

ORDINANCE NO. O-2015-16

(14-DJPV-90)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE APPROVED PLANNED DEVELOPMENT MASTER DEVELOPMENT PLAN KNOWN AS "1 AND TAYLOR CONDOMINIUM PLANNED DEVELOPMENT MASTER PLAN" (ORIGINALLY APPROVED BY ORDINANCE NO. O-2006-32) FOR THE PROPERTIES GENERALLY LOCATED AT 410 NORTH FEDERAL HIGHWAY AND 1817 TAYLOR STREET NOW TO BE KNOWN AS "JED TOWER PLANNED DEVELOPMENT MASTER PLAN."

WHEREAS, on September 6, 2006, the City Commission passed and adopted Ordinance No. O-2006-32, which waived the 2 acre minimum requirement for the 1 and Taylor Condominium Planned Development, approved the rezoning of the property located 410 North Federal Highway to Planned Development (PD), and approved the Master Development Plan for the project; and

WHEREAS, on May 14, 2015, an application (14-DJPV-90) was filed with the Planning Department requesting that the 1 and Taylor Condominium Planned Development Master Plan ("Master Plan") be amended for properties generally located at 410 North Federal Highway as more particularly described in Exhibit "A" (subject property) attached hereto and incorporated herein by reference; and

WHEREAS, the developer has advised that subsequent to the original approval of the planned development, the subject properties were unified and the property address will now be 1817 Taylor Street and the project will now be known as "JED Tower Planned Development Master Plan;" and

WHEREAS, the purpose of this request is to amend the Master Plan to include an increase in the number of units from 89 to 134; increase the commercial area from 4,400 square feet to 12,500 square feet; increase the height from 12 stories (131 feet) to 17 stories (177 feet, with projections extending to approximately 190 feet); and minimal changes in building footprint and setbacks, as more specifically depicted in Exhibit "B" attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to Section 4.15.G.3. of the Zoning and Land Development Regulations the proposed amendment to the Master Plan constitutes a substantial alteration to the character of the development and requires review and approval by the City Commission; and

WHEREAS, the Director of Planning and Staff, following analysis of the proposed amendment to the Master Plan and its associated documents, have determined that the proposed amendment to the Master Plan is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan, and have, therefore, recommended that the proposed amended Master Plan be approved as more specifically set forth in Exhibit "B" attached hereto and incorporated by reference; and

WHEREAS, the City Commission finds that the proposed Amended Master Plan is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood's Comprehensive Plan, is consistent with the City-Wide Master Plan, and is in the best interest of the citizens of the City of Hollywood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That Ordinance No. O-2006-32, which approved the 1 and Taylor Condominium Development Master Plan, be amended, as more specifically described in Exhibit "B" attached hereto and incorporated herein by reference.

Section 2: That the Master Plan shall now be known as "JED Tower Planned Development Master Plan" and the project location shall be 1817 Taylor Street.

Section 3: That those provisions of Ordinance No. O-2006-32 which pertains to the waiver of the 2 acre minimum acreage requirement, and the rezoning of the properties shall remain in full force and effect and the JED Tower Planned Development Master Plan shall be governed by this Ordinance as depicted in Exhibit "B."

Section 4: That all sections or parts of sections of the Zoning and Land Development Regulations, Code of Ordinances and all ordinances or parts thereof and all resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 5: That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

ORDINANCE AMENDING THE 1 AND TAYLOR CONDOMINIUM PLANNED DEVELOPMENT MASTER PLAN NOW KNOWN AS "JED TOWER PLANNED DEVELOPMENT MASTER PLAN."

Section 5: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised June 26, 2015.

PASSED on first reading this 3 day of June, 2015.

PASSED AND ADOPTED on second reading this 8 day of July, 2015.

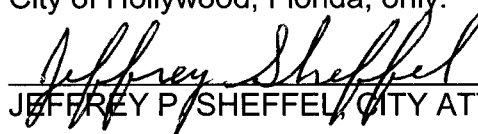
RENDERED this 24 day of July, 2015.

  
PETER BOBER, MAYOR

ATTEST:

  
PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM & LEGALITY  
for the use and reliance of the  
City of Hollywood, Florida, only.

 on  
JEFFREY P. SHEFFEL, CITY ATTORNEY

LEGAL AD  
CITY OF HOLLYWOOD

NOTICE IS HEREBY GIVEN in accordance with Section 166.041 Florida Statutes that the City Commission of the City of Hollywood, Florida, at a Regular City Commission Meeting, on Wednesday, July 8, 2015, in the City Commission Chambers, Room 219, General Joseph W. Watson Circle, Hollywood, Florida, proposes to consider on second and final reading the following proposed ordinance(s):

Proposed Ordinance - PO-2015-14 beginning at: 5:00 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE APPROVED PLANNED DEVELOPMENT MASTER DEVELOPMENT PLAN KNOWN AS "1 AND TAYLOR CONDOMINIUM PLANNED DEVELOPMENT MASTER PLAN" (ORIGINALLY APPROVED BY ORDINANCE NO. O-2006-32) FOR THE PROPERTIES GENERALLY LOCATED AT 410 NORTH FEDERAL HIGHWAY AND 1817 TAYLOR STREET NOW TO BE KNOWN AS "JED TOWER PLANNED DEVELOPMENT MASTER PLAN." (14-DJPV-90)

The proposed ordinance(s) may be inspected by the public in the Office of the City Clerk, Room 221, General Joseph W. Watson Circle, Hollywood, Florida, between the hours of 8:00 AM and 4:45 PM on any regular working day. Interested parties may appear at the aforesaid time and place and be heard with respect to the proposed ordinance(s).

NOTE: Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Please call 954-921-3211 for any questions regarding the above matter.

Persons with disabilities who require reasonable accommodation to participate in City programs and/or services may call the Office of the City Manager five business days in advance at 954-921-3201 (voice). If an individual is hearing or speech impaired, please call 800-955-8771 (V-TDD).

Dated this 26th day of June, 2015.

Patricia A. Cerny, MMC  
City Clerk  
Hollywood, FL

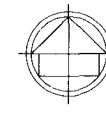
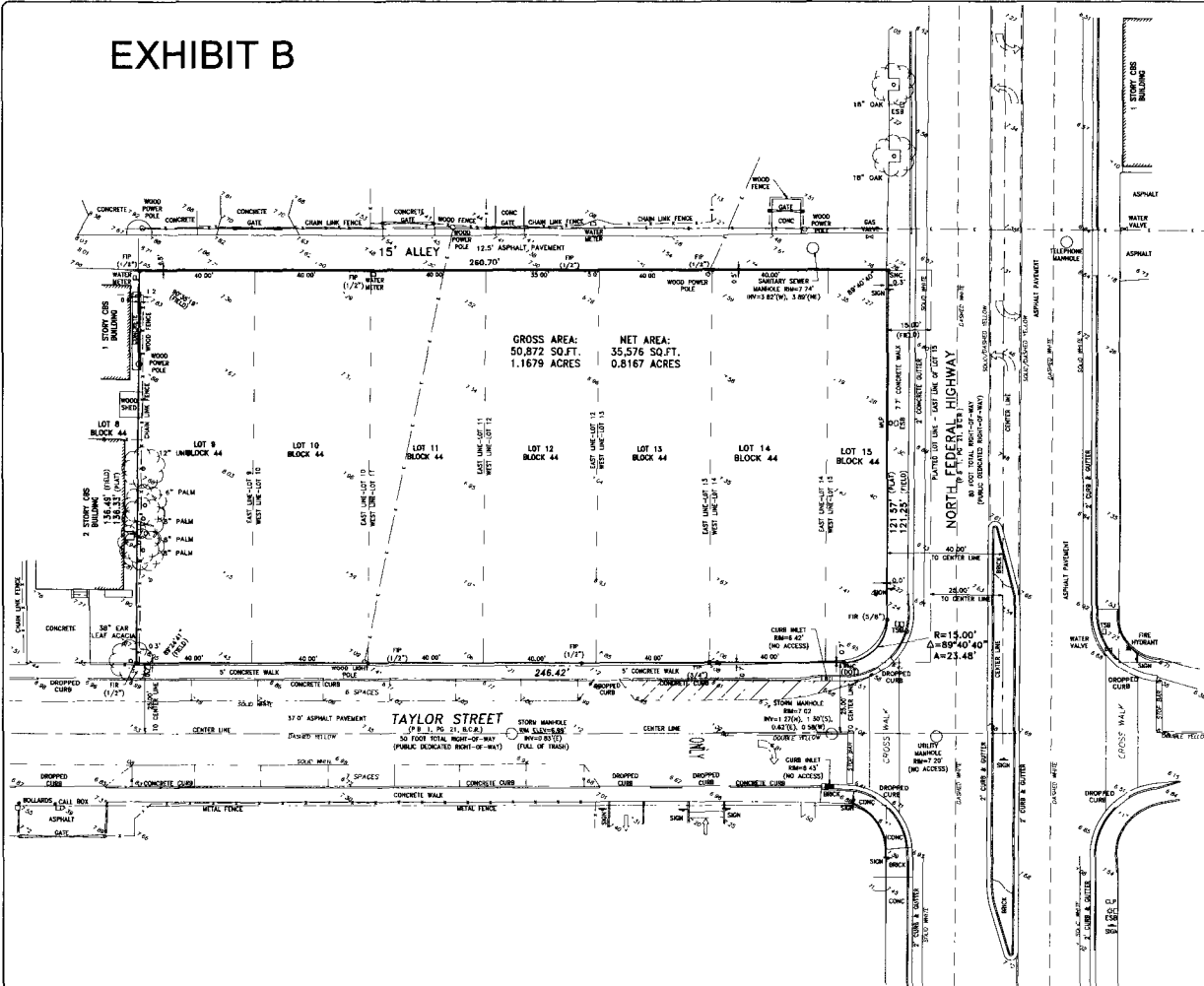
THE SUN SENTINEL/LEGAL AD  
PUBLISH: FRIDAY, June 26, 2015  
FURNISH PROOF OF PUBLICATION

