

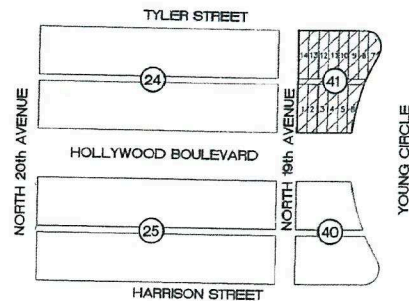
SOLESTE LA PIAZZA

HOLLYWOOD
22-STORY MIXED-USE DEVELOPMENT
NEW DEVELOPMENT FOR:

PROJECT SUMMARY:	
	TOTAL
RESIDENTIAL UNITS	371 UNITS
RETAIL AREA	6,720 S.F.
OFFICE AREA	2,008 S.F.
PARKING SPACES	513 SPACES
BUILDING HEIGHT	22 STORIES

ZONING ANALYSIS

ZONING DISTRICT	GOVERNMENT USE DISTRICT (GU)		PARKING REQUIREMENTS				
FUTURE LAND USE	REGIONAL ACTIVITY CENTER (RAC)		RETAIL, RESTAURANT OR COMMERCIAL	AREA / UNITS	MINIMUM	MAXIMUM	PROPOSED
CORE	DOWNTOWN CORE OPPORTUNITY ZONE			6,720 s.f.	EXEMPT		0 SPACES
CORE DISTRICT	YOUNG CIRCLE DISTRICT		OFFICES	2,008 s.f.	2.5 PER 1,000 s.f. (5 SPACES)	5 PER 1,000 s.f. (11 SPACES)	5 SPACES
ZONING CLASSIFICATION	REQUIRED / PERMITTED	PROPOSED	MULTI-FAMILY RESIDENTIAL	185 UNITS (STUDIO & 1BD UNIT)	1 PER UNIT FOR 1-BD UNITS (185 SPACES)	2.5 PER UNIT FOR 1-BD UNITS (463 SPACES)	
LOT AREA (NET)	-	44,003 sf. (1.01 ACRES)	MULTI-FAMILY RESIDENTIAL	188 UNITS (180 + DEN THRU 3BD UNIT)	1.5 PER UNIT FOR 1-BD UNITS (282 SPACES)	2.5 PER UNIT FOR 1-BD UNITS (470 SPACES)	
LOT AREA (GROSS)	-	±95,724 sf (2.20 ACRES)	VISITORS (RESIDENTIAL)	373 UNITS	1 PER 10 UNITS (38 SPACES)	1 PER 5 UNITS (75 SPACES)	38 SPACES
LOT WIDTH	-	255'-0"	TOTAL SINGLE SPACES	-	-	-	375 SPACES
LOT DEPTH	-	207'-4" VARIES	TOTAL TANDEM SPACES (ASSIGNED TO 2BD & 3BD UNITS)	-	-	-	84 SPACES
FAR (BASED ON GROSS LOT AREA)	5.5 MAX (526,482 s.f.)	4.2 (±406,058 s.f.)	ADA PARKING SPACES	-	9	-	9 SPACES
BUILDING HEIGHT	230' 0" MAX.	22 STORIES (228'-4")	SUB-TOTAL	-	510 SPACES MIN.	1,019 SPACES MAX.	468 TOTAL SPACES
DENSITY	-	373 UNITS	ON-STREET PARKING	-	-	-	+45 SPACES
DWELLING UNIT SIZE	400 s.f. MIN.	410 s.f.	TOTAL	-	510 SPACES MIN.	1,019 SPACES MAX.	513 TOTAL SPACES
CUMULATE AVERAGE SIZE	650 s.f. MIN.	±794 s.f.	SPACES DESIGNATED TO RETAIL	3,639 s.f.	EXEMPT	-	4 LOADING SPACES
TOWER LENGTH	300' 0" MAX.	238' 9"	MULTI-FAMILY RESIDENTIAL	373 UNITS	50-100 UNITS - 1 + 1 SPACE PER 100 UNITS (4 SPACES)	-	-
TOWER FLOOR PLATE	45,000 s.f. MAX.	25,041 s.f.					
TOWER FLOOR PLATE (AVERAGE)	24,000 s.f. MAX.	±22,000 s.f.					
SETBACKS							
YOUNG CIRCLE							
BASE (GROUND FLOOR TO 75'-0")	10'-0"	10'-0"					
TOWER (ABOVE 75'-0" TO 135'-0")	10'-0"	10'-0"					
TOWER (ABOVE 135'-0")	10'-0"	10'-0"					
TYLER STREET							
BASE (GROUND FLOOR TO 75'-0")	10'-0"	10'-0"					
TOWER (ABOVE 75'-0" TO 135'-0")	10'-0"	10'-0"					
TOWER (ABOVE 135'-0")	10'-0"	10'-0"					
HOLLYWOOD BOULEVARD							
BASE (GROUND FLOOR TO 75'-0")	MATCH ADJACENT OR 0'-0"	5'-0"					
TOWER (ABOVE 75'-0" TO 135'-0")	MATCH GROUND FLOOR	5'-0"					
TOWER (ABOVE 135'-0")	MATCH GROUND FLOOR	5'-0"					
19th AVENUE							
BASE (GROUND FLOOR TO 75'-0")	NON-RESIDENTIAL: 10'-0" RESIDENTIAL: 15'-0"	10'-0"					
TOWER (ABOVE 75'-0" TO 135'-0")		10'-0"					
TOWER (ABOVE 135'-0")	130'-0" MAX OFFSET	SEE TYPICAL TOWER PLAN					



