modern Architectural Style with elements that warm the façade.

All choices of materials and construction will be done following Green Building Practices and therefore try to play a part in having a smaller carbon footprint in the Community.

2. *Compatibility. The relationship between existing Architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.*

The area in which the Project is located is along the Transit Oriented Corridor (TOC) of State Road 7. The TOC is all about Mixed Use developments, where Public Transportation and Pedestrian movement is promoted. It is about an area where there is activity both day and night. This development will be among the first in this section of the TOC and therefore it is not compatible with the surrounding neighborhood. It will be hopefully act as a catalyst for other similar developments in the area and hopefully contribute to the creation of a pedestrian friendly tree lined State Road 7.

3. *Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage and setting of the structure in context with adjacent buildings. Architectural details included, but are not limited to, banding, molding and fenestration.*

As noted above, the project does not share massing or scale with the surrounding neighborhood. It will instead hopefully encourage the redevelopment of the corridor. Although much bigger than adjacent buildings, the placement on the site, the Public Plaza and the large storefronts provide a welcoming atmosphere.

There is a lot of movement in the façade, in and out, up and down, which provide visual interest.

4. *Landscaping. Landscaped area 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.*

The Project will feature a variety plantings and Palms are also being introduced. Landscaping will be lush and occur at different levels of the Building.

The landscaping will be done according to Green Building Practices. This means a focus on Native, salt tolerant and drought tolerant plant species.

Hardscapes will be pervious where possible and irrigation methods will be as conservation friendly as possible.

All together the landscape environment will soften, be visually pleasing and be a part of the Green Building Practices planned for this Project.

**CITY OF HOLLYWOOD  
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT  
PARK IMPACT FEE APPLICATION**

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development?      Yes ☒      No ☐

If YES was selected please provide the following information. In NO was selected please do not complete application.

**(PRINT LEGIBLY OR TYPE)**

1. Owners Name: PINNACLE 441 LLC
2. Project Name: PINNACLE 441
3. Project Address: 820 + 890 N SR7 + 6024 JOHNSON ST.
4. Contact person: JOSEPH KALLER - KALLER ARCHITECTURE
5. Contact number: 954 920 5746
6. Type of unit(s): Single Family ☐      Multi-Family ☒      Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 113  
10x \$1875, 42x \$2,175
8. Unit Fee per residential dwelling based on sq. ft.: 1x \$2,525
9. Unit Fee per hotel/motel room: \$1,250.00
10. Total Park Impact Fee: \$ 225,125.00      Date: 3-17-21

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or [dvazquez@hollywoodfl.org](mailto:dvazquez@hollywoodfl.org) should there be any questions.



# ***FIRE FLOW TEST CALCULATIONS***

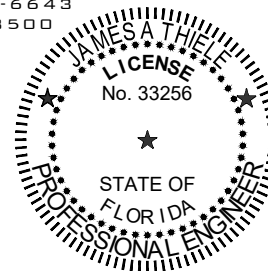
## **PINNACLE 441**

*PROJECT NO. 11074.01  
April 2021*



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500

Michael Cartossa, E.I.  
FLORIDA LIC. NO. 1100016973  
(FOR THE FIRM)



This item has been  
digitally signed and  
sealed by James A  
Thiele, P.E. on  
**05/14/2021**

Printed copies of this  
document are not  
considered signed  
and sealed and the  
signature must be  
verified on any  
electronic copies.

JAMES A. THIELE, P.E.  
FLORIDA REG. NO. 33256  
(FOR THE FIRM)

April 12, 2021

### Fire Flow Test Calculations

**Project:** 11074.01 Pinnacle 441

**Location:** City of Hollywood

NFPA 1, 18.4.5.3 FLORIDA FIRE PREVENTION CODE (2021 Edition)

Occupancy Classification   X   Residential   X   Commercial (Mixed use facility)

Construction Type (NFPA 220): **II (222) (Fire Resistive, Non-combustible), automatic sprinkler system.**

#### Project Site

Number of Floors:   8  

Fire Flow Area: **156,631 S.F** (Total Floor Area)

The fire flow in GPM from NFPA Table 18.4.5.2.1 is **4,250 GPM** for **4** hours flow duration.

**Fire Flow Reductions (NFPA 18.4.5.3.2):** Required fire flow shall be reduced by 75% when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 GPM (3785L/min).

Required fire flow minus 75% Reduction = **1,063 GPM** > 1000 GPM

**Available flow at F-1 Hydrant (FH004294) at residual pressure of 20 P.S.I = 11,328 GPM**

Note: Flow based on assumption that there will be ½ PSI drop on the tested hydrant.

Project: 11074.01 Pinnacle 441	Date:
Description: Fire Flow Calculations	4/9/2021
Computed by: GR	Page:
Checked by: JT	1

## COMPUTING WORKSHEET

### Flow Test - F-1 Hydrant (FH004294)

(Lowest Hydrant Flow)

Date: 01/21/2021

Time: 8:20 am

P<sub>s</sub> = Static Pressure: 55 PSI

P<sub>r</sub> = Residual Pressure: 55 PSI

Q<sub>t</sub> = Hydrant Flow: 1,130 GPM

P<sub>x</sub> = Allowed Low Pressure: 20 PSI

### 1. Discharge / Flow at Specified Residual Pressure (F-1 Hydrant (FH004294))

$$Q_r = Q_t * (h_r^{0.54} / h_t^{0.54})$$

Q<sub>r</sub> = Flow predicted at desired residual pressure

Q<sub>t</sub> = Total flow measured during test = 1,130 GPM

h<sub>r</sub> = Pressure drop to desired residual pressure = 35 PSI

h<sub>t</sub> = Pressure drop measured during test = 0.49 PSI

Q<sub>r</sub> = 11,328.42 GPM Total flow available at a residual pressure of 20 PSI

Requirement at FH A ≥ 1,063 GPM @ 20 PSI  
 TRUE

### 2. System Losses (Johnson St - Cyan)

$$h_f = 10.44 * L * Q^{1.85} / (C^{1.85} * D^{4.8655})$$

h<sub>f</sub> = Piping friction losses (FT)

L = Pipe length (to Farthest proposed FH-A) = 714 157 FT

Q = Anticipated Flow = 714 GPM

C = Roughness Constant = 100

D = Inside diameter = 8 in

h<sub>f</sub> = 2.51 FT

Pressure at proposed FH-A = Residual Pressure - h<sub>f</sub> = 125 FT = 54 PSI

### 3. System Losses (On-site - Red)

$$h_f = 10.44 * L * Q^{1.85} / (C^{1.85} * D^{4.8655})$$

h<sub>f</sub> = Piping friction losses (FT)

L = Pipe length (to Farthest proposed FH-A) = 349 545 FT

Q = Anticipated Flow = 349 GPM

C = Roughness Constant = 100

D = Inside diameter = 8 in

h<sub>f</sub> = 2.32 FT

Pressure at proposed FH-A = Residual Pressure - h<sub>f</sub> = 124.73 FT = 54 PSI

**Notes:** 1. The flow rate used on the calculations was the lowest value from the hydrant flow test results (F-1 Hydrant FH004294 with 1130 GPM).

2. Flow based on assumption that there will be 0.5 PSI drop on the tested hydrant

3. Residual pressure at the Onsite hydrant will be whatever tested.

# COMPUTING WORKSHEET

## Flow Test - F-1 Hydrant (FH004294)

(Lowest Hydrant Flow)

Date: 01/21/2021

Time: 8:20 am

P<sub>s</sub> = Static Pressure: 55 PSI

P<sub>r</sub> = Residual Pressure: 55 PSI

Q<sub>r</sub> = Hydrant Flow: 1,130 GPM ##

P<sub>x</sub> = Allowed Low Pressure: 20 PSI

## 4. System Losses (SR 441 - Orange)

$$h_f = 10.44 * L * Q^{1.85} / (C^{1.85} * D^{4.8655})$$

h<sub>f</sub> = Piping friction losses (FT)

L = Pipe length (to Farthest proposed FH-A) = 327 FT

Q = Anticipated Flow = 349 GPM

C = Roughness Constant = 100

D = Inside diameter (In) = 12

$$h_f = 0.19 \text{ FT}$$

$$\text{Pressure at proposed FH-A} = \text{Residual Pressure} - h_f = 126.86 \text{ FT} = 55 \text{ PSI}$$

## 5. Flows to match the pressure drop requirement:

$$h_f (\text{Johnosn - Cyan}) = 2.51 \text{ FT} = h_f (\text{On-site - Red}) = 2.32 \text{ FT} + h_f (\text{SR 441 - Orange}) = 0.19$$

**Conclusion:** On-site fire hydrant will deliver the required fire flow of 1,063 GPM with a residual pressure of 55 psi - 1.09 psi = 53 psi.



**Notes:** 1.The flow rate used on the calculations was the lowest value from the hydrant flow test results (F-1 Hydrant FH004294 with 1130 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 record **P** hydrant residual.

#### 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.

### KEITH

Date: 1/21/2021	Time: 8:20AM	Static Pressure - 	55PSI
Residual/Static Hydrant	Address/Location	Residual Pressures	
<b>P - Hydrant</b> <b>FH004293</b> <b>FH on Site</b>	820 N 60TH AVE	<b>F-1 Only</b> 	<b>F-2 Only</b> 
		55PSI	55PSI
		<b>F-1&amp; F-2</b> 	55PSI
Flow Hydrants	Address/Location	Flow Rate	
<b>#1</b> <b>F-1 Hydrant</b> (Individual) <b>FH004294</b>	614 N State Rd 7	<b>GPM</b>	
		1130	
<b>#2</b> <b>F-2 Hydrant</b> (Individual) <b>FH000787</b>	914 N State Rd 7	<b>GPM</b>	
		1300	
<b>F-1 Hydrant</b> (Both Flowing)		<b>GPM</b>	
		1130	
<b>F-2 Hydrant</b> (Both Flowing)		<b>GPM</b>	
		1250	

**WASTEWATER SYSTEM ANALYSIS**  
**"BCEPGMD DESIGN FLOW STANDARD CHART SANITARY SEWER CONNECTIONS ESTIMATED WASTEWATER FLOWS"**

**EXISTING FLOW - PINNACLE 441**

KEITH & ASSOCIATES, INC.  
DATE PREPARED: 5/14/2021  
PROJECT #: 11074.01  
PREPARED BY: GR  
CHECKED BY: MC

Type of Structure	Specific Condition	Per unit in Gallons per day	Number of Units/seats/pupil &/or SQ. FT.	SUB-TOTAL in GPD
Office Building	(a) per square foot of floor space	0.2	472	94.4
Residences	(a) Single family, detached each	300	3	900
	(b) Multiple family per dwelling unit	250		0
	(c) Motel/hotel units, per bedroom	150		0
	(d) Bedroom additions to single family residence	150		0
	(e) Mobil homes, each	300		0
Shopping centers and retail shops	(a) per square foot of floor space (Does not include food service or laundry)	0.1	16,721	1,672
<b>TOTAL IN GALLONS PER DAY</b>				<b>2,667</b>
<b>OR</b>				
<b>TOTAL GAL/MIN</b>				<b>1.85</b>
<b>Peakflow (3.0)</b>		<b>8,000</b>		<b>GAL/DAY</b>
<b>Peakflow (3.0)</b>		<b>5.56</b>		<b>GAL/MIN</b>

**Notes:**

- Existing (Unimproved Area) = Drugstore, trailer office, and 3 single family residential homes
- Standard Peak Flow 3.0.