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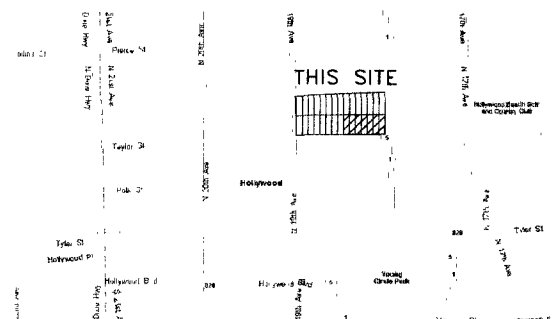
## **EXHIBIT A**

LOTS 9, 10, 11, 12, 13, 14 AND 15 LESS THE EAST 15.00 FEET AND THAT PART INCLUDED IN THE EXTERNAL AREA FORMED BY A 15.00 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 15 AND TANGENT TO A LINE WHICH IS 15.00 FEET WEST OF AN PARALLEL TO THE EAST LINE OF SAID LOT 15, BLOCK 44, OF "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

# EXHIBIT B



LOCATION MAP (NTS)



## NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
2. SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE OWNERSHIP & ENCUMBRANCES REPORTS, LISTED HEREON, ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC.  
a) (FUND FILE NO.: 10-2014-109061)-EFFECTIVE DATE FROM JULY 30, 2010 TO OCTOBER 6, 2014.  
b) (FUND FILE NO.: 10-2014-109062)-EFFECTIVE DATE FROM JULY 30, 2010 TO NOVEMBER 8, 2013.  
c) (FUND FILE NO.: 10-2014-109063)-EFFECTIVE DATE FROM JULY 30, 2010 TO OCTOBER 6, 2014.  
THERE ARE NO PLOTTABLE ENCUMBRANCES
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ TAYLOR STREET & 18TH AVENUE ELEVATION = 9.95'(NGVD29) - 8.04'(NAVD88)
8. NET AREA (TO R/O/W LINES & PROPERTY LINES) = 35,576 SQ.FT. (0.8167 ACRES)  
GROSS AREA (TO CENTERLINE OF R/O/W) = 50,872 SQ.FT. (1.1679 ACRES)

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	0.2 PCT
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

## SURVEYOR'S CERTIFICATION

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN BROWARD COUNTY, FLORIDA (ACCORDING TO OWNERSHIP AND ENCUMBRANCES REPORTS; FUND FILE NUMBER: 10-2014-109061, FROM JULY 30, 2010 TO OCTOBER 6, 2014. (FUND FILE NO.: 10-2014-109062)-EFFECTIVE DATE FROM JULY 30, 2010 TO NOVEMBER 8, 2013, AND (FUND FILE NO.: 10-2014-109063)-EFFECTIVE DATE FROM JULY 30, 2010 TO OCTOBER 6, 2014), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2011. AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

DATED: 11/17/14 FOR THE FIRM BY: Richard E. Cousins  
RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188.

## LEGEND

BCR	BROWARD COUNTY RECORDS	SIR	SET IRON ROD & CAP #6448
CKD	CHECKED BY	FND	FOUND NAIL & DISC
DWN	DRAWN BY	ALTA	AMERICAN LAND TITLE ASSOCIATION
FB/PG	FIELD BOOK AND PAGE	ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
FIP	FOUND IRON PIPE	CB	CATCH BASIN
FIR	FOUND IRON ROD	B.C.R.	BROWARD COUNTY RECORDS
ORB	OFFICIAL RECORDS BOOK	-X-	WOOD/CHAIN LINK FENCE
PB	PLAT BOOK	WPP	WOOD POWER POLE
PG	PAGE	CLP	CONCRETE LIGHT POLE
SQ.FT.	SQUARE FEET	MLP	METAL LIGHT POLE
Δ	CENTRAL ANGLE	CPB	CONCRETE POWER POLE
R	RADIUS	ESB	ELECTRIC SERVICE BOX
A	ARC DISTANCE	-E-	OVERHEAD UTILITY LINES
-///-	NON VEHICULAR ACCESS LINE	UNK	UNKNOWN TREE TYPE

## LAND DESCRIPTION:

LOTS 9, 10, 11, 12, 13, 14 AND 15 LESS THE EAST 15.00 FEET AND THAT PART INCLUDED IN THE EXTERNAL AREA FORMED BY A 15.00 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 15 AND TANGENT TO A LINE WHICH IS 15.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 15, BLOCK 44, OF "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COUSINS SURVEYORS & ASSOCIATES, INC.  
3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :  
JED EQUITIES, LLC

TAYLOR STREET & NORTH FEDERAL  
HIGHWAY, HOLLYWOOD, FL

ALTA/ACSM LAND  
TITLE SURVEY

REVISIONS			
DATE	FB/PG	OWN	CKD
11/17/14	1	SW	JB
11/17/14	2	SW	JB

PROJECT NUMBER : 4816-04	SHEET 1 OF 1
SCALE : 1" = 20'	SHEET









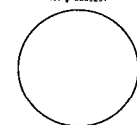
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SALAZAR ARCHITECTURAL GROUP

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810 W. 72nd Ave. Suite 102  
Miami, Florida 33156