1 LOCATION MAP

FAR BREAKDOWN			
	AREA	LEVELS	TOTAL AREA
GROUND FLOOR	18,024 sq. ft.	1	18,024 sq. ft.
SECOND FLOOR	1,892 sq. ft.	1	1,892 sq. ft.
3RD-9TH	14,561 sq. ft.	7	101,927 sq. ft.
10TH FLOOR	23,035 sq. ft.	1	23,035 sq. ft.
11TH-14TH	24,805 sq. ft.	4	99,220 sq. ft.
15TH-22ND	20,245 sq. ft.	8	161,960 sq. ft.
		22	406,058 sq. ft.
FAR PERMITTED			526,482 sq. ft.

PARKING REQUIREMENTS				
REQUIRED	UNITS		Units	Parking
	1 Space / BEDROOM	2 Space / BEDROOM		
Residential	1	1.5	25	25
	1	1.5	159	159
	1.5	1.5	53	79.5
	1.5	1.5	71	106.5
	1.5	1.5	50	75
	1.5	1.5	13	19.5
TOTAL SPACES				465

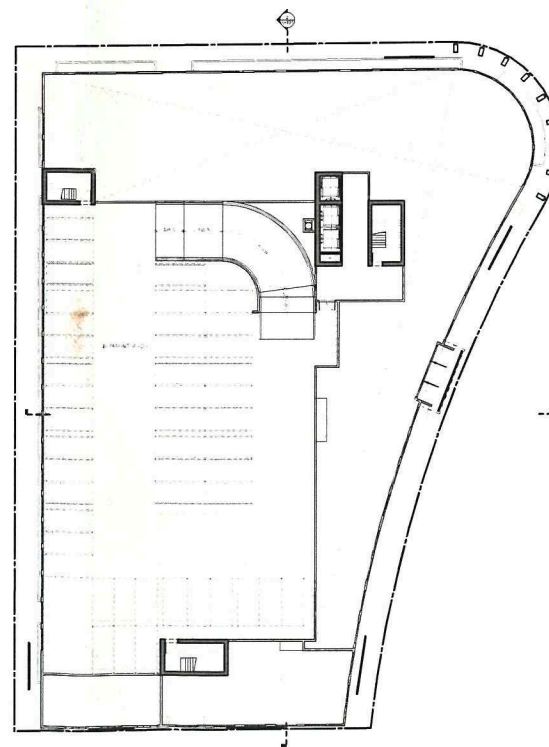
PARKING BREAKDOWN							
	ON-STREET	HC	SINGLE	TANDEM	SUB-TOTAL	LEVELS	TOTAL
GROUND FLOOR	45	4	18	14	81	1	81
2ND FLOOR	0	0	34	12	46	1	46
3RD-7TH FLOOR	0	1	45	10	56	5	280
8TH FLOOR	0	0	52	4	56	1	56
9TH FLOOR	0	0	46	4	50	1	50
TOTAL	45	9	375	84			513