**WASTEWATER SYSTEM ANALYSIS**  
**"BCEPGMD DESIGN FLOW STANDARD CHART SANITARY SEWER CONNECTIONS ESTIMATED WASTEWATER FLOWS"**

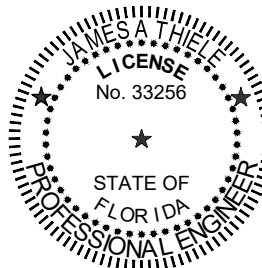
**DESIGN FLOW - PINNACLE 441**

**KEITH & ASSOCIATES, INC.**  
**DATE PREPARED: 5/14/2021**  
**PROJECT #: 11074.01**  
**PREPARED BY: GR**  
**CHECKED BY: MC**

Type of Structure	Specific Condition	Per unit in Gallons per day	Number of Units/seats/pupil &/or SQ. FT.	SUB-TOTAL in GPD
Residences	(a) Single family, detached each	300		0
	(b) Multiple family per dwelling unit	250	113	28,250
	(c) Motel/hotel units, per bedroom	150		0
	(d) Bedroom additions to single family residence	150		0
	(e) Mobil homes, each	300		0
Office Building	(a) per square foot of floor space	0.2	4,960	992
Restaurants	(a) open 24 hours, per seat including bar	50		0
	(b) open less than 24 hours, per seat including bar	30	3,660	109,800
	© open less than 24 hours, with drive-thru window, per seat including bar	35		0
	(d) drive-ins, per space	50		0
	(e) carry out food service only per 100 square feet	50		0
<b>TOTAL IN GALLONS PER DAY</b>				<b>139,042</b>
<b>OR</b>				
<b>TOTAL GAL/MIN</b>				<b>96.56</b>
<b>Peakflow (3.0)</b>		<b>417,126</b>	<b>GAL/DAY</b>	
<b>Peakflow (3.0)</b>		<b>289.67</b>	<b>GAL/MIN</b>	

**Notes:**

1. Proposed Improvements = One 8 stories building with 113 Multi-Family Units, 4 retail offices and 1 restaurant space. (Assumed 1 seat per 25 sq-ft. for the restaurant).
2. Standard Peak Flow 3.0.



This item has been digitally signed and sealed by James A Thiele, P.E. on 05/14/2021

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# ***STORMWATER MANAGEMENT CALCULATIONS***

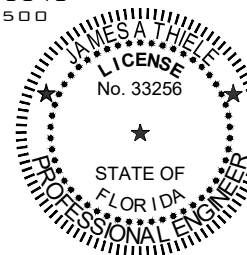
## **PINNACLE 441**

*PROJECT NO. 11074.01  
April 2021*



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500

Michael Cartossa, E.I.  
FLORIDA LIC. NO. 1100016973  
(FOR THE FIRM)



This item has been  
digitally signed and  
sealed by James A  
Thiele, P.E. on  
[05/14/2021](#)

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JAMES A. THIELE, P.E.  
FLORIDA REG. NO. 33256  
(FOR THE FIRM)

# Preliminary

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- 4** Stormwater Management Pre-Development Calculations
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## I. INTRODUCTION

### 1 Project Location.

The project is located within the City of Hollywood, Broward County, on the south side of Johnson Street and the west side of S Federal Highway (US/ SR A1A) (Section 13, Township 51S, Range 41E). Broward County - Surface Water Management Licensing Section - Drainage District Boundary Map identifies that the site is located within Broward County Environmental Protection and Growth Management Department jurisdiction.

### 2 Project Description

The purpose of this report is to provide an analysis of the stormwater management system for the proposed development of a 3.04-acre site. The proposed site will be developed as a mixed-use multi-story building (multi-family, commercial retail, & associated offices).

According to the Broward County Natural Resource Map Series – Eastern Broward County Soils map, the existing site is located within Flatwoods soils of the Hallandale-Margate Association.

To achieve the required water quality and provide adequate flood protection, the proposed stormwater management system will consist of a series of drainage inlets that convey runoff through an exfiltration trench system.

K&A performed a pre-development versus post-development analysis according to conversations with Broward County Staff.

Per our SWML pre-application conference call meeting with Johana Narvaez on March 30, 2021, it was agreed that a pre-development versus post-development analysis would be done. The existing site conditions for the pre-development analysis could be determined by using available historical information. Based on the historical data, the existing site conditions include five buildings, landscape areas, and driveway/parking areas; which were considered to determine the current site stage/storage curve number.

The post-development analysis was performed by incorporating the proposed improvements, including a series of drainage inlets and 127 linear feet of new exfiltration. To achieve the required water quality and provide adequate flood protection, the runoff will be maintained by the exfiltration trench system.

The K-Value used for the exfiltration trench calculations was taken as the average of tests P-1, P-2, and P-3 from the NV5 report dated March 11, 2021.

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## II. STORMWATER MANAGEMENT CRITERIA

### 1 Basis of Design

The project's stormwater management (SWM) system design is based on the South Florida Water Management District (SFWMD) and the Broward County Environmental Protection and Growth Management Department – Environmental Engineering and Permitting Division criteria.

### 2 SFWMD / BCEPD Requirements

- **Flood Protection:** The lowest floor elevation shall be set at or above the elevation required in the Florida Building Code (FBC) or at least 18 inches (residential buildings) and 6 inches (non-residential buildings) above the highest point of the crown of all streets adjacent to the site per section 154.50(C).1.a and 154.50(C).1.b of the City of Hollywood Code of Ordinances.

The minimum finished floor elevation based on FBC criteria requires the elevation of the lowest floor to be 1.00' above the FEMA Base Flood Elevation (BFE) or at the Design Flood Elevation (DFE), whichever is higher.

Per the FEMA Flood maps, the site is located in Flood Zone AH (10' NAVD), so the BFE for the site was established as 10.00' NAVD. The DFE, as established by the Broward County 100 year flood elevation map, is approximately 8.50' NAVD, and the highest point of the crown of the street adjacent to the site is 10.58' NAVD.

Per the FBC and the City's code of ordinance criteria described above, the proposed finished floor elevation (FFE) for residential areas is **12.20' NAVD** and **11.20" NAVD** for Non-residential areas of the building.

- **Driveway and Parking Lot:** Per SFWMD Basis of Review for Environmental Resource Permit Applications Section 6.5. In cases where the local government does not specify criteria with jurisdiction, the following design criteria for drainage and flood protection shall be used: frequency – 5 years, duration 1 day (roadway centerlines) or 1 hour (parking lots served by exfiltration trench systems).
- **Water Quality:** The water quality treatment to be provided should be equal to the greater of 1-inch over the site or 2.5-inch times the percentage of impervious area. Per SFWMD ERP Handbook Volume II Section 4.2.2, commercial or industrial zoned projects shall provide at least 0.5-inch of dry pretreatment. The required volume will be treated within the proposed exfiltration trench.

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## **II.3 SUMMARY OF STORM STAGES**

## SUMMARY OF STORM STAGES

### Pinnacle 441 Stormwater Management Calculations Summary

Storm Event	Pre-Development Stage (ft NAVD)	Post-Development Stage (ft NAVD)
5-year 1-day	9.71	8.87
25-year 3-day	10.29	9.83
100-year 3-day	10.61	10.25

**7.16 NAVD    Min. Proposed Parking Lot Elevation**

**11.20 NAVD    Min. Finished Floor Elevation**

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## **II.4 STORMWATER MANAGEMENT PRE-DEVELOPMENT CALCULATIONS**

**STORMWATER MANAGEMENT CALCULATIONS**  
for  
**Pinnacle at 441**  
**Pre-Development Conditions**

KEITH & ASSOCIATES, INC.  
DATE PREPARED: 03/26/21  
DATE REVISED: 04/21/21  
PROJECT: 11074.01  
PREPARED BY: GR  
CHECKED BY: MC, JT

**I. Given/Design Criteria**

**A. Site Coverage:**

PROJECT DESCRIPTION	AREA (ac)	AREA (%)
Parking Lot	1.04	34.30
Driveway	0.18	6.07
BLDG 1	0.38	12.61
BLDG 2	0.02	0.71
BLDG 3	0.01	0.49
BLDG 4	0.02	0.68
BLDG 5	0.01	0.36
Concrete Sidewalks	0.05	1.62
Landscape Parking Lot	0.09	3.01
Landscape 2	1.17	38.42
Conc. Slab 1	0.01	0.40
Concrete Slabs	0.04	1.34
<b>Total Water Management System</b>	<b>3.04</b>	<b>100</b>
	<b>3.04</b>	

Impervious surfaces: 1.78 ac = 59%  
Pervious surfaces: 1.26 ac = 41%

**B. Water Level Elevation**

**2.00** ft., NAVD

Per Broward County Future Conditional  
Groundwater Elevations Map

**C. Design Storm Rainfall Amounts**

5 year, 1 day storm..... **7.20** inches  
25 year, 3 day storm..... **13.30** inches  
100 year, 3 day storm..... **17.00** inches

Used to Establish:  
Minimum pavement elevation...  
Minimum perimeter elevation...  
Minimum finish floor elevation...

**II. Computations**

**A. Compute Soil Storage and SCS Curve Number**

Surface Use	Area (Acres)	Begin Elev. (NAVD)	End Elev. (NAVD)	Avg Elev. (NAVD)	Storage Type (L, V)
Parking Lot	1.04	9.32	9.79	9.56	L
Driveway	0.18	9.05	9.31	9.18	L
BLDG 1	0.38	10.30	10.30	10.30	-
BLDG 2	0.02	9.47	9.47	9.47	-
BLDG 3	0.01	9.35	9.35	9.35	-
BLDG 4	0.02	9.36	9.36	9.36	-
BLDG 5	0.01	10.50	10.50	10.50	-
Concrete Sidewalks	0.05	9.95	10.30	10.13	L
Landscape Parking Lot	0.09	9.36	10.02	9.69	L
Landscape 2	1.17	8.80	9.25	9.03	L
Conc. Slab 1	0.01	10.76	10.93	10.85	L
Concrete Slabs	0.04	8.82	9.35	9.09	L
Weighted Avg Site Elevation				<b>9.21</b>	

1. Wet season water elev..... **2.00** NAVD  
Avg. site elevation..... **9.21** NAVD  
Depth to water table..... **7.21** FT

2. Assuming 25% void space reduction, available ground storage is.....  
**Per SCS Broward County Soils Atlas soils are Flatwoods Soils Type.**

**6.75** in

Compute Available Soil Storage  
= Storage available x pervious area  
= 6.75 in x 1.26 ac / 12 in/ft  
= **0.71** ac-ft

3. Convert to site-wide moisture storage, S  
S = Available soil storage/site area  
= 0.71 ac-ft / 3.04 ac \* 12 in/ft  
S = **2.80** in

4. SCS Curve Number, CN  
CN = 1000/(S+10)  
CN = **78**

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Project Name: Pinnacle 441 - 5-yr 1-d PRE

Reviewer: SB

Project Number: 11074.M1

Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year

1 Day Rainfall: 7.2 inches

Area: 3.04 acres

Ground Storage: 2.8 inches

Time of Concentration: 0.17 hours

Initial Stage: 2 ft ~~NCVD~~ NAVD

Stage (ft <del>NCVD</del> NAVD)	Storage (acre-ft)
2.00	0.00
2.50	0.00
3.00	0.00
3.50	0.00
4.00	0.00
4.50	0.00
5.00	0.00
5.50	0.00
6.00	0.00
6.50	0.00
7.00	0.00
7.50	0.00
8.00	0.00
8.50	0.00
9.00	0.05
9.50	0.67
10.00	1.86
10.50	3.25
11.00	4.76
11.50	6.29
12.00	7.81
12.50	9.33
13.00	10.85

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

## BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	9.71	24.00	2.00	0.00

## BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	1.18	0.00	0.00	0.00	1.18	0.00

# Preliminary

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Project Name: Pinnacle 441 - 25-yr 3-d PRE

Reviewer: MC

Project Number: 11074.M1

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 13.3 inches

Area: 3.04 acres

Ground Storage: 2.8 inches

Time of Concentration: 0.17 hours

Initial Stage: 2 ft ~~NCVD~~ NAVD

Stage (ft <del>NCVD</del> NAVD)	Storage (acre-ft)
2.00	0.00
2.50	0.00
3.00	0.00
3.50	0.00
4.00	0.00
4.50	0.00
5.00	0.00
5.50	0.00
6.00	0.00
6.50	0.00
7.00	0.00
7.50	0.00
8.00	0.00
8.50	0.00
9.00	0.05
9.50	0.67
10.00	1.85
10.50	3.23
11.00	4.73
11.50	6.24
12.00	7.75
12.50	9.26
13.00	10.77

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

## BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	10.29	72.00	2.00	0.00

## BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	2.64	0.00	0.00	0.00	2.64	0.00

# Preliminary

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Project Name: Pinnacle 441 - 100-yr 3-d PRE