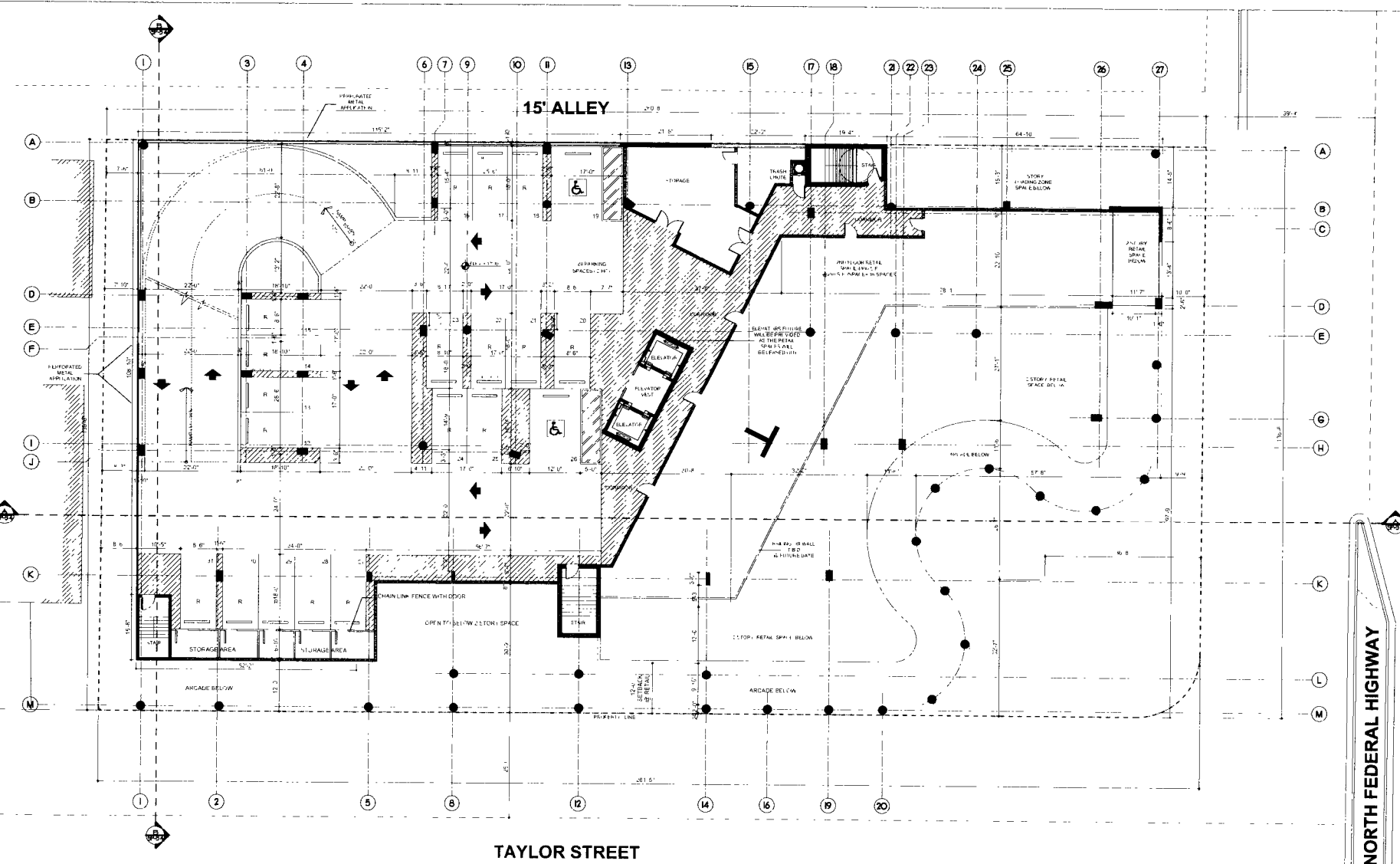
Signed and Sealed by  
GABRIEL SALAZAR  
AR # 0009297



Job No. 230  
Project Manager J.O.  
Drawn by J.O.  
Scale AS NOTED  
Date 04-22-2015

SHEET No

SP-2.2



**NORTH FEDERAL HIGHWAY**

**PARKING LEGEND**

	RETAIL PARKING SPACE
	GUEST PARKING SPACE
	HOA PARKING SPACE
	LOADING ZONE PARKING SPACE
	TANDEM PARKING SPACE
	PARKING SPACE UNITS
	PARKING SPACE UNITS AVAILABLE
	TANDEM PARKING SPACE AVAILABLE

PARKING COUNT	RETAIL	GUEST	HOA	UNITS	TOTAL
PARKING 1ST FLOOR	15 SPACES			15 SPACES	15 SPACES
PARKING 2ND FLOOR	26 SPACES			26 SPACES	26 SPACES
PARKING 3RD FLOOR	16 TANDEM SPACES	16 TANDEM SPACES	63 TANDEM SPACES	45 STANDARD SPACES	77 SPACES
PARKING 4TH FLOOR		17 TANDEM SPACES		45 STANDARD SPACES	62 SPACES
				15 TANDEM SPACES	77 SPACES
				30 TANDEM SPACES	
				40 AVAILABLE SPACE TANDEM	
PARKING 5TH FLOOR				67 AVAILABLE SPACE STANDARD	
PARKING TOTAL	51 SPACES	27 SPACES	63 SPACES	182 SPACES	263 SPACES

BUILDING AREA	SQFT
RETAIL & STORAGE GARAGE & SERVICE	4795 15110
TOTAL AREA	34555

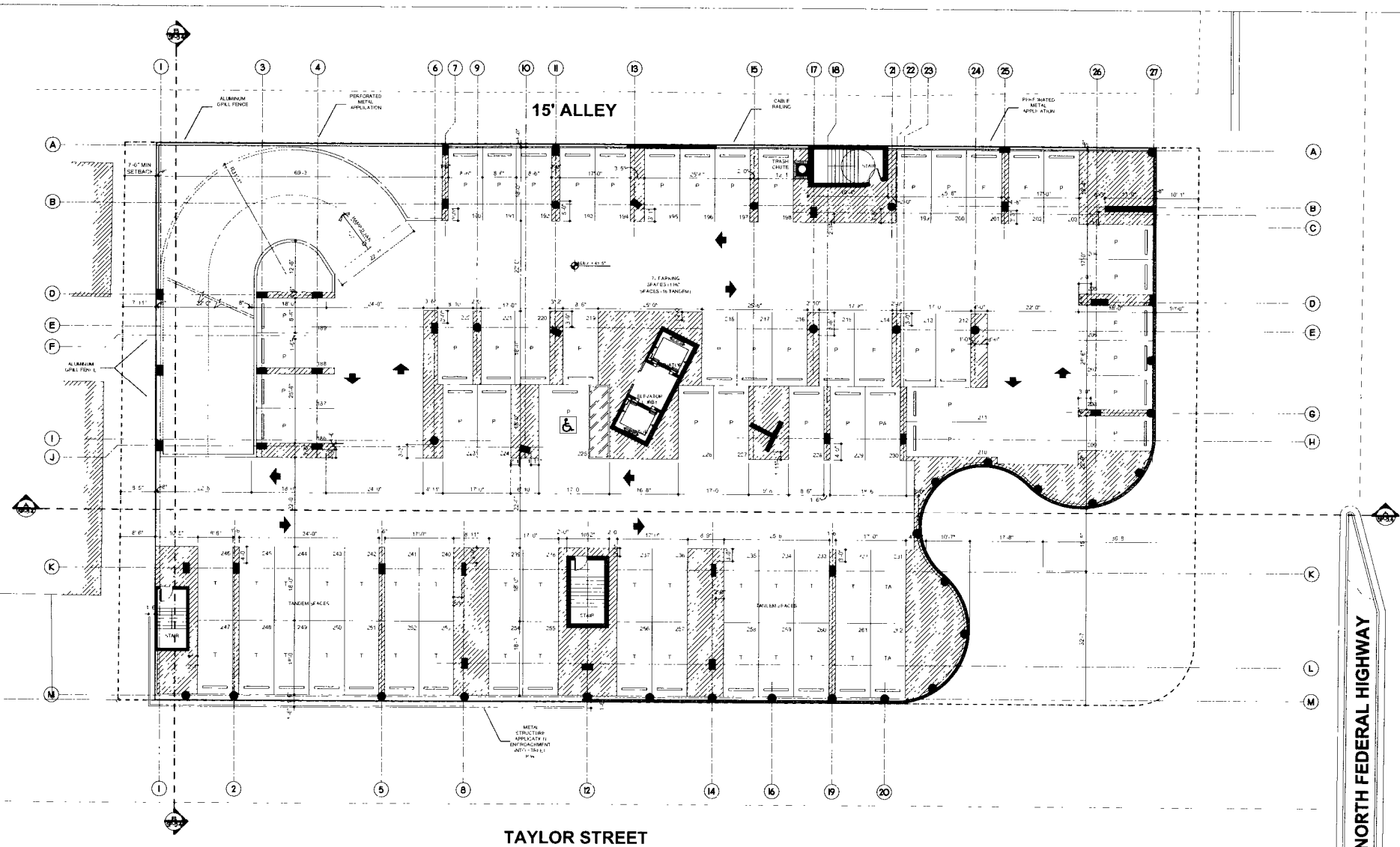


SECOND FLOOR PLAN  
SCALE: 3/32

SCALE: 3/32





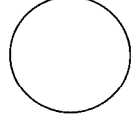


REVISIONS	BY

**JED TOWER**  
 1817 TAYLOR STREET HOLLYWOOD, FLORIDA 33033  
**JED EQUITIES LLC.**  
 CITY COMMISSION SUBMITTAL

**salazararchitectural group**  
 URBAN PLANNING  
 1817 TAYLOR STREET, SUITE 100  
 HOLLYWOOD, FLORIDA 33033  
 (954) 966-0000