UNIT BREAKDOWN									
	STUDIO	1BR	1BR/DEN	2 BR	2BR/DEN	3-BR	SUB-TOTAL	LEVELS	TOTAL
GROUND FLOOR	0	0	0	0	0	0	0	1	0
2ND FLOOR	0	0	0	0	0	0	0	1	0
3RD-9TH	1	6	1	3	1	0	12	7	84
10TH FLOOR	2	5	2	2	3	1	15	1	15
11TH-14TH	4	8	5	4	4	1	26	4	104
15TH-22ND	0	10	3	4	3	1	21	8	168
	0	0	0	0	0	0	0	0	0
TOTAL	25	159	53	71	50	13		22	371
	7%	43%	14%	19%	13%	4%			

PARKING BREAKDOWN							
	ON-STREET	HC	SINGLE	TANDEM	SUB-TOTAL	LEVELS	TOTAL
GROUND FLOOR	45	4	18	14	81	1	81
2ND FLOOR	0	0	34	12	46	1	46
3RD-7TH FLOOR	0	1	45	10	56	5	280
8TH FLOOR	0	0	52	4	56	1	56
9TH FLOOR	0	0	46	4	50	1	50
TOTAL	45	9	375	84			513



NORTHEAST VIEW



B SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"



A OVERALL GROUND FLOOR PLAN
SCALE: 1/32" = 1'-0"

SOLESTE
LAPIAZZA
HOLLYWOOD

DEVELOPER:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

MEP ENGINEER:

STRUCTURAL ENGINEER:

NEW DEVELOPMENT FOR:
SOLESTE VILLAGE
HOLLYWOOD

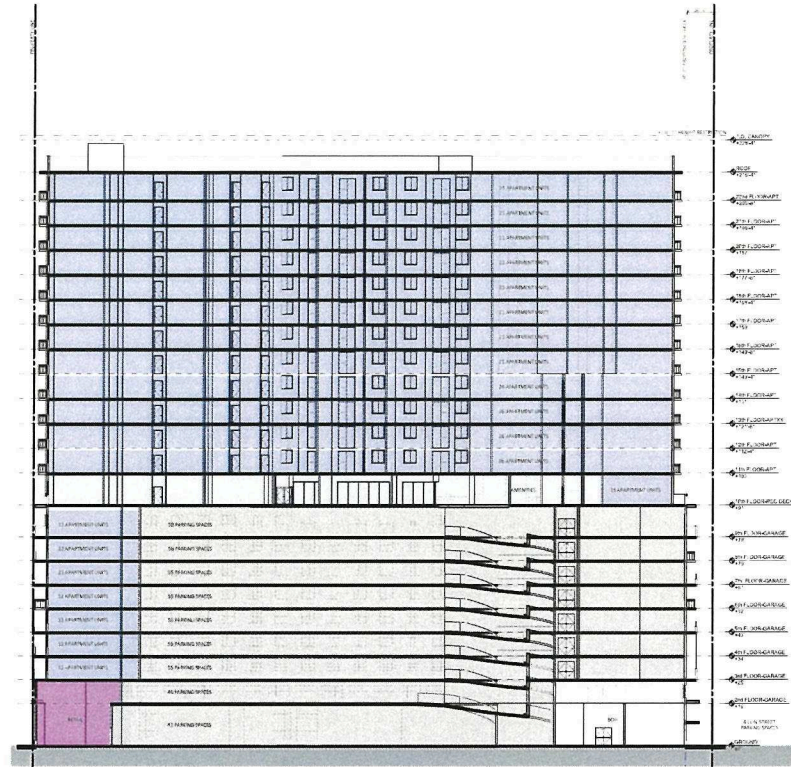
1845 - HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