Reviewer: MC

Project Number: 11074.M1

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 17 inches

Area: 3.04 acres

Ground Storage: 2.8 inches

Time of Concentration: 0.17 hours

Initial Stage: 2 ft ~~NCVD~~ NAVD

Stage (ft <del>NCVD</del> NAVD)	Storage (acre-ft)
2.00	0.00
2.50	0.00
3.00	0.00
3.50	0.00
4.00	0.00
4.50	0.00
5.00	0.00
5.50	0.00
6.00	0.00
6.50	0.00
7.00	0.00
7.50	0.00
8.00	0.00
8.50	0.00
9.00	0.05
9.50	0.67
10.00	1.85
10.50	3.23
11.00	4.73
11.50	6.24
12.00	7.75
12.50	9.26
13.00	10.77

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

## BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	10.61	72.00	2.00	0.00

## BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	3.55	0.00	0.00	0.00	3.55	0.00

# Preliminary

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## **II.5 STORMWATER MANAGEMENT POST-DEVELOPMENT CALCULATIONS**

**STORMWATER MANAGEMENT CALCULATIONS**  
for  
**Pinnacle at 441**  
**Post-Development Conditions**

KEITH & ASSOCIATES, INC.  
DATE PREPARED: 3/26/2021  
DATE REVISED: 4/21/2021  
PROJECT: 11074.01  
PREPARED BY: GR  
CHECKED BY: JT, MC

**I. Given/Design Criteria**

**A. Site Coverage:**

PROJECT DESCRIPTION	AREA (ac)	AREA (%)
Building 1	0.28	9.35
Building 2	0.16	5.25
Building 3	0.01	0.49
Plaza Area 1	0.10	3.45
Plaza Area 2	0.02	0.51
Paved Areas	0.43	14.10
Paved Parking Lot Area	0.04	1.22
Parking Lot (#1 to #15)	1.47	48.22
Loading Area	0.02	0.78
Landscape 1 (Bldg)	0.26	8.65
Landscape Islands (Parking Lot)	0.06	2.08
Landscape 2 (Parking Lot)	0.18	5.90
<b>Total Water Management System</b>	<b>3.04</b>	<b>100</b>
	<b>3.04</b>	

Impervious surfaces: 2.54 ac = 83%  
Pervious surfaces: 0.51 ac = 17%

**B. Minimum Elevations**

1. Finished Floors 12.20 ft., NAVD

Per City criteria

**C. Water Level Elevation**

2.00 ft., NAVD

Per Broward County Future Conditional  
Groundwater Elevations Map

**D. Design Storm Rainfall Amounts**

5 year, 1 day storm..... 7.20 inches  
25 year, 3 day storm..... 13.30 inches  
100 year, 3 day storm..... 17.00 inches

Used to Establish:

Minimum pavement elevation...  
Minimum perimeter elevation...  
Minimum finish floor elevation...

**II. Computations**

**A. Water Quality requirements:**

**1. Compute the first inch of runoff from the developed project area:**

= 1 inch x 3.04 acres x (1ft/12in.)  
= 0.25 ac-ft for the first inch of runoff

**2 Compute 2.5 inches times the percentage of impervious area:**

**a. Site area for water quality pervious/impervious calculations only:**

= Total area less (water surface + roof )  
= 3.04 ac - ( 0.46 ac )  
= 2.59 ac of site area for water quality

**b. Impervious area for water quality calculations only:**

= 2.59 ac - 0.51 ac  
= 2.08 ac of impervious area

**c. Percentage of impervious area for water quality:**

= 2.08 ac / 2.59 ac x 100%  
= 80.4% impervious

**d. For 2.5 inches times the percentage of impervious:**

= 2.5 in x 80.4%  
= 2.01 inches to be treated

**e. Compute volume required for quality detention:**

= 2.01 in x 3.04 ac x 1ft/12  
= 0.51 ac-ft required detention storage

**3. Since 0.51 ac-ft is more than the 0.25 ac-ft computed for the first inch of runoff, the volume of 0.51 ac-ft. controls.**

All water quality will be provided within the proposed exfiltration trench.

**B. Dry Pretreatment requirements:**

**1. Compute the first 0.5 inch of runoff for the site (shall include roof areas)**

= 0.5 inch x (total site area)  
= 0.5 inch x 3.04 acres x (1ft/12in.)  
= 0.13 ac-ft for the first 1/2 inch of runoff.

All pre-treatment volume will be provided within proposed exfiltration trenches.

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C. Compute Soil Storage and SCS Curve Number

Surface Use	Area (Acres)	Begin Elev. (NAVD)	End Elev. (NAVD)	Avg Elev. (NAVD)	Storage Type (L, V)
Building 1	0.28	12.20	12.20	12.20	-
Building 2	0.16	12.20	12.20	12.20	-
Building 3	0.01	12.20	12.20	12.20	-
Plaza Area 1	0.10	12.13	12.20	12.17	L
Plaza Area 2	0.02	12.14	12.20	12.17	L
Paved Areas	0.43	9.31	10.16	9.74	L
Paved Parking lot area	0.04	7.67	9.70	8.69	L
PL1	0.08	8.83	9.49	9.16	L
PL2	0.11	8.66	9.48	9.07	L
PL3	0.06	8.66	9.74	9.20	L
PL4	0.11	9.13	9.62	9.38	L
PL5	0.12	7.77	8.91	8.34	L
PL6	0.08	7.77	8.85	8.31	L
PL7	0.13	8.85	9.45	9.15	L
PL8	0.12	7.31	8.38	7.85	L
PL9	0.08	7.31	8.00	7.66	L
PL10	0.14	8.00	9.38	8.69	L
PL11	0.12	7.30	8.45	7.88	L
PL12	0.08	7.30	8.13	7.72	L
PL13	0.14	8.13	8.84	8.49	L
PL14	0.09	8.33	8.85	8.59	L
PL15	0.01	8.90	9.17	9.04	L
Loading Area	0.02	10.00	10.50	10.25	L
Landscape 1 (Bldg)	0.26	10.13	10.13	10.13	L
Landscape Islands (Parking Lot)	0.06	9.00	9.00	9.00	L
Landscape 2 (Parking Lot)	0.18	8.51	9.45	8.98	L
Weighted Avg Site Elevation				9.59	

- Wet season water elev..... **2.00** NAVD  
 Avg. site elevation..... **9.59** NAVD  
 Avg. pervious area elevation..... **7.45** NAVD  
 Depth to water table..... **5.45** FT

- Assuming 25% void space reduction, available ground storage is..... **6.75** in

**Per SCS Broward County Soils Atlas soils are Flatwoods Soils Type.**

Compute Available Soil Storage

$$\begin{aligned}
 &= \text{Storage available x pervious area} \\
 &= 6.75 \text{ in} \times 0.51 \text{ ac} / 12 \text{ in/ft} \\
 &= \mathbf{0.28} \text{ ac-ft}
 \end{aligned}$$

- Convert to site-wide moisture storage, S

$$\begin{aligned}
 S &= \text{Available soil storage/site area} \\
 &= 0.28 \text{ ac-ft} / 3.04 \text{ ac} * 12 \text{ in/ft} \\
 S &= \mathbf{1.12} \text{ in}
 \end{aligned}$$

- SCS Curve Number, CN

$$\begin{aligned}
 CN &= 1000 / (S + 10) \\
 CN &= \mathbf{89}
 \end{aligned}$$

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## EXFILTRATION TRENCH CALCULATIONS

PROJECT TITLE	PROJECT NO.	DATE
Pinnacle at 441	11074.01	3/26/2021
LOCATION		LATEST REVISION
City of Hollywood		4/21/2021
Trench Design Formula:		
$V = L * [K * (H_2 * W + 2 * H_2 * D_u - D_u^2 + 2 * H_2 * D_s) + (1.39 \times 10^{-4}) * W * D_u]$		

L= Length of Trench Required (feet)  
 V= Volume Treated (acre-inch)  
 W= Trench Width (feet)  
 K= Hydraulic Conductivity (CFS/Ft<sup>2</sup> -FT Head)  
 H<sub>2</sub>= Depth to Water Table (feet)  
 D<sub>u</sub>= Non saturated Trench (feet)  
 D<sub>s</sub>= Saturated Trench Depth (feet)  
 d= diameter (inch)  
 F.G.= finish grade

d=	18
L =	127
W =	5.00
K =	1.76E-03
H <sub>2</sub> =	5.16
D <sub>u</sub> =	3.00
D <sub>s</sub> =	1.00

V (Treated) =	13.25 ac-in.
V (Treated WQ) =	1.10 ac-ft.
V (Required WQ) =	0.51 ac-ft.
0.5 V (ADD) =	0.30 ac-ft.
V (TOTAL) =	0.51 + 0.30 = 0.81 ac-ft.

Maximum exfiltration trench volume storage allowed for stage/storage calculations = 0.267 ac-ft/ac \* Site Acreage  
 = 0.267 ac-ft/ac \* 3.04  
 = 0.81 ac-ft

The total volume in the exfiltration trench is 0.81 Ac-ft, which will be added to the stage/storage calculations.

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## STAGE - STORAGE TABLE

### Post-Development Conditions

Stage	Site Storage	Exfiltration Trench Storage (127 LF)	Total Storage
(ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)
2.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00
3.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00
4.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00
5.00	0.00	0.81	0.81
5.50	0.00	0.81	0.81
6.00	0.00	0.81	0.81
6.50	0.00	0.81	0.81
7.00	0.00	0.81	0.81
7.50	0.01	0.81	0.82
8.00	0.11	0.81	0.92
8.50	0.37	0.81	1.18
9.00	0.83	0.81	1.64
9.50	1.58	0.81	2.39
10.00	2.56	0.81	3.37
10.50	3.75	0.81	4.56
11.00	4.98	0.81	5.79
11.50	6.21	0.81	7.02
12.00	7.44	0.81	8.25
12.50	8.84	0.81	9.65
13.00	10.36	0.81	11.17

Preliminary

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Project Name: Pinnacle - 5-yr 1-d

Reviewer: SB

Project Number: 11074.M1

Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr

Time Step: 0.016 hr, Iterations: 10

## Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year

1 Day Rainfall: 7.2 inches

Area: 3.04 acres

Ground Storage: 1.12 inches

Time of Concentration: 0.17 hours

Initial Stage: 2 ft ~~NCVD~~ NAVD

Stage (ft <del>NCVD</del> NAVD)	Storage (acre-ft)
2.00	0.00
2.50	0.00
3.00	0.00
3.50	0.00
4.00	0.00
4.50	0.00
5.00	0.81
5.50	0.81
6.00	0.81
6.50	0.81
7.00	0.81
7.50	0.82
8.00	0.92
8.50	1.18
9.00	1.64
9.50	2.39
10.00	3.37
10.50	4.56
11.00	5.79
11.50	7.02
12.00	8.25
12.50	9.65
13.00	11.17

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

## BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-Site	8.87	24.00	2.00	0.00

## BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-Site	1.52	0.00	0.00	0.00	1.52	0.00

# Preliminary

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Project Name: Pinnacle - 25-yr 3-d

Reviewer: MC

Project Number: 11074.M1

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

## Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 13.3 inches

Area: 3.04 acres

Ground Storage: 1.12 inches

Time of Concentration: 0.17 hours

Initial Stage: 2 ft ~~NCVD~~ NAVD

Stage (ft <del>NCVD</del> NAVD)	Storage (acre-ft)
2.00	0.00
2.50	0.00
3.00	0.00
3.50	0.00
4.00	0.00
4.50	0.00
5.00	0.81
5.50	0.81
6.00	0.81
6.50	0.81
7.00	0.81
7.50	0.82
8.00	0.92
8.50	1.18
9.00	1.64
9.50	2.39
10.00	3.37
10.50	4.56
11.00	5.79
11.50	7.02
12.00	8.25
12.50	9.65
13.00	11.17

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

## BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-Site	9.83	72.00	2.00	0.00

## BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-Site	3.05	0.00	0.00	0.00	3.05	0.00

# Preliminary

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Project Name: Pinnacle 441 - 100-yr 3-d