Signed and Sealed by  
 GABRIEL SALAZAR  
 AR # 0009257



Job No. 230  
 Project Manager J.O.  
 Drawn by J.O.  
 Scale AS NOTED  
 Date 04-13-2019

SHEET No.  
**SP-2.5**

PARKING LEGEND	PARKING COUNT	RETAIL	GUEST	HOA	UNITS	TOTAL
(R) RETAIL PARKING SPACE	11 SPACES	11 SPACES				11 SPACES
(G) GUEST PARKING SPACE	20 SPACES		20 SPACES			20 SPACES
(H) HOA PARKING SPACE	19 TANDEN SPACES		19 TANDEN SPACES			38 SPACES
(L) LOADING ZONE PARKING SPACE						
(T) TANDEN PARKING SPACE						
(U) PARKING SPACE UNITS						
(TA) PARKING SPACE UNITS AVAILABLE						
(TD) TANDEN PARKING SPACE AVAILABLE						
	PARKING 1ST FLOOR					
	PARKING 2ND FLOOR					
	PARKING 3RD FLOOR					
	PARKING 4TH FLOOR					
	PARKING 5TH FLOOR					
	PARKING TOTAL PROVIDED	30 SPACES	27 SPACES	03 SPACES	182 SPACES	242 SPACES

BUILDING AREA	SQFT
GARAGE & SERVICE	30465
TOTAL AREA	30465



**FIFTH FLOOR PLAN**  
 SCALE: 3/32

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**JED TOWER**  
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

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**JED EQUITIES LLC.**  
CITY COMMISSION SUBMITTAL

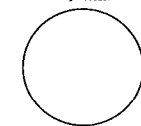
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group

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3732 NW 29th Ave. Suite 101  
Miami, Florida 33156

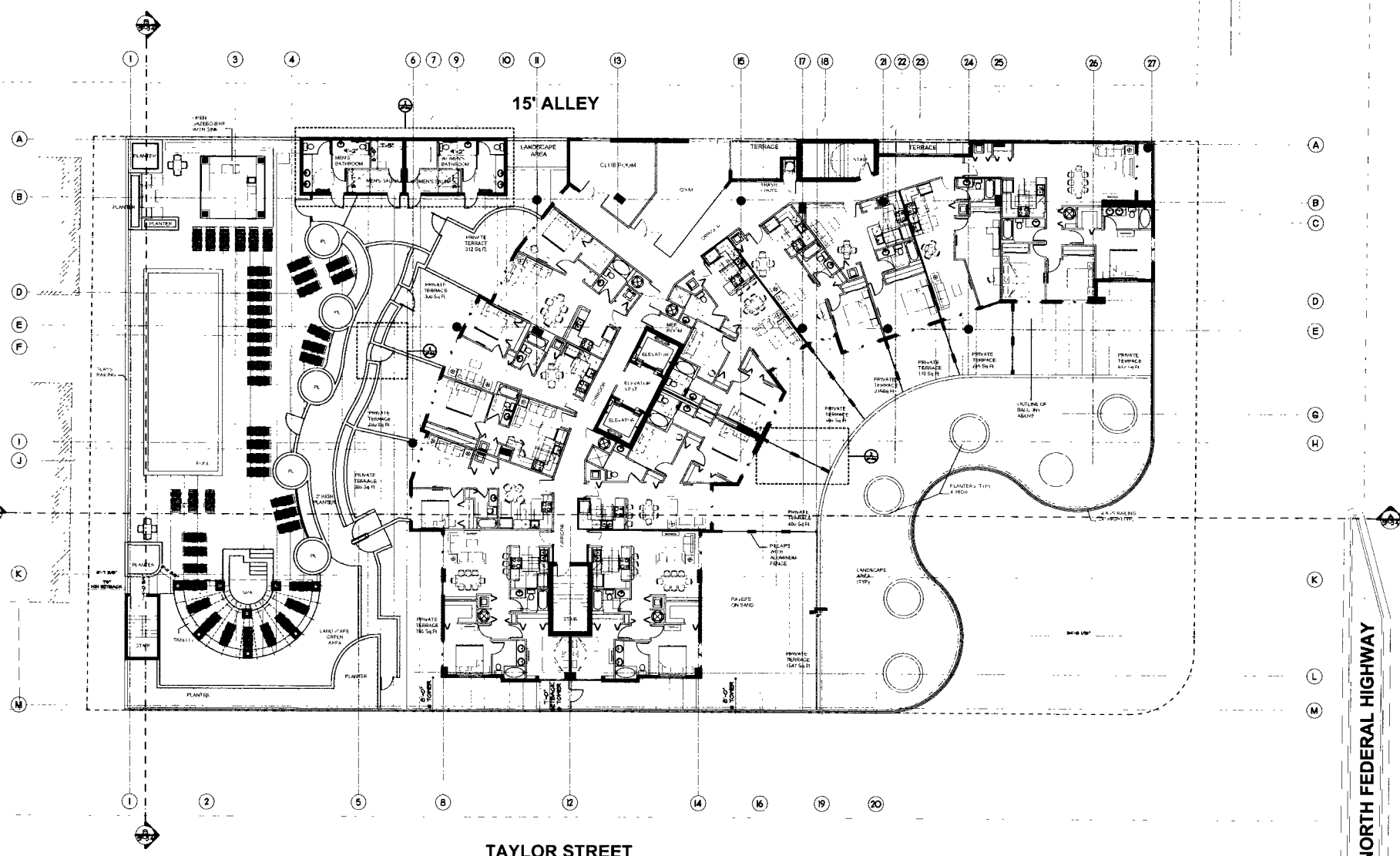
Signed and Sealed by  
GABRIEL SALAZAR  
AR # 0008297



Job No. 230  
Project Manager J.O.  
Drawn by J.O.  
Scale AS NOTED  
Date 04-22-2015