REVISIONS:

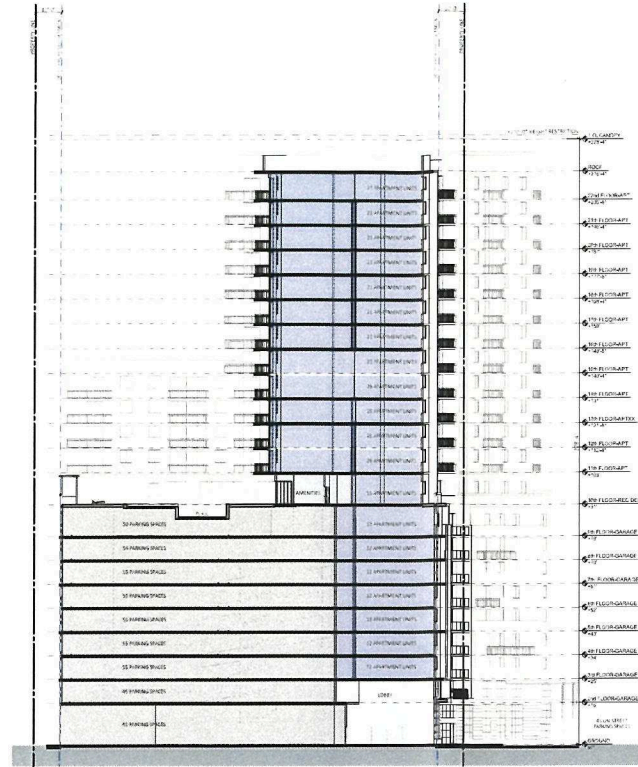
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ARCHITECT OF RECORD
OMAR MORALES AIA
AA0303681

PROJECT NO. 22-0301 TITLE FLOOR PLANS
DATE MARCH 1, 2022
SCALE AS SHOWN DRAWING NO. A-100



2 BUILDING SECTION
SCALE: 1/32" = 1'-0"



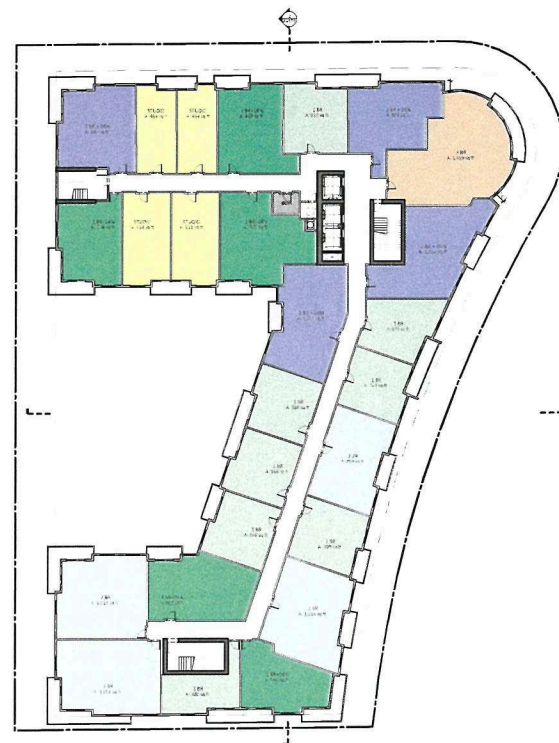
1 BUILDING SECTION
SCALE: 1/32" = 1'-0"