Reviewer: MC

Project Number: 11074.M1

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

## Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 17 inches

Area: 3.04 acres

Ground Storage: 1.12 inches

Time of Concentration: 0.17 hours

Initial Stage: 2 ft ~~NCVD~~ NAVD

Stage (ft <del>NCVD</del> NAVD)	Storage (acre-ft)
2.00	0.00
2.50	0.00
3.00	0.00
3.50	0.00
4.00	0.00
4.50	0.00
5.00	0.81
5.50	0.81
6.00	0.81
6.50	0.81
7.00	0.81
7.50	0.82
8.00	0.92
8.50	1.18
9.00	1.64
9.50	2.39
10.00	3.37
10.50	4.56
11.00	5.79
11.50	7.02
12.00	8.25
12.50	9.65
13.00	11.17

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

## BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-Site	10.25	72.00	2.00	0.00

## BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-Site	3.98	0.00	0.00	0.00	3.98	0.00

# Preliminary

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### **III. APPENDIX**



## **APPENDIX A**

### **FUTURE CONDITIONS GROUNDWATER ELEVATION MAP**



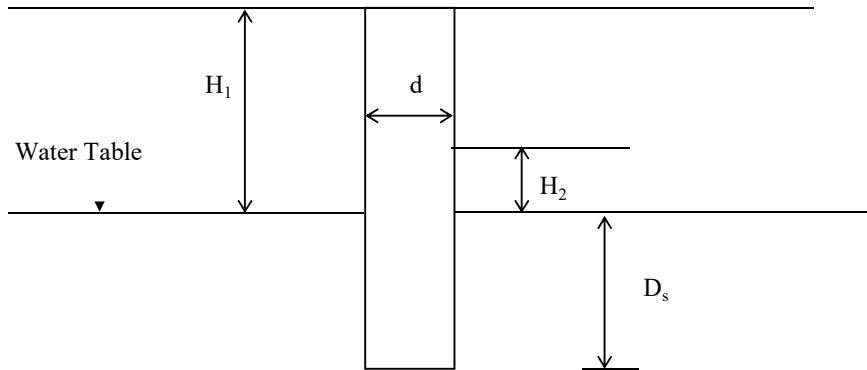
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**APPENDIX B**

**HYDRAULIC CONDUCTIVITY TEST**

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
" USUAL OPEN - HOLE TEST "**



**HYDRAULIC CONDUCTIVITY**

$$K = \text{Hydraulic Conductivity} = 4Q / [\pi d (2H_2^2 + 4H_2 D_s + H_2 d)]$$

**1.73E-03 CFS/FT<sup>2</sup>-FT HEAD**

Time (Min.)	Flow (GPM)		
1	30.00	Q = Average Flow Rate =	0.066840 CFS
2	30.00		
3	30.00	d = Diameter of Test Hole =	3.0 inches
4	30.00		
5	30.00	H <sub>2</sub> = Head on Water Table =	8.3 feet
6	30.00		
7	30.00	D <sub>s</sub> = Depth below Ground Water Table =	1.7 feet
8	30.00		
9	30.00		
10	30.00		

TEST LOCATION : See Drawing No. 1  
 TEST ELEVATION : +9.0' NAVD (estimated)  
 DEPTH TO WATER TABLE H<sub>1</sub>: 8.3' Below Existing Grade  
 DEPTH OF TEST HOLE : 10.0' Below Existing Grade  
 AVERAGE FLOW RATE: 30.00 GPM

**SOIL PROFILE :**

0.0' - 3.0' 1" of Asphalt over brown Sand  
 3.0' - 10.0' Light brown Limestone

NOTES: 1) The subsurface profile is determined by cuttings & should not be relied upon as an accurate record of material type or for transition zones.  
 2) K value calculated using PVC diameter of 3 inches

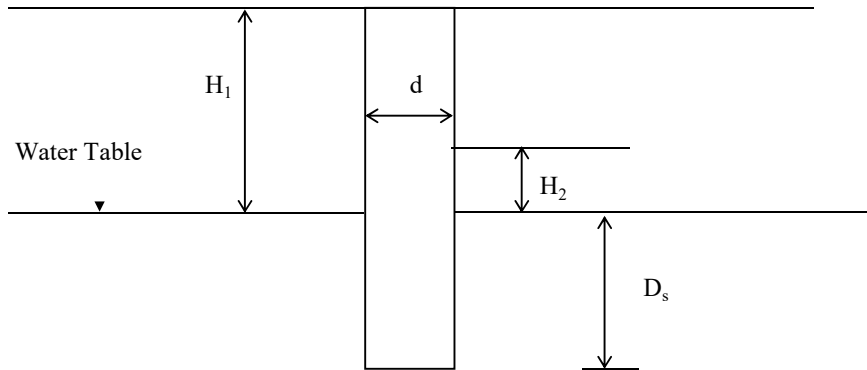
**PERCOLATION TEST**

<b>N   V   5</b>	<b>PROJECT NAME:</b> Pinnacle 441		
	<b>PROJECT LOCATION:</b> 890 North State Rd 7 (US 441) & 6024 Johnson St, Hollywood, Florida		
	<b>PROJECT NO:</b> 17170	<b>TEST DATE:</b> 02/24/2021	<b>TEST NO:</b> P-1
	<b>TESTED BY:</b> T. Carson / R. Jimenez		<b>CHECKED BY:</b> AB

**Preliminary**

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**SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
" USUAL OPEN - HOLE TEST "**



**HYDRAULIC CONDUCTIVITY**

$$K = \text{Hydraulic Conductivity} = 4Q / [\pi d (2H_2^2 + 4H_2 D_s + H_2 d)]$$

**1.76E-03 CFS/FT<sup>2</sup>-FT HEAD**

Time (Min.)	Flow (GPM)		
1	30.00	Q = Average Flow Rate =	0.067954 CFS
2	30.00		
3	31.00	d = Diameter of Test Hole =	3.0 inches
4	31.00		
5	30.00	H <sub>2</sub> = Head on Water Table =	8.3 feet
6	30.00		
7	30.00	D <sub>s</sub> = Depth below Ground Water Table =	1.7 feet
8	31.00		
9	31.00		
10	31.00		

TEST LOCATION : See Drawing No. 1  
 TEST ELEVATION : +9.0' NAVD (estimated)  
 DEPTH TO WATER TABLE H<sub>1</sub>: 8.3' Below Existing Grade  
 DEPTH OF TEST HOLE : 10.0' Below Existing Grade  
 AVERAGE FLOW RATE: 30.50 GPM

**SOIL PROFILE :**

0.0' - 2.0' 1" of Asphalt over brown Sand  
 2.0' - 10.0' Light brown Limestone

NOTES: 1) The subsurface profile is determined by cuttings & should not be relied upon as an accurate record of material type or for transition zones.  
 2) K value calculated using PVC diameter of 3 inches

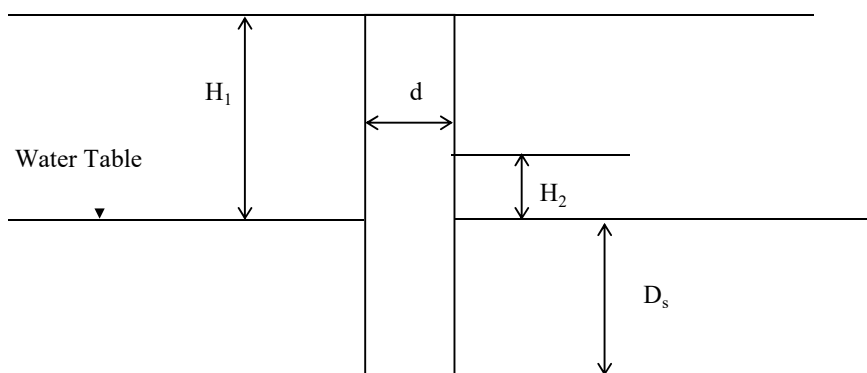
**PERCOLATION TEST**

<b>N   V   5</b>	<b>PROJECT NAME:</b> Pinnacle 441		
	<b>PROJECT LOCATION:</b> 890 North State Rd 7 (US 441) & 6024 Johnson St, Hollywood, Florida		
	<b>PROJECT NO:</b> 17170	<b>TEST DATE:</b> 02/24/2021	<b>TEST NO:</b> P-2
	<b>TESTED BY:</b> T. Carson / R. Jimenez		<b>CHECKED BY:</b> AB

**Preliminary**

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# SOUTH FLORIDA WATER MANAGEMENT DISTRICT " USUAL OPEN - HOLE TEST "



## HYDRAULIC CONDUCTIVITY

$$K = \text{Hydraulic Conductivity} = \frac{4Q}{\pi d (2H_2^2 + 4H_2 D_s + H_2 d)}$$

**1.79E-03 CFS/FT<sup>2</sup>-FT HEAD**

Time (Min.)	Flow (GPM)		
1	31.00	Q = Average Flow Rate =	0.068845 CFS
2	31.00		
3	31.00	d = Diameter of Test Hole =	3.0 inches
4	30.00		
5	31.00	H <sub>2</sub> = Head on Water Table =	8.2 feet
6	31.00		
7	31.00	D <sub>s</sub> = Depth below Ground Water Table =	1.8 feet
8	31.00		
9	31.00		
10	31.00		

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+9.0'	NAVD (estimated)
DEPTH TO WATER TABLE H <sub>1</sub> :	8.2'	Below Existing Grade
DEPTH OF TEST HOLE :	10.0'	Below Existing Grade
AVERAGE FLOW RATE:	30.90	GPM

### SOIL PROFILE :

0.0' - 2.0'	1" of Asphalt over brown Sand
2.0' - 10.0'	Light brown Limestone

NOTES: 1) The subsurface profile is determined by cuttings & should not be relied upon as an accurate record of material type or for transition zones.  
2) K value calculated using PVC diameter of 3 inches

## PERCOLATION TEST

<b>N   V   5</b>	<b>PROJECT NAME:</b> Pinnacle 441		
	<b>PROJECT LOCATION:</b> 890 North State Rd 7 (US 441) & 6024 Johnson St, Hollywood, Florida		
	<b>PROJECT NO:</b> 17170	<b>TEST DATE:</b> 02/24/2021	<b>TEST NO:</b> P-3
	<b>TESTED BY:</b> T. Carson / R. Jimenez		<b>CHECKED BY:</b> AB

Preliminary

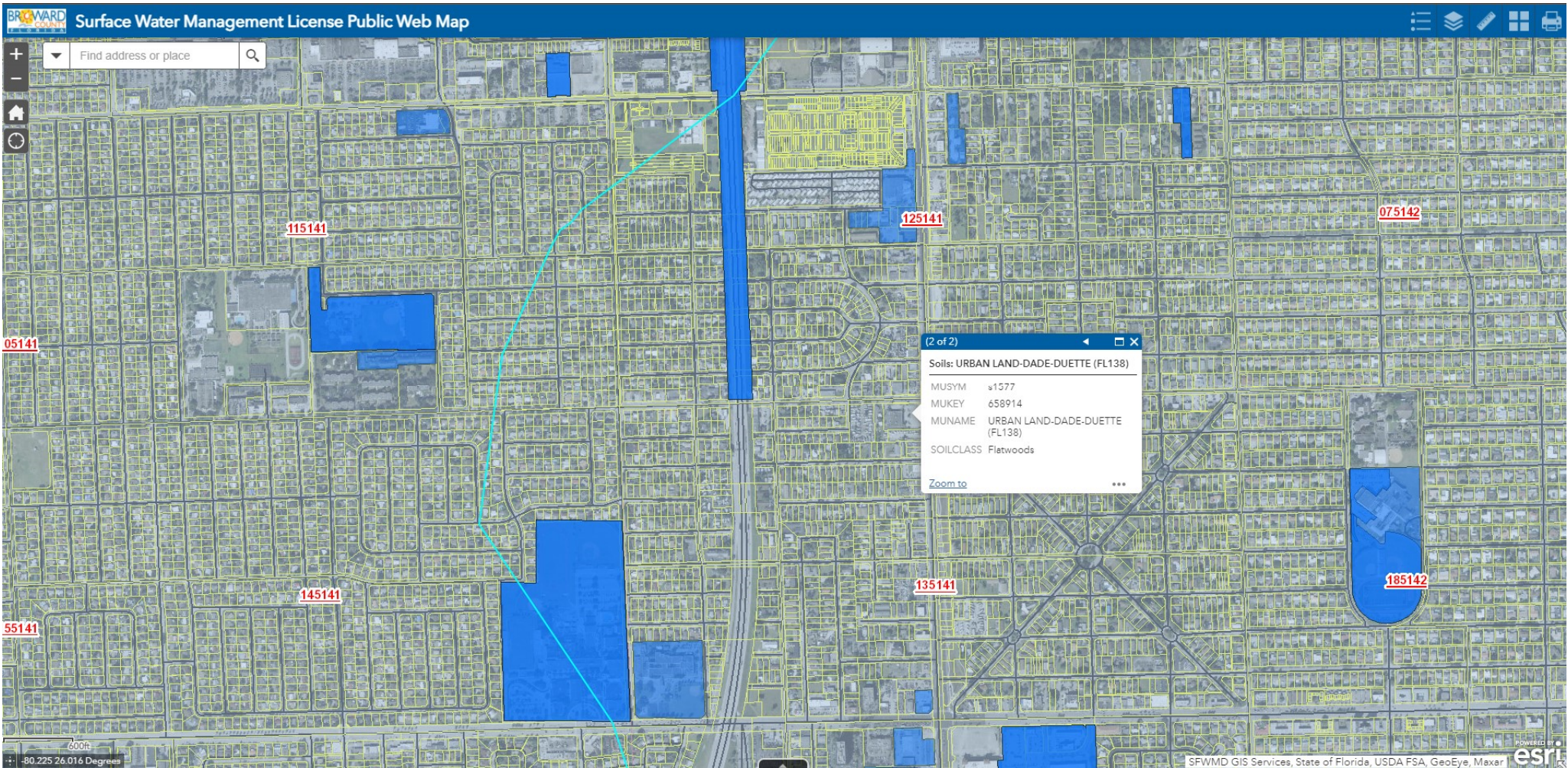
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## **APPENDIX C**