SHEET No

SP-2.6



**NORTH FEDERAL HIGHWAY**

FLOOR AREA	12690
(INCL STAIRS, ELEVATORS & CORRIDORS)	
POOL DECK & PRIVATE TERRACES	17715
GROSS FLOOR AREA	30645



**SIXTH FLOOR PLAN**  
SCALE: 3/32





**JED TOWER**  
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

---

**JED EQUITIES LLC,**  
CITY COMMISSION SUBMITTAL

**JED TOWER**  
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

---

**JED EQUITIES LLC,**  
CITY COMMISSION SUBMITTAL

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MALAZAR GROUP INC. www.malazararchitecturalgroup.com  
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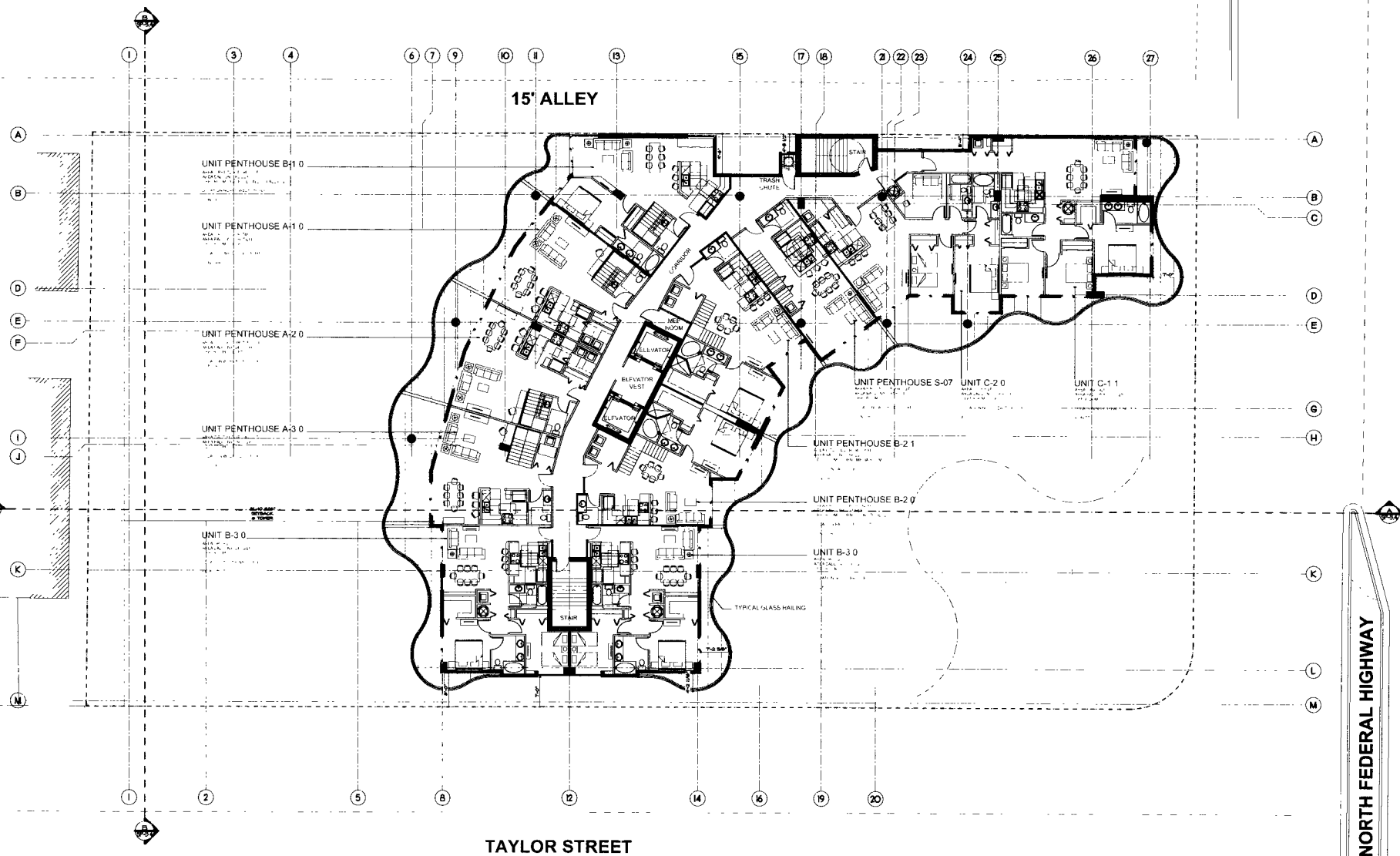
Signed and Sealed by  
GABRIEL SALAZAR  
AR 4 0009297



Job No. 230  
Project Manager J.O.  
Drawn by J.O.  
Scale AS NOTED  
Date 04.03.2011

TABLE 1. *Continued*

SP-2.17



FLOOR AREA	12335
INCL STAIRS ELEVATORS & CORRIDORS	
BALCONIES AREA	2380
GROSS FLOOR AREA	14715



SEVENTEENTH FLOOR PLAN  
SCALE: 3/32





**JED TOWER**  
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

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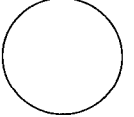
**JED EQUITIES LLC.**  
CITY COMMISSION SUBMITTAL

**salazararchitectural**  
group

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MIAMI, FL 33156  
(781) 508-0025 [galaxie.sag@group.com](mailto:galaxie.sag@group.com)

Signed and Sealed by  
GABRIEL SALAZAR  
AR # 0009297



Job No. 230  
Project Manager JO  
Drawn by JO  
Scale AS NOTED  
Date 04-22-2015

SHEET No.

SP-2.18

FLOOR AREA	7025
(INCL STAIRS ELEVATORS & CLOSETS)	
BALCONIES AREA	7690
GROSS FLOOR AREA	14715



EIGHTEENTH FLOOR PLAN  
SCALE: 1"=10'



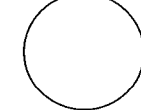
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**SALAZAR ARCHITECTURAL GROUP**

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300 West 7th Ave. Suite 100  
Miami, Florida 33136

Signed and Sealed by  
GABRIEL SALAZAR  
AR # 0009297



Job No. 230  
Project Manager J.O.  
Drawn by J.O.  
Scale AS NOTED  
Date 04-22-2015

SHEET No

SP-2.19



ROOF PLAN  
SCALE: 1"=10'

SCALE: 1"=10'

**JED TOWER**  
1917 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

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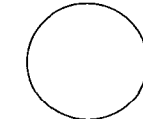
**JED EQUITIES LLC,**  
CITY COMMISSION SUBMITTAL

**salazar** architectural  
group

URBAN PLANNING

SALAZAR ARCHITECTURAL GROUP  
P.O. BOX 10000  
SAN ANTONIO, TEXAS 78281-0000  
TEL: 214-343-1192  
WWW.SALAZARARCH.COM

Signed and Sealed by  
GABRIEL SALAZAR  
AR # 0008297

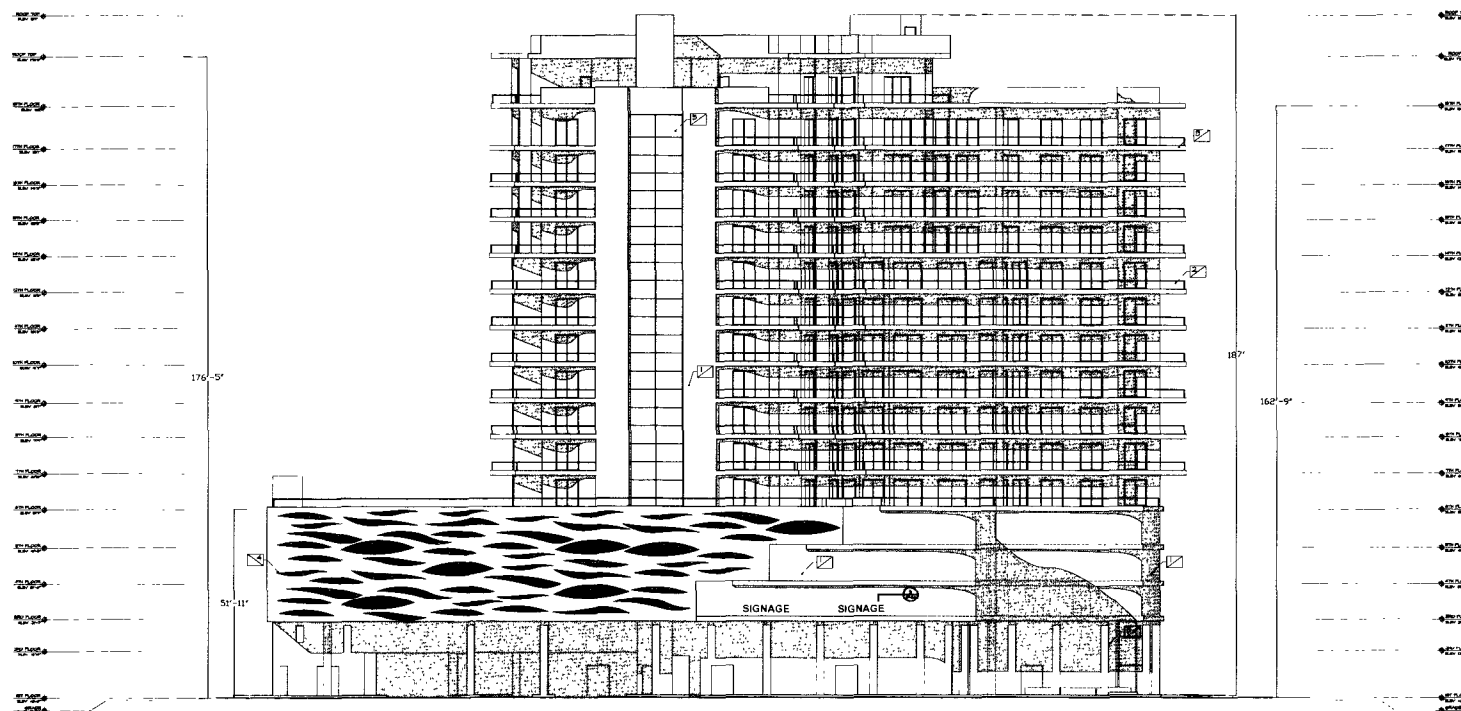


Job No. 230  
Project Manager J.O.  
Drawn by J.O.  
Scale AS NOTED  
Date 04-22-2015

SHEET No. \_\_\_\_\_

### SP-3.1

ELEVATION LEGEND	
	STUCCO FINISH
	GLASS RAILING
	CONC. SLAB EXTENSION
	METAL APPLICATION DESIGN
	GLASS WINDOW/STOREFRONT
	GARAGE OPENING W/ MET. GRILL
	GARAGE OPENING W/ CABLE RAILING



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

COMPONENT 1: DATA MANIPULATION AND ANALYSIS OF MULTIMEDIA RECORD. The architectural design and data access for this building system cannot be done on the local network and it is likely we need to use the Internet. There are four considerations: construction or distribution is prohibited unless authorized in writing by the architect.