NORTHEAST VIEW



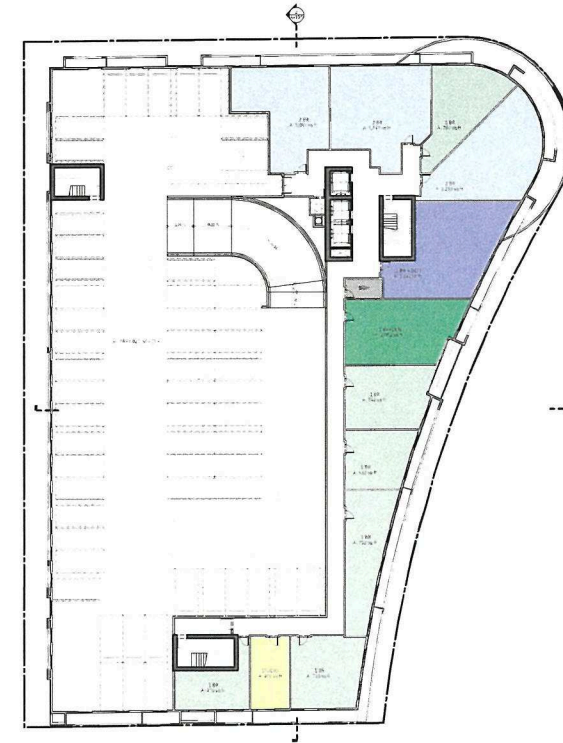
F TYPICAL APARTMENT FLOOR PLAN (LEVELS 15-22)
SCALE: 1/32" = 1'-0"



E TYPICAL APARTMENT FLOOR PLAN (LEVELS 11-14)
SCALE: 1/32" = 1'-0"



D 10TH FLOOR (REC DECK) FLOOR PLAN
SCALE: 1/32" = 1'-0"



C TYPICAL GARAGE FLOOR PLAN (LEVELS 3-9)
SCALE: 1/32" = 1'-0"

SOLESTE
LAPIAZZA
HOLLYWOOD

DEVELOPER:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

MEP ENGINEER:

STRUCTURAL ENGINEER:

NEW DEVELOPMENT FOR:
SOLESTE VILLAGE
HOLLYWOOD

1845 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

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ARCHITECT OF RECORD
OMAR MORALES AIA
AA-3014831

PROJECT NO: 22-0301 TITLE: FLOOR PLANS, MASSING & SECTIONS
DATE: MARCH 1, 2022
SCALE: AS SHOWN DRAWING NO: A-101



A EAST ELEVATION
SCALE: 1/16" = 1'-0"

**SOLESTE
LA PIAZZA
HOLLYWOOD**

DEVELOPER:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

MEP ENGINEER:

STRUCTURAL ENGINEER:

NEW DEVELOPMENT FOR:

**SOLESTE
VILLAGE
HOLLYWOOD**

1845 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

REVISIONS:

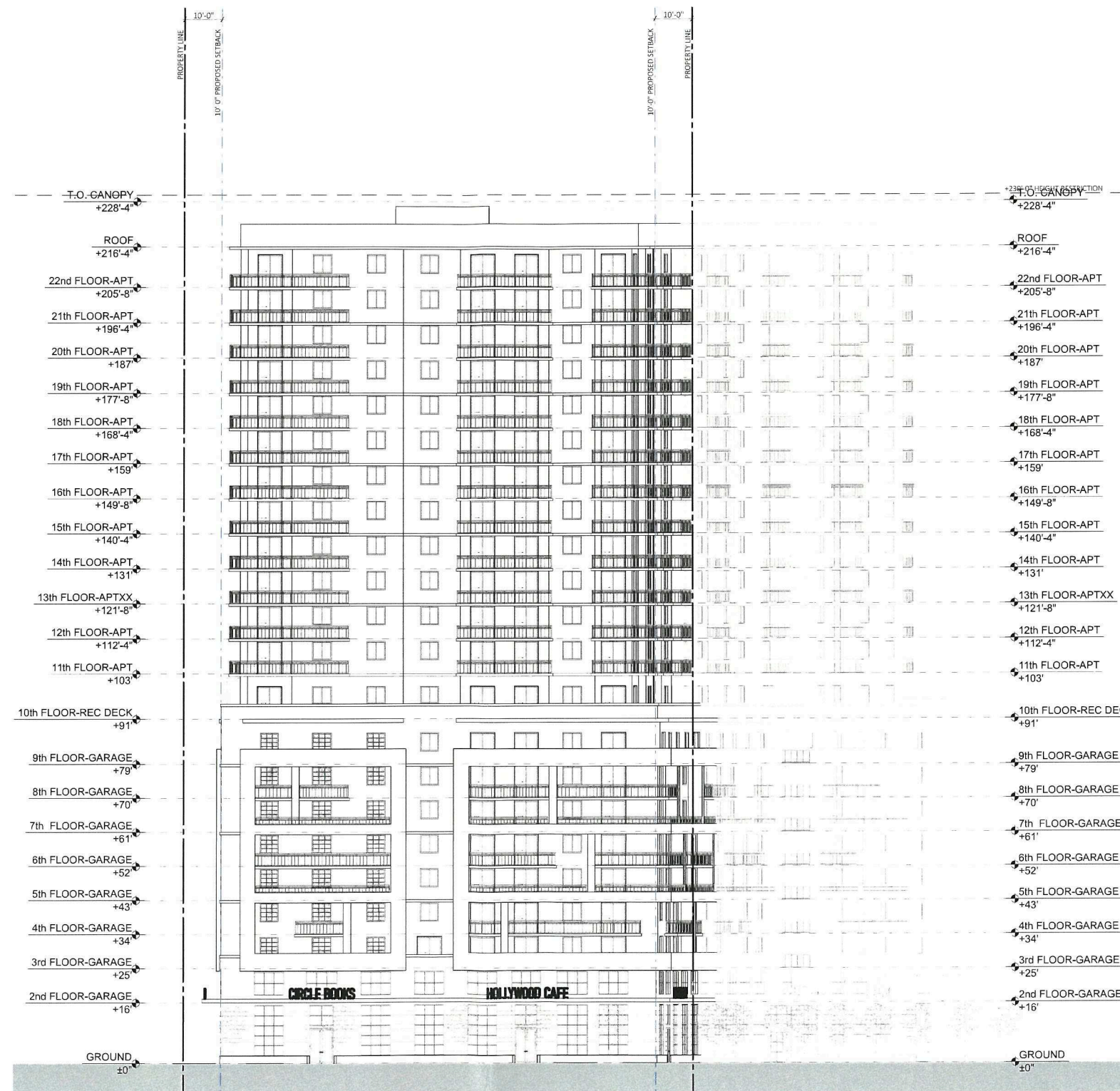
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OMAR MORALES AIA
AA-2014652

PROJECT NO. 22-0301 TITLE ELEVATION

DATE MARCH 1, 2022

SCALE AS SHOWN DRAWING NO. A-102



B SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

SOLESTE
LAPIAZZA
HOLLYWOOD

DEVELOPER:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

MEP ENGINEER:

STRUCTURAL ENGINEER:

NEW DEVELOPMENT
FOR:
**SOLESTE
VILLAGE**
HOLLYWOOD

1845 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

REVISIONS:

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OMAR MORALES, AIA
AA-5014851

PROJECT NO.: 22-0301 TITLE: ELEVATION
DATE: MARCH 1, 2022
SCALE: AS SHOWN DRAWING NO.: A-103



C WEST ELEVATION
SCALE: 1/16" = 1'-0"

SOLESTE
LA PIAZZA
HOLLYWOOD

DEVELOPER:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

MEP ENGINEER:

STRUCTURAL ENGINEER:

NEW DEVELOPMENT
FOR:
**SOLESTE
VILLAGE**
HOLLYWOOD

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AA-0016831

PROJECT NO. 22-0051 TITLE ELEVATION
DATE MARCH 1, 2022
SCALE AS SHOWN DRAWING NO. **A-104**

D NORTH ELEVATION



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ARCHITECT OF RECORD
DORIAN KOPPEL, AIA
AA0015551

PROJECT NO. TITLE ELEVATION
22-0011

DATE MARCH 1, 2022
SCALE AS SHOWN
A-105

REVISIONS

1845 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

HOLLYWOOD
VILLAGE
SOLESTIE
FOR:
NEW DEVELOPMENT

DEVELOPER: HOLLYWOOD LA PIAZZA SOLESTIE

CONTRACT ENGINEER: [REDACTED]

LANDSCAPE ARCHITECT: [REDACTED]

MEP ENGINEER: [REDACTED]

STRUCTURAL ENGINEER: [REDACTED]