### **BROWARD COUNTY GENERAL SOIL MAP**

**Preliminary**  
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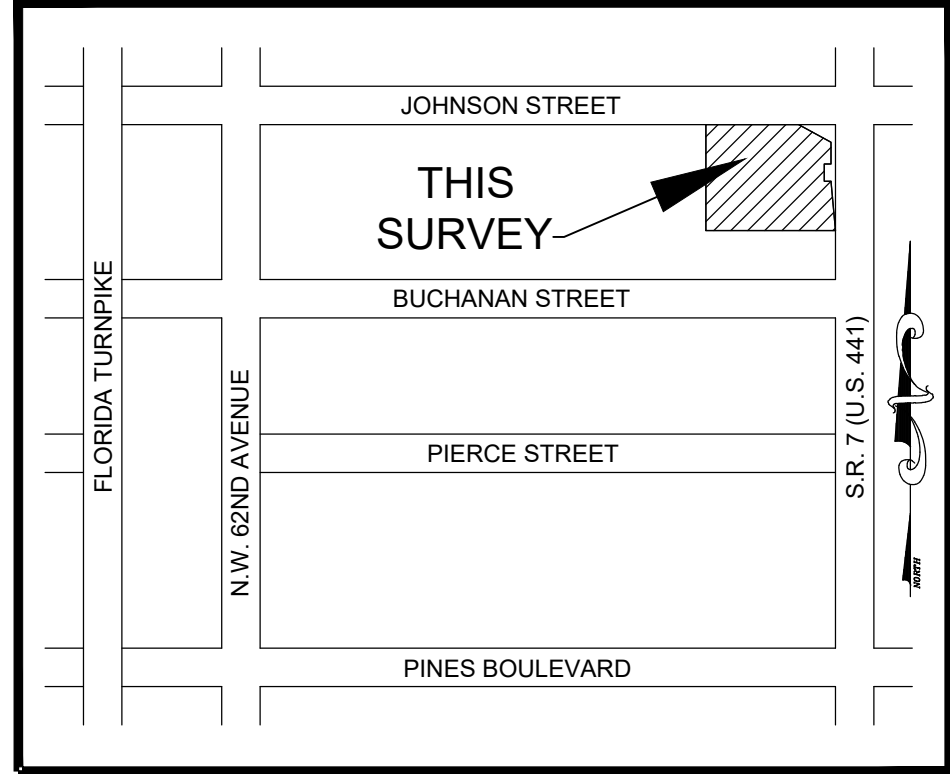
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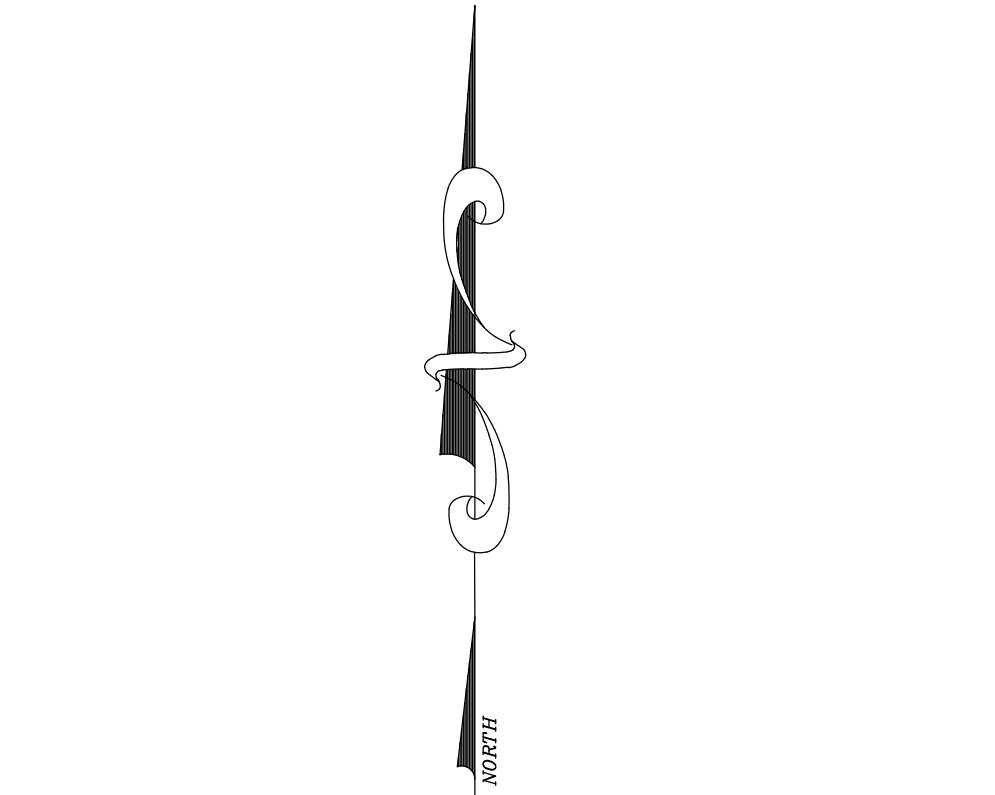
## **APPENDIX D**

### **PRE-DEVELOPMENT CONDITION SURVEY**

























NOT TO SCALE


















( IN FEET )  
1 inch = 30 ft.

STRUCTURE	RIM ELEV	PIPE SIZE & TYPE	INVERT ELEV	BOTTOM OF BOX	COMMENT
DRAINAGE MANHOLE-1	9.37'	8" RCP	N/A (NE)		BOTTOMLESS STRUCTURE
DRAINAGE MANHOLE-2	9.25'	12" RCP 12" RCP	N/A(N) 6.43' (S)		BOTTOMLESS STRUCTURE
DRAINAGE MANHOLE-3	10.34'	18" RCP	2.22'(S)	1.92'	
CATCH BASIN-1	8.99'	8" RCP	7.05'(SW)	5.49'	
CATCH BASIN-2	8.90'	12" RCP	6.87'(S)	3.04'	
CATCH BASIN-3	8.95'	12" RCP	7.01'(N)	5.90'	
CATCH BASIN-4	8.66'	12" RCP 2" PVC	6.84'(N) 8.90'(S)	6.74'	
CURB INLET-1	9.78'	18" RCP 18" RCP	2.81'(N) 2.85'(E)	2.46'	RIM ELEVATION IS THE RIM OF THE MANHOLE
CURB INLET-2	10.06'	18" RCP 18" RCP	2.91'(N) 2.71'(E)	2.19'	RIM ELEVATION IS THE RIM OF THE MANHOLE
CURB INLET-3	9.58'	18" RCP 18" RCP	2.08'(N) 2.08'(S)	1.68'	
CURB INLET-4	8.93'	18" RCP 18" RCP	1.63'(N) 4.69'(S)	0.84'	
CURB INLET-5	9.19'	18" RCP 18" RCP	0.88'(E) 4.88'(N)	4.56'	
CURB INLET-6	9.81'	18" RCP	6.61'(W)	2.55'	
CURB INLET-7	10.06'	18" RCP	3.22'(S) 2.93'(S)	2.56'	

B.C.R.	BROWARD COUNTY RECORDS
BM	BENCHMARK
CB	CATCH BASIN
CI	CURB INLET
CL	CHAIN LINK FENCE
CONC	CONCRETE
DMH	DRAINAGE MANHOLE
ELEV	ELEVATION
FND	FOUND
FP&L	FLORIDA POWER AND LIGHT COMPANY
GIS	GEOGRAPHIC INFORMATION SYSTEM
ICV	IRRIGATION CONTROL VALVE
IN.	INSTRUMENT NUMBER
IN.V.	INVERT
IRC	IRON ROD WITH CAP
LB	FLORIDA LICENSED BUSINESS NUMBER
(M)	MEASURED
NAVDO	NORTH AMERICAN VERTICAL DATUM OF 1988
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
PAGE	PAGE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
"TYP"	TYPICAL

	BELL SOUTH MANHOLE
	BENCHMARK
	BOLLARD
	CATCH BASIN
	CLEANOUT
	DOUBLE POST SIGN
	ELECTRIC HAND HOLE
	FIRE HYDRANT
	GREASE MANHOLE
	GUY WIRE ANCHOR
	IRRIGATION CONTROL VALVE
	IRON PIPE
	IRON ROD
	MAIL BOX
	METAL LIGHT POLE
	METAL LIGHT POLE
	METAL LIGHT POLE
	SINGLE POST SIGN
	STORM DRAIN MANHOLE
	TRAFFIC SIGNAL BOX

	WATER METER
	WATER VALVE
	HARD SURFACE ELEVATION
	SOFT SURFACE ELEVATION
	CONCRETE
	WOOD
	CHAIN LINK FENCE
	WOOD FENCE
	PAINT MARK BELL SOUTH LINE
	PAINT MARK ELECTRIC LINE
	PAINT MARK GAS LINE
	PAINT MARK STREET LIGHTING
	PAINT MARK TRAFFIC SIGNAL LINE
	PAINT MARK UNKNOWN LINE
	PAINT MARK WATER LINE

Preliminary



**KEITH**

301 EAST ATLANTIC BOULEVARD  
POMPANNO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: [mail@KEITHteam.com](mailto:mail@KEITHteam.com) LB NO. 6860

## ALTA/NSPS LAND TITLE SURVEY

A PORTION OF LOTS 11 AND 12, PINE RIDGE ESTATES  
PLAT BOOK 24, PAGE 10, B.C.R.  
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

SHEET 2 OF 2  
PROJECT NUMBER  
11074.01

[illegible]

DATE 1/22/2021  
SCALE 1" = 30'  
FIELD BOOK 587  
DRAWN BY S.M.  
CHECKED BY T.G.