ELEVATION LEGEND	
	STUCCO FINISH
	GLASS RAILING
	CONC. SLAB EXTENSION
	METAL APPLICATION DESIGN
	GLASS WINDOWS/STOREFRONT
	GARAGE OPNS W/ MTL GRILL
	GARAGE OPNS W/ CABLE RAILING

- |   |                              |
|---|------------------------------|
| 1 | STUCCO FINISH                |
| 2 | GLASS RAILING                |
| 3 | CONG. SLAB EXTENSION         |
| 4 | METAL APPLICATION DESIGN     |
| 5 | GLASS WINDOWS/STOREFRONT     |
| 6 | GARAGE OPNG W/ MTL GRILL     |
| 7 | GARAGE OPNG W/ CABLE RAILING |



WEST ELEVATION



EAST ELEVATION

**BUILDING ELEVATION**  
SCALE: 1/16"=1'-0'

[illegible]

**JED TOWER**  
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33093

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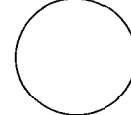
**JED EQUITIES LLC.**  
CITY COMMISSION SUBMITTAL

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**SALAZAR ARCHITECTURAL GROUP**  
SAG GROUP INC. • [www.salazararchitecturalgroup.com](http://www.salazararchitecturalgroup.com)  
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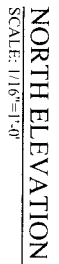
Signed and Sealed  
GABRIEL SALAZAR  
AR # 0009297



Job No. 230  
Project Manager J O  
Drawn by J O  
Scale AS NOTED  
Date 04-22-2015

SHEET No.

**SP-3.2**

[illegible]

**JED TOWER**  
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA, 33033

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**JED EQUITIES LLC,**  
CITY COMMISSION SUBMITTAL

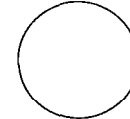
**JED TOWER**  
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

**JED EQUITIES LLC.**  
**CITY COMMISSION SUBMITTAL**

salazararchitectural group

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MAG GROUP INC • [www.SetsiteArchitectureGroup.com](http://www.SetsiteArchitectureGroup.com)  
100 SW 72ND AVE, SUITE 102  
MIAMI, FLORIDA 33156

Signed and Sealed by  
GABRIEL SALAZAR  
AR # 0009297



Job No. 23  
Project Manager J C  
Drawn by J C  
Scale AS NOTED  
Date 04-22-201

SHEET No

**SP-3.4**

SECTION A-A  
SCALE 1/16"=1'0"

**JED TOWER**  
1817 TAYLOR STREET, HOLLYWOOD, FL, ORDA. 33033

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**JED EQUITIES LLC.**

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CITY COMMISSION SUBMITTAL

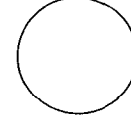
**JED TOWER**  
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

**JED EQUITIES LLC.**  
**CITY COMMISSION SUBMITTAL**

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MALAZAR ARCHITECTURAL GROUP  
LAG GROUP INC. - www.MalazarArchitecturalGroup.com  
170 SW 75th AVE., SUITE 102  
MIAMI, FL 33156

Signed and Sealed by  
GABRIEL SALAZAR  
AR # 0009297

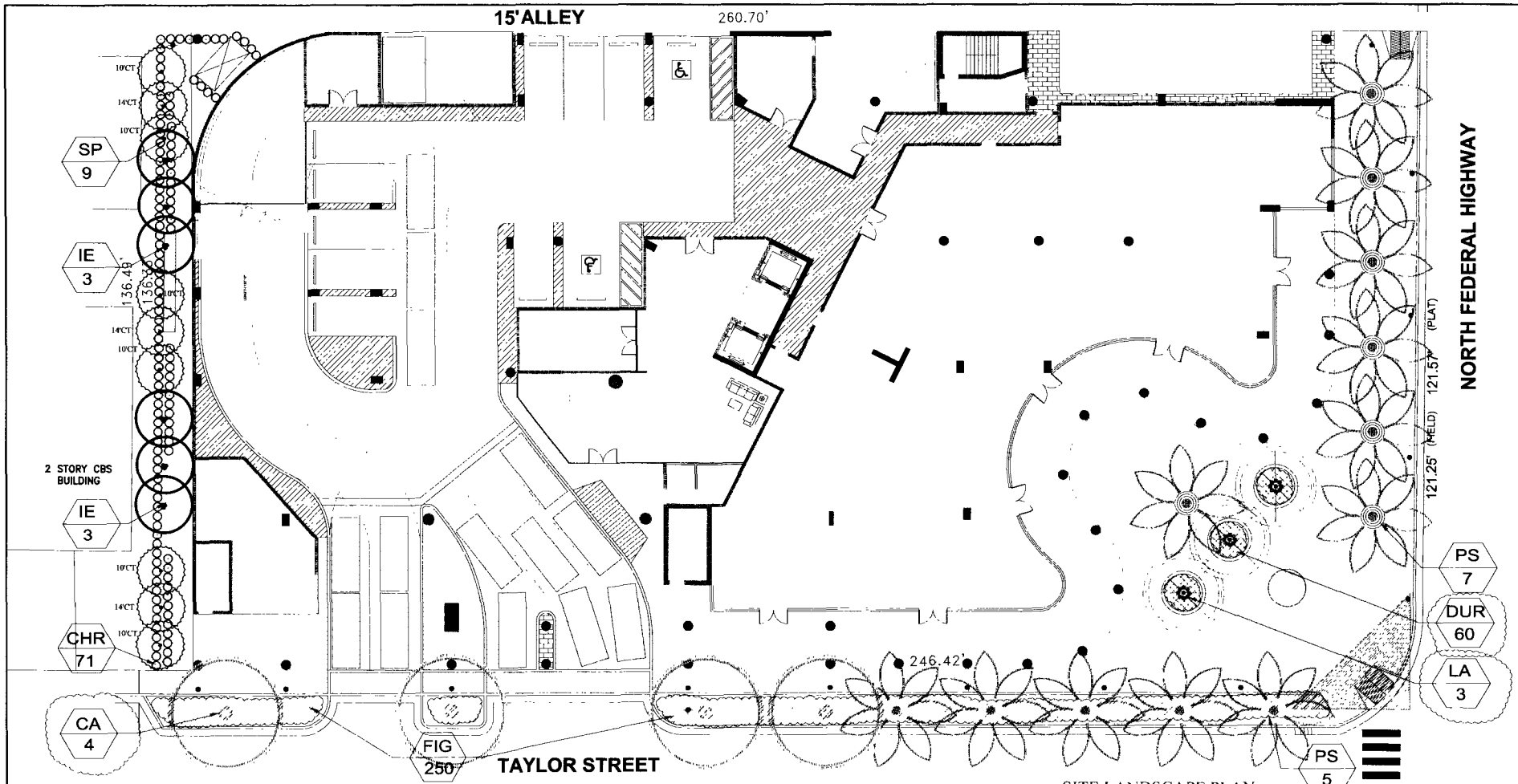


Job No. 230  
Project Manager J.O.  
Drawn by J.O.  
Scale AS NOTED  
Date 04-22-2011