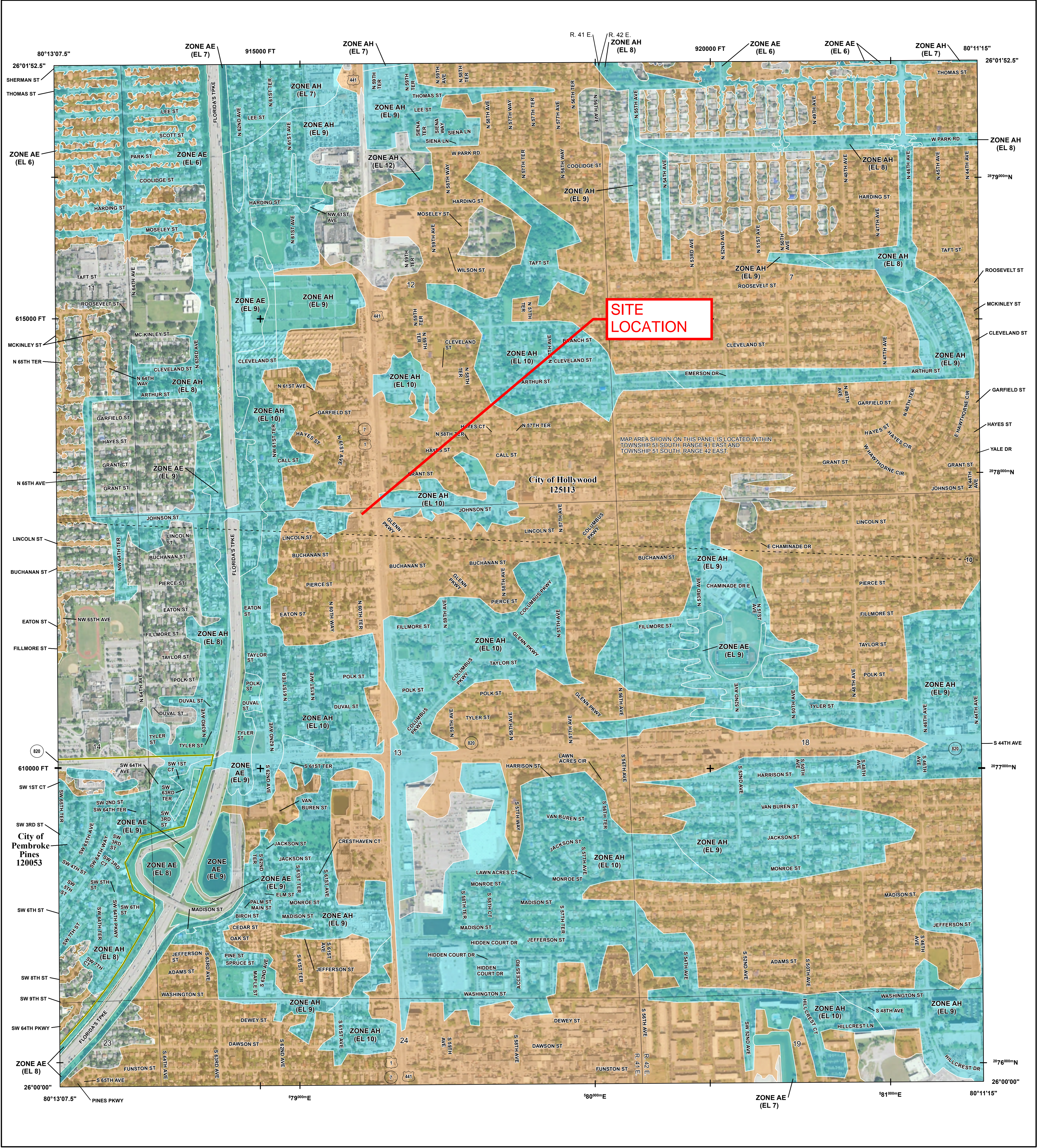


## **APPENDIX E**

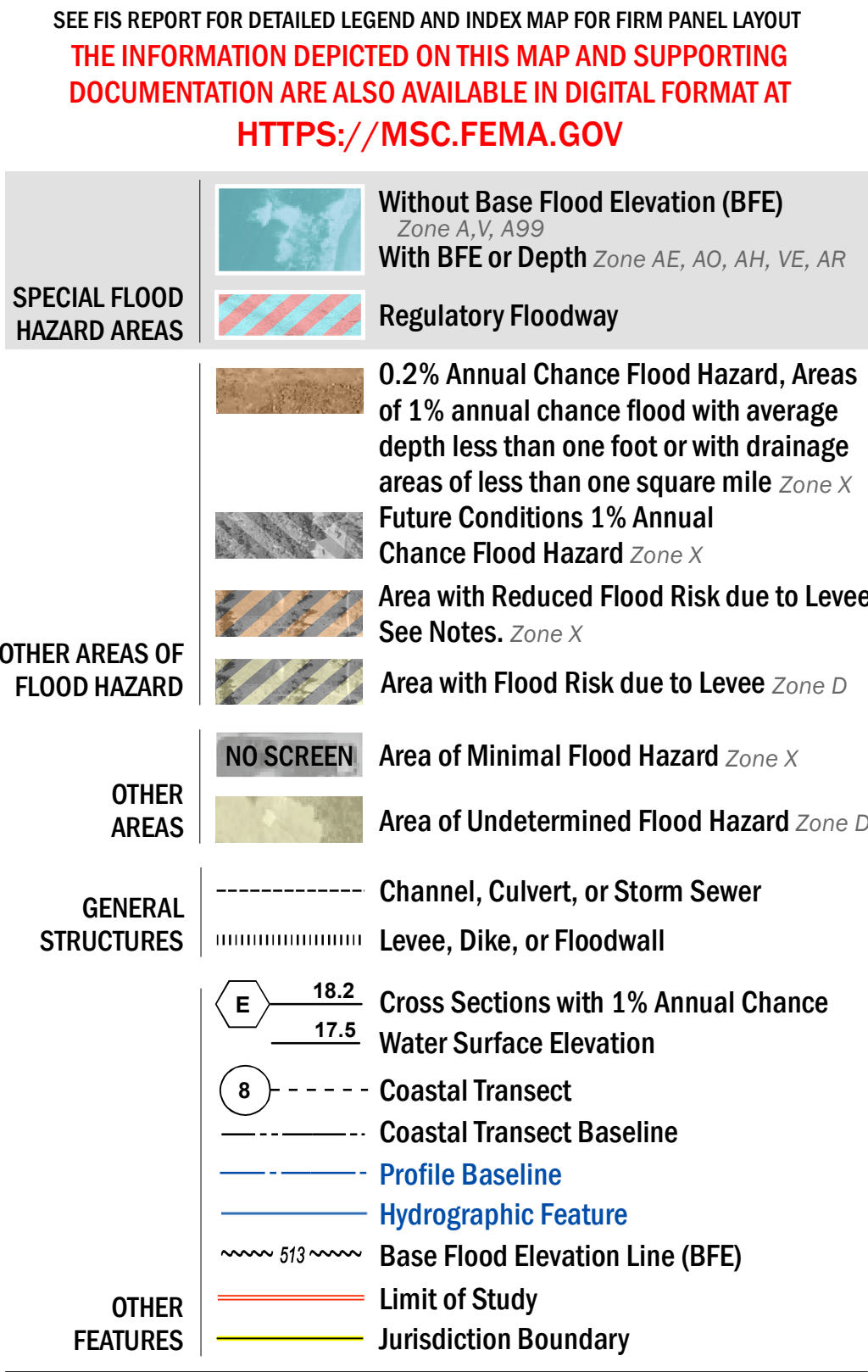
### **FEMA FLOOD INSURANCE RATE MAP**

**Preliminary**  
05/14/2021 8:29:27 PM





FLOOD HAZARD INFORMATION



NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

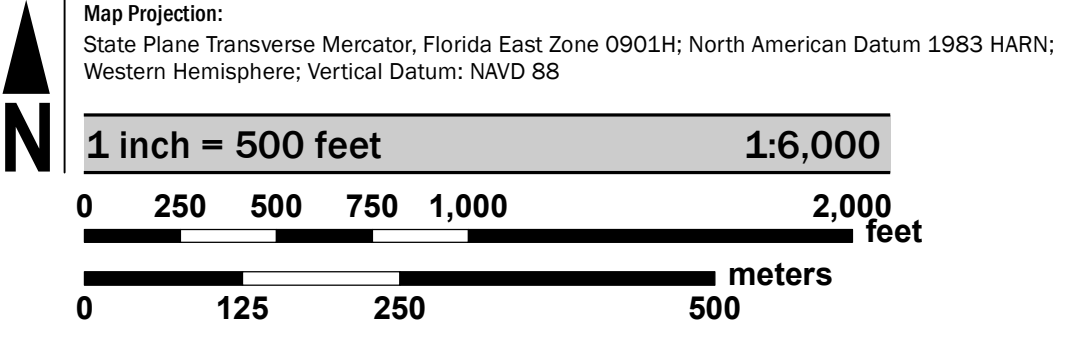
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

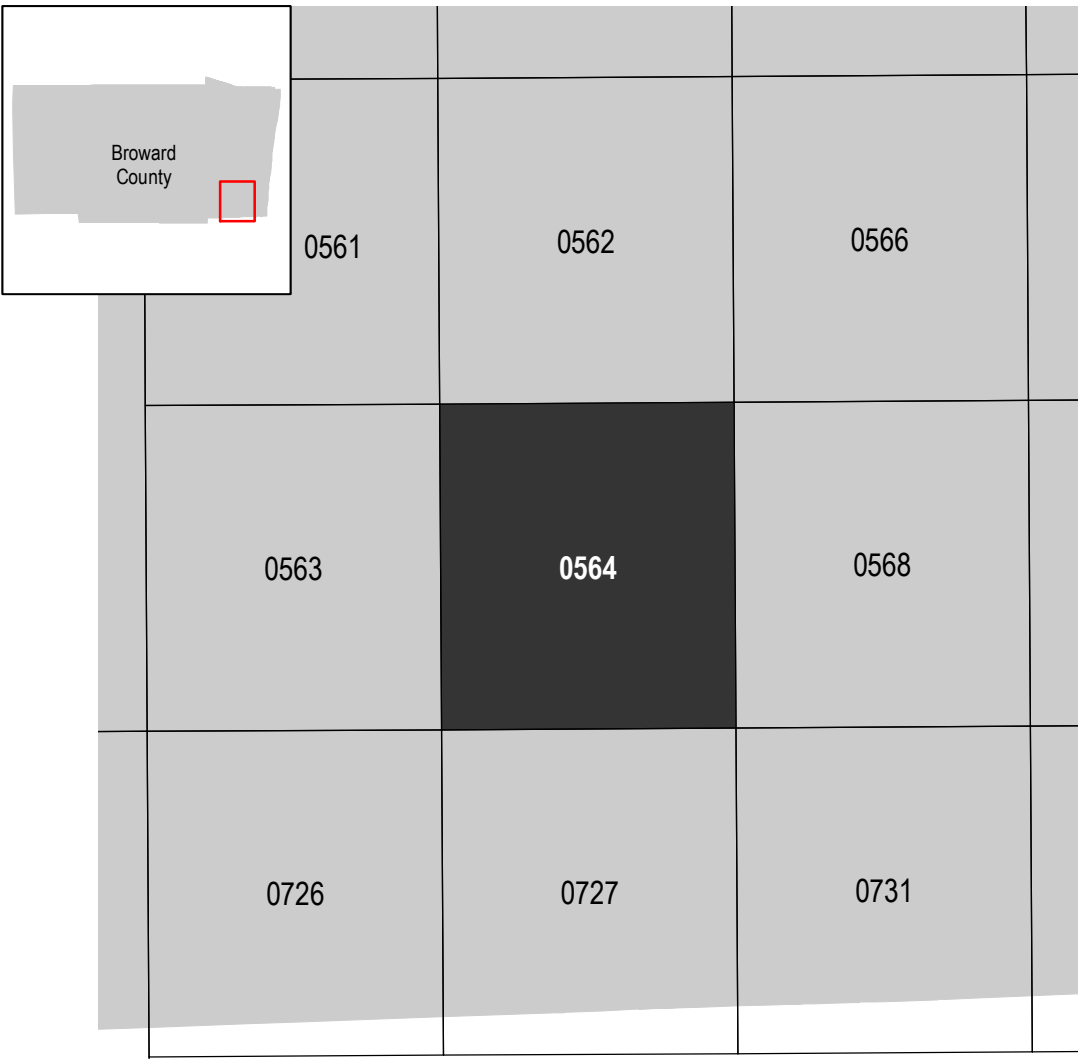
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided by Broward County, dated 2003, 2004, 2009, and 2013; the U.S. Census Bureau, dated 2019; and the U.S. Department of Agriculture, dated 2018.