SHEET No. \_\_\_\_\_

**SP-3.5**

SECTION B-B  
SCALE 1/16"=1'0"



PLANT LIST FOR JED TOWER

KEY	QUANT.	BOTANICAL NAMES/COMMON NAMES	HGT	SPR	CAL PER DBH HGT.	TYPE L, M, F, S	FLOWERS FRUITS	XERISCAPE REQ.		REMARKS	
								TOLERANCE			
								SALT	DROUGHT		
NATIVE PLANTS - TREES AND PALMS											
CA	4	<i>Calochortus corymbosus</i> / Beauty Lark	14'	6"	2"	Medium		High	MED LOW	FLORIDA # 1 MATERIAL	
LA	3	<i>Lagerströmia indica</i> / Grape Myrtle Tussock	15'	8"	3"	Medium		High	HIGH	Native Tree for small spaces	
IE	6	<i>Ilex opaca</i> "EAST PALATKA"/ American Holly E. Palatka	13'	8"	5" cal	Large	acorns	Medium	High	45 Gallons From Cherry Tree lake	
PS	12	<i>Phoenix Sylvestris</i> / Sylvester Date Palm	22'		8'-10' GW	PALM		High	HIGH	Good Tree with narrow space-Native	
SP	9	<i>Sabal palmetto</i> / Sabal Palm = 3 trees	14'-24"	OA		PALM		MEDIUM	HIGH	GOOD ACCENT PALM	
											Food for wildlife and Refuge - 16@8' ct, 16@10' ct, 10@12' ct, 10@14' ct

PLANT LIST

PLANTS								XERISCAPE REQ.		REMARKS
KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	Spacing	TEXTURE Course Medium or Fine	Flowers Or Fruit	TOLERANCE		
								SALT	DROUGHT	
FLORIDA # 1 MATERIAL										
DUR	40	Duranta repens / Yellow Duranta	18'	15"	18"	Fine-Med		Medium	high	Very Colorful- Does not require too much water once established
CHR	74	Chrysobalanus horizontalis / Horizontal Cocoplum	24'	20"	24' oc	Medium	Fruit	HIGH	HIGH	Native Shrub- grows to max. of 3' high
FIG	250	Ficus microcarpa / Green Island Ficus	18'	18"	24' oc	Fine		HIGH	HIGH	Great SHRUB for urban areas and tight spaces- can be sheer and maintain a 24" high

SITE LANDSCAPE PLAN

SCALE: 1"=10'-0"

ZONING : PD LOT SIZE : 35,544.96 = 0.816 ACRES

PERIMETER BUFFER: 1 TREE @50' OC (136' / 50'=3 TREES

PROVIDED: 6 TREES AND 9 SABAL PALMS-NATIVE- WEST SIDE

PROVIDED: 3 TREES AND 1 PHOENIX SYLVESTRIS- FRONT OF BLDG.

TOTAL FOR SITE: 13 TREES INCLUDING PALMS

STREET TREES: 1 TREE @ 50' OC.

STREET TREES REQUIREMENTS: 1 @ 50' OC. (367' / 50' = 8 TREES

PROVIDED: 16 TREES

AMOUNT OF TOTAL TREES COMBINED: 29 TREES

OPEN SPACE REQ: 40%

PROVIDED 55% INCLUDING GROUND AND POOL DECK AREA

6TH FLOOR

ALL LANDSCAPE AREAS WILL HAVE 100%

AUTOMATIC IRRIGATION SYSTEM WITH 100%

COVERAGE AND 100% OVERLAP.



JED TOWER  
HOLLYWOOD, FLORIDA

Consultant



SCALE:  
AS SHOWN  
PROJECT NUMBER  
09-2014-M  
DATE  
10-06-14  
REVISIONS:  
SECOND TAC SUBMITTAL  
01-20-15  
THIRD TAC SUBMITTAL  
04-03-15  
FOURTH TAC SUBMITTAL  
04-20-15  
FIFTH TAC SUBMITTAL  
04-27-15

SCALE:  
1"=10'-0"

LIC # LA 66667

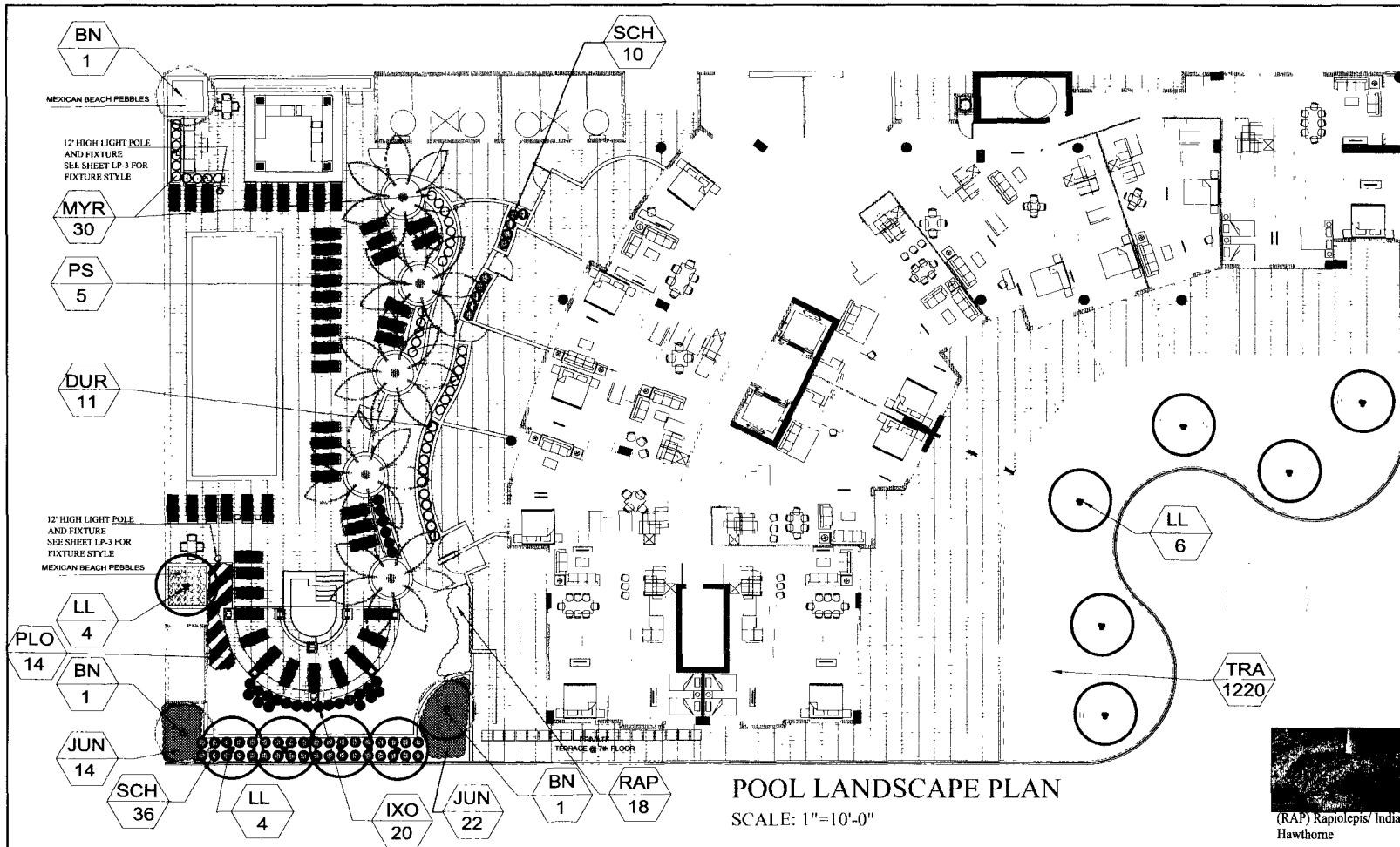
SHEET NUMBER

LP-1

OR







# POOL LANDSCAPE PLAN

SCALE: 1"=10'-0"