SCALE



PANEL LOCATOR



**National Flood Insurance Program**

**NATIONAL FLOOD INSURANCE PROGRAM**  
**FLOOD INSURANCE RATE MAP**

**BROWARD COUNTY, FLORIDA**  
and Incorporated Areas

PANEL 564 OF 751

Panel Contains:  
COMMUNITY: HOLLYWOOD, CITY OF; PEMBROKE PINES, CITY OF  
NUMBER: 125113; 120053  
PANEL: 0564  
SUFFIX: J, J

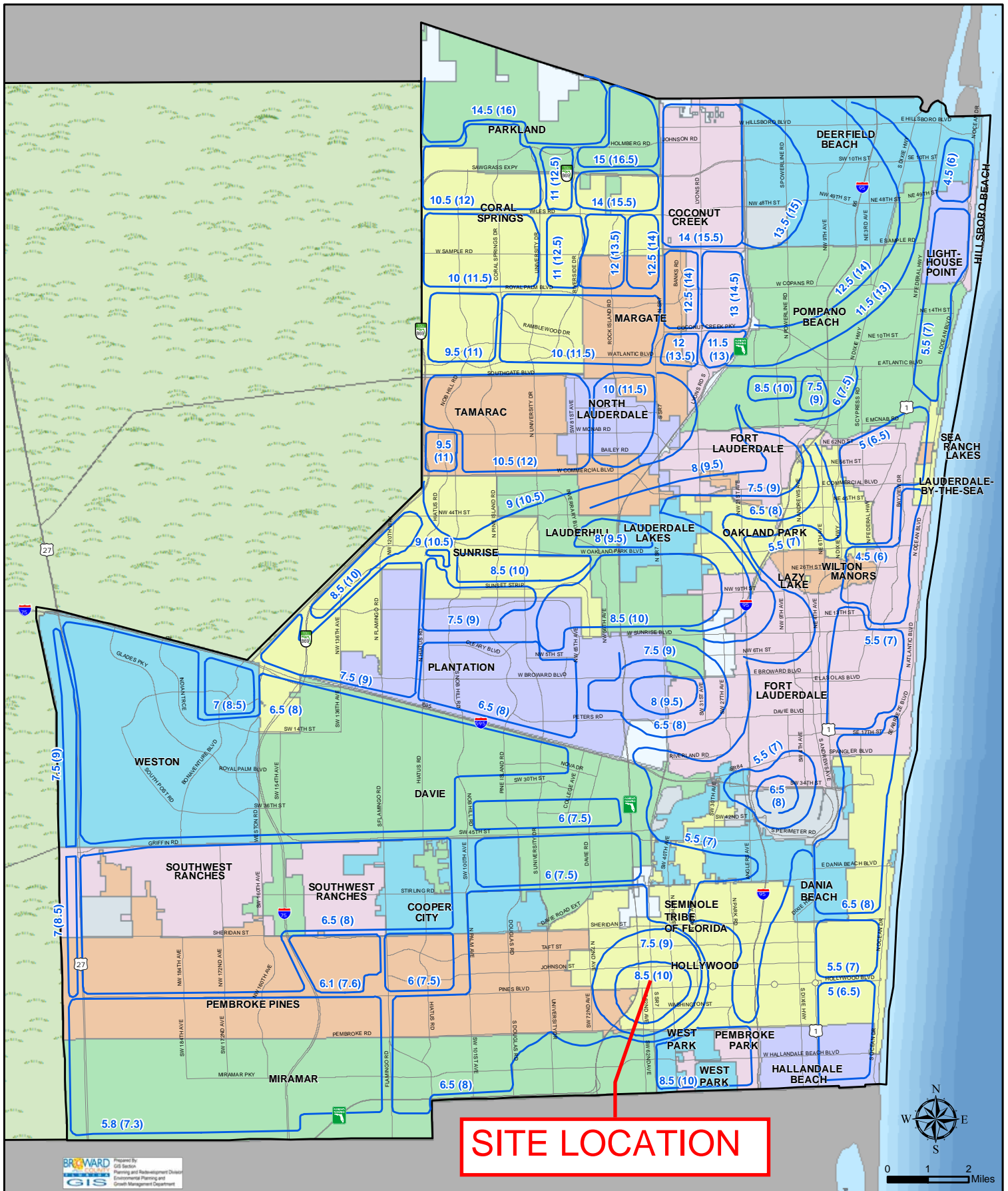
**PRELIMINARY**  
**12/31/2019**

VERSION NUMBER: 2.6.3.5  
MAP NUMBER: 12011C0564J  
MAP REVISED:



## **APPENDIX F**

### **BROWARD COUNTY 100 YEAR FLOOD ELEVATION**



**SITE LOCATION**

**100 Year Flood Contours NAVD (NGVD)**  
**Example: 6.5 (8)**

This map is for conceptual purposes only and should not be used for legal boundary determinations.

Elevations converted from NGVD to NAVD using the FEMA approved conversion factor for Broward County of (-)1.5, based on 1997 FEMA Flood Data

## **APPENDIX G**

### **SOUTH FLORIDA WATER MANAGEMENT DISTRICT RAINFALL MAPS**

Appendix C: Isohyetal Maps  
from SFWMD Technical Memorandum, *Frequency Analysis of One and Three Day  
Rainfall Maxima for central and southern Florida*, Paul Trimble, October 1990.

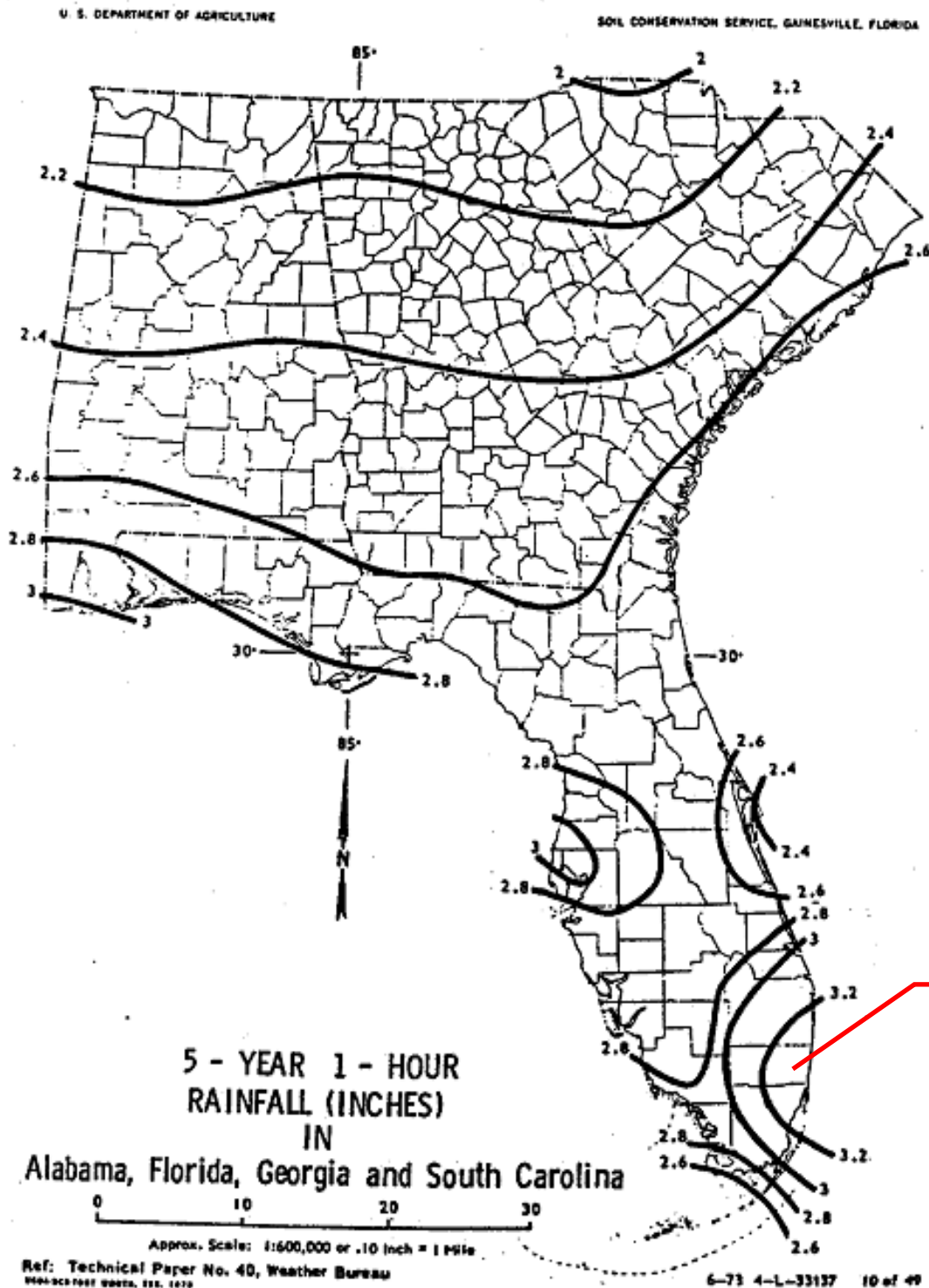


Figure C-1

A-11  
Preliminary

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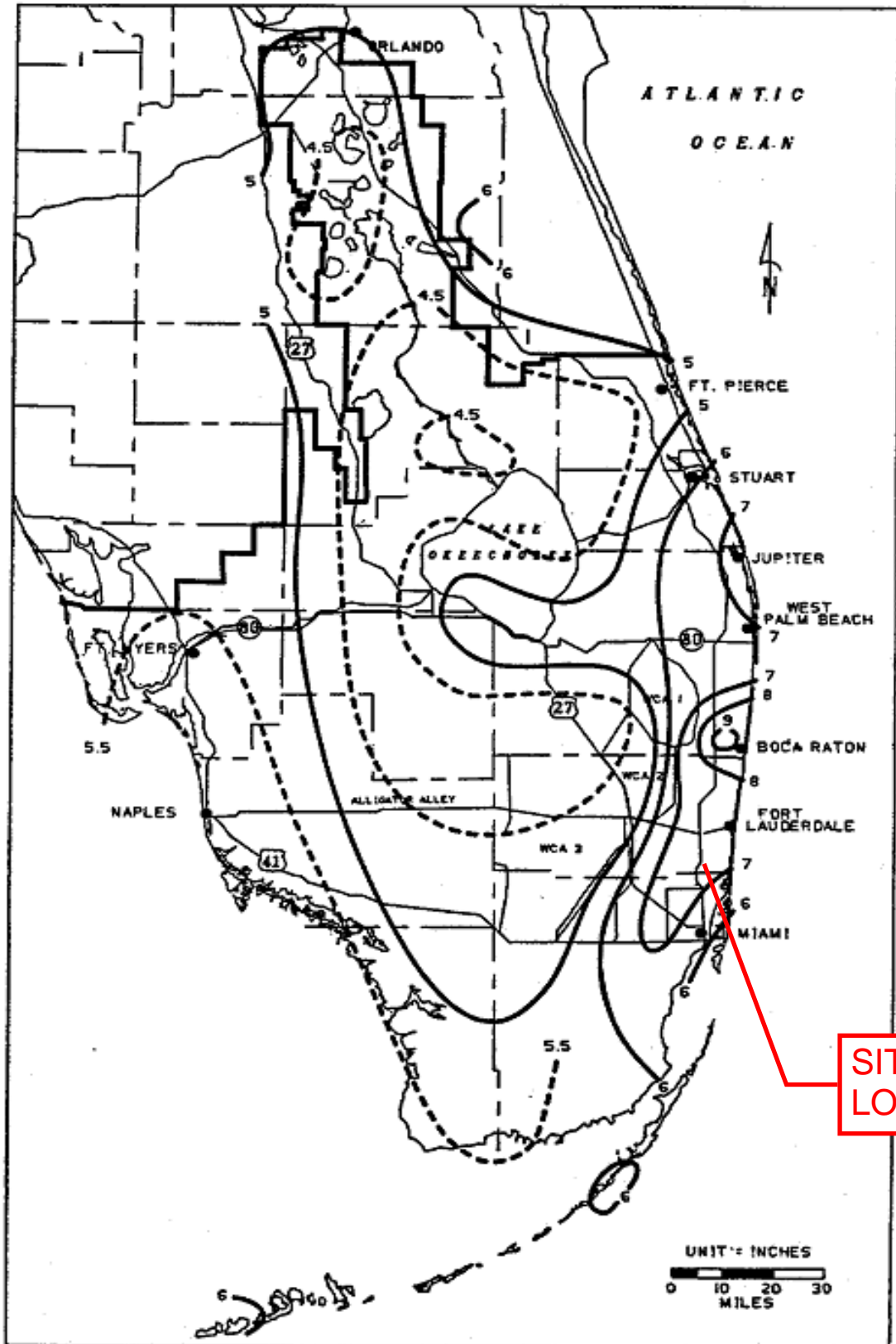