## PLANT LIST FOR - POOL AREA

KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	CALIPER	TYPE	FLOWERS	XERISCAPE REQ.		REMARKS
					DBH HGT.	L, M, F, S	FRUITS	SALT	DROUGHT	
TREES and PALMS								HIGH, MED, LOW		FLORIDA # 1 MATERIAL
BN	4	Bismarkia nobilis / Bismarkia Palm	14'			Palm		Med	Med	
LL	11	Ligustrum japonicum / Japanese Privet	14'	8"	multi-trunk	Medium	white	HIGH	HIGH	5' GW
PS	5	Phoenix Sylvestris* / Sylvester Date Palm	22'		8'-10' GW	PALM		HIGH	HIGH	TO MATCH
DUR	11	Duranta Gold Mound / Yellow Duranta	24"	24"	24"	Medium/fine		med	med	GOOD ACCENT PALM
MYR	30	Myrcianthes fragrans / Simpson's Stopper	24"	20"	24" oc	Medium	Fruit	HIGH	HIGH	Good looking low shrub for tight spaces and leaf color
PLO	14	Microsorium scolopendrium / Wart Fern	18"	8"	24" oc	Medium	Fern	HIGH	HIGH	Gets large must be maintained for control
IXO	20	Ixora NORA GRANT / Large Leave Ixora	24"	20"	30" oc	Medium	Pink	Medium	Medium	Excellent native fern adjacent to wetlands
JUN	36	Jasminum simplicifolium / Wax Jasmine	18"	8"	20"	Medium	Pink	Medium	Medium	Best shrub for continuous flower-and as a filler
RAP	18	Raphelepis indica / Dwarf Incina Hawthorne	18"	8"	20"	Medium	Pink	Medium	Medium	Continuous bloomer- hardy plant in planters
TRA	1220	Trachelospermum asiaticum dwarf/ Dwarf Jasmine	16"	6"	18" oc	fine		Medium	HIGH	Adds color to landscape areas
SCH	46	Schefflera albicollis / Dwarf Schefflera Gold Capella	24"	20"	24" oc	Medium		Medium	High	Excellent groundcovers that grows up 18" in height-makes a carpet like look
										Shrub grows to a max ht of 4'- can be sheered and leaf color is the interest on this plant



(PS) SYLVESTER DATE PALM



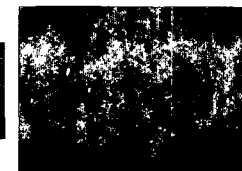
(BN) BISMARKIA PALM



(LL) LIGUSTRUM TREE



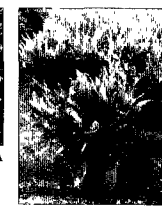
(RAP) Raphelepis/ Indian Hawthorne



(MYR) MYRSINE SIMPSON STOPPER



(SCH) DWARF SCHEFFLERA



(PLO) WART FERN



(JUN) JUNIPER PARSONI



JED TOWER  
HOLLYWOOD, FLORIDA

Consultant



SCALE:  
AS SHOWN  
PROJECT NUMBER: 09-2014-M  
DATE: 10-06-14  
REVISIONS:  
SECOND TAC SUBMITTAL 01-20-15  
THIRD TAC SUBMITTAL 04-03-15

REAL  
LAC # LA 66667  
SHEET NUMBER

LP-2

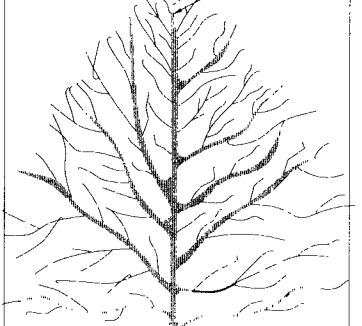
OP:  
Know what's below.  
Call before you dig.  
IT'S THE LAW!



# SPECIFICATIONS AND DETAILS SEE SHEET LP-3 FOR GENERAL NOTES

CROWN OF TREE  
VARIES WITH PROPORTION OF TREE HEIGHT AND CALIPER SIZE

SINGLE LAMIN STRAIGHT TRUNK  
TOP OF TREE FOR RIGHT HAND SIDE VIEW



3" CALIPER 4" ABOVE GRADE  
TREE FLARE  
ROOT BALL 2.5' ABOVE FINISHED GRADE  
4" HIGH SAUCER 3' FROM TRUNK



PHOTOS BY MARIANO CORRAL LANDSCAPE ARCHITECT  
The TOP OF TREE ROOTBALL shall be placed 3" above existing soil. This will insure that tree flare will be exposed and NO MULCH shall be placed on top of rootball.  
If you must place mulch for appearance sake, lightly do so no more than 1/2" thick and 4" away from tree trunk. Create a 4" saucer around tree rootball 6' in diameter.



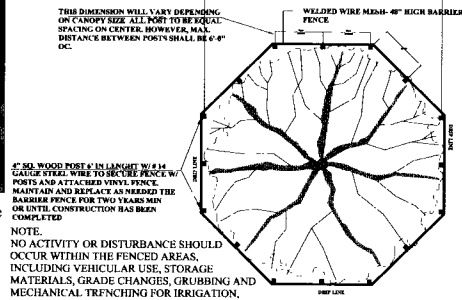
TYP. PALM TREE BRACING DETAIL



Proper Palm Bracing for Royals, Sabal Palms, or Date Palms- use burlap, metal straps brace and (4) Wood Battens do not nail to trunk.  
Use Four (4) wood planks 8' long to uphold palm tree over 22' height or 10' greywood and above.

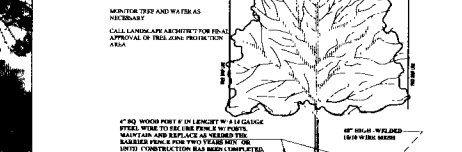


TYP. PALM TREE BRACING DETAIL

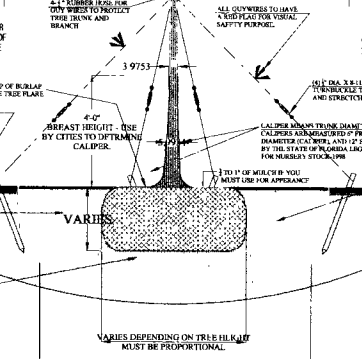


THIS DIMENSION WILL VARY DEPENDING ON CANOPY SIZE. ALL PORTS TO BE EQUAL SPACING ON CENTER. HOWEVER, MAX. DISTANCE BETWEEN PORTS SHALL BE 6'-0" O.C.

NOTE:  
NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICULAR USE, STORAGE MATERIALS, GRADE CHANGES, GRUBBING AND MECHANICAL TRENCING FOR IRRIGATION, ELECTRICAL LIGHTING, ETC.

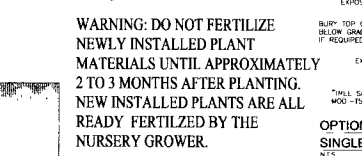


TYP. PALM TREE BRACING DETAIL



TYP. PALM TREE BRACING DETAIL

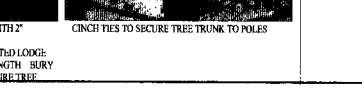
WARNING: DO NOT FERTILIZE NEWLY INSTALLED PLANT MATERIALS UNTIL APPROXIMATELY 2 TO 3 MONTHS AFTER PLANTING. NEW INSTALLED PLANTS ARE ALL READY FERTILIZED BY THE NURSERY GROWER.



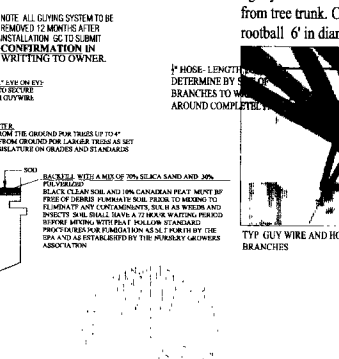
TYP. PALM TREE BRACING DETAIL



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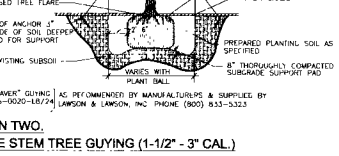


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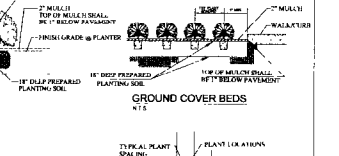


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