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

A-13  
**Preliminary**

05/14/2021 8:29:27 PM

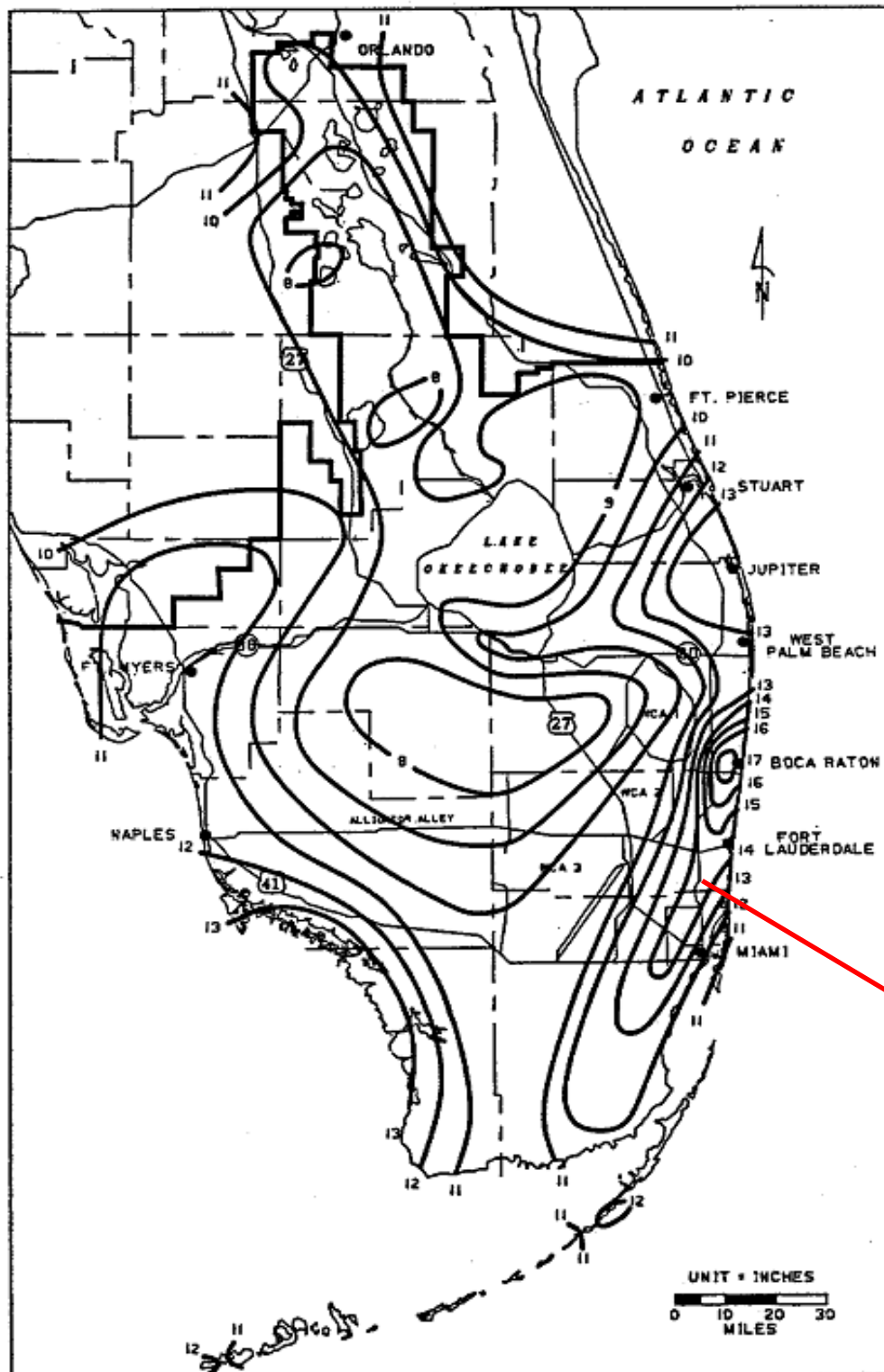


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

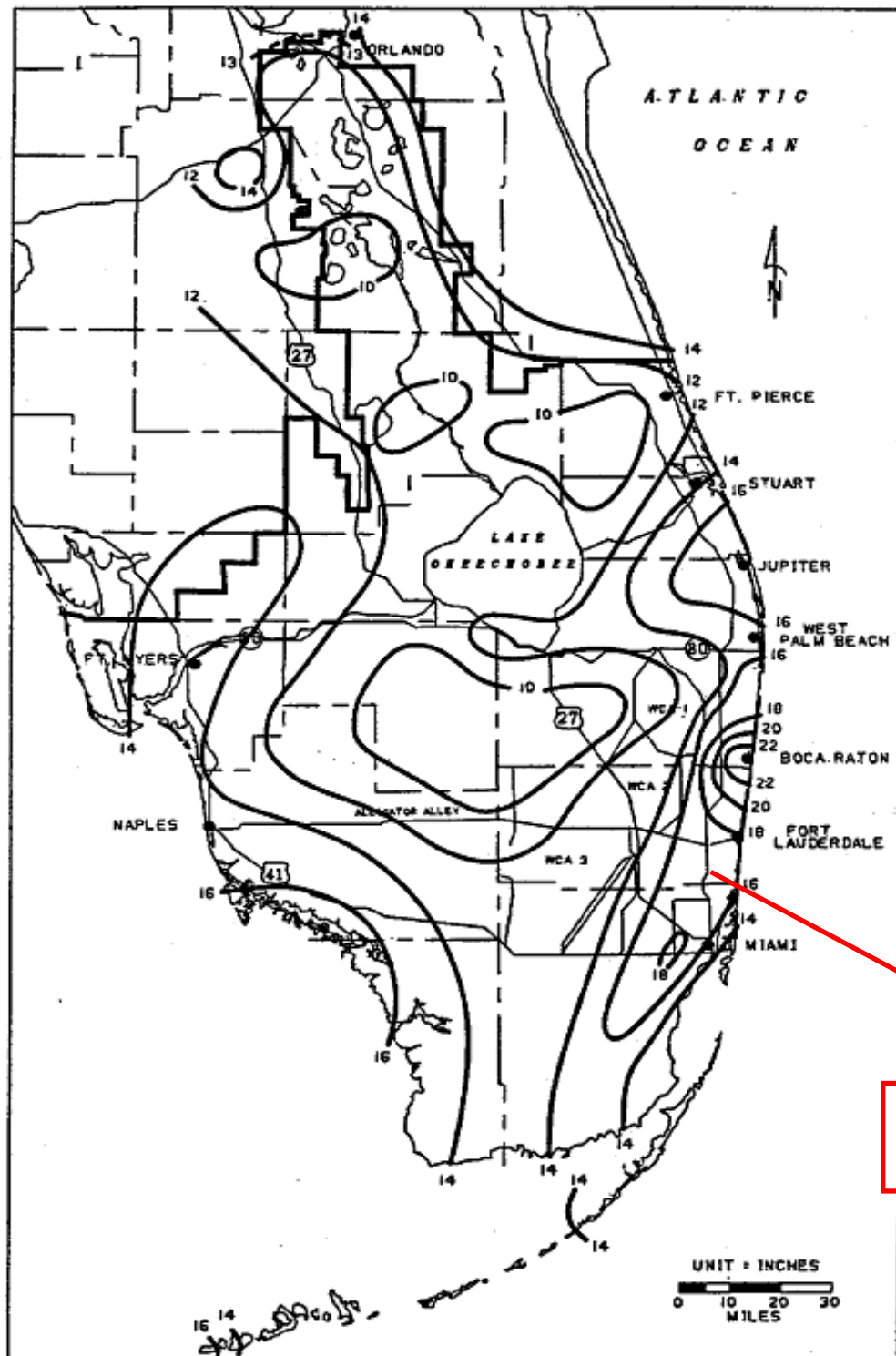


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD



August 3, 2020

Keith M. Poliakoff  
Saul, Ewing, Arnstein & Lehr, LLP  
200 East Las Olas Boulevard, Suite 1000  
Fort Lauderdale, Florida 33301

Dear Mr. Poliakoff:

Re: Platting requirements for a parcel legally described as the East 110 feet of Lot 11 and all of Lot 12, 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, less portions of said Lots for right-of-way purposes. This parcel is generally located on the southwest corner of Johnson Street and State Road 7/US 441, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.



**Keith M. Poliakoff**  
**August 3, 2020**  
**Page Two**

The subject parcel is less than 10 acres (approximately 3.11 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Planning Council staff notes that when a specifically delineated parcel (i.e. Lot 12) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. the East 110 feet of Lot 11) or vacated right-of-way, Policy 2.13.1 of the Broward County Land Use Plan does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; in this case the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Christina Evans, Planner, at your convenience.

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:CME

cc: Dr. Wazir Ishmael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood



The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

**SITE PLAN**  
**SBBC-3035-2021**  
**Municipality Number: TBD**

**Pinnacle 441**  
**March 22, 2021**



Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

# PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
<b>Date:</b> March 22, 2021	<b>Single-Family:</b>		Elementary: 2
<b>Name:</b> Pinnacle 441	<b>Townhouse:</b>		Middle: 2
<b>SBBC Project Number:</b> SBBC-3035-2021	<b>Garden Apartments:</b>		
<b>County Project Number:</b> N/A	<b>Mid-Rise:</b> 113		High: 4
<b>Municipality Project Number:</b> TBD	<b>High-Rise:</b>		
<b>Owner/Developer:</b> Lantz & Zell	<b>Mobile Home:</b>		Total: 8
<b>Jurisdiction:</b> Hollywood	<b>Total:</b> 113		

## SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
West Hollywood Elementary	687	776	484	-203	-9	70.5%	2
Apollo Middle	1,558	960	1,397	-161	2	89.7%	2
Mcarthur High	2,330	829	2,090	-342	-13	85.9%	4

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				21/22	22/23	23/24	24/25	25/26
West Hollywood Elementary	486	-171	70.7%	522	521	496	481	488
Apollo Middle	1,399	34	89.8%	1,395	1,383	1,370	1,382	1,403
Mcarthur High	2,094	-338	86.1%	2,073	2,073	2,082	2,087	2,057

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

\*This number represents the higher of: 100% gross capacity or 110% permanent capacity. \*\*The first Monday following Labor Day. \*\*\*Greater than 100% exceeds the adopted Level of Service (LOS).

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2020-21 Contract Permanent Capacity	2020-21 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				21/22	22/23	23/24
Bridge Prep Academy Of Broward K-8	1,000	21	-979	21	21	21
Bridge Prep Academy Of Hollywood Hills	500	361	-139	361	361	361

## PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
West Hollywood Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Apollo Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Mcarthur High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.



## Comments

The applicant indicates that there are no residential units on the site. Staff reviewed the plat for 113 midrise units, which will generate 8 (2 elementary, 2 middle and 4 high school) students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2020/21 school year include West Hollywood Elementary, Apollo Middle and McArthur High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all three schools are operating below the adopted Level Of Service standard (LOS), which is established as the higher of: 110% permanent Florida Inventory of School Houses (FISH) capacity or 100% gross capacity. Also, incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2020/21-2022/23), these schools are expected to maintain their current status through the 2022/23 school year. Additionally, the school capacity or FISH for the impacted schools reflects compliance with the class size constitutional amendment.

Information regarding charter schools located within a two-mile radius of the site in the 2021/22 school year is depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2020/21 to 2020/24/25 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the project as proposed. This preliminary determination shall be valid for 180 day for a maximum of 113 midrise units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on September 17, 2021. This determination shall be deemed to be void unless prior to the referenced expiration of the preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

**SBBC-3035-2021 Meets Public School Concurrency Requirements**

☒ Yes ☐ No

Reviewed By:

3/22/2021

Date

*Lisa Wight*

Signature

Lisa Wight

Name

Planner

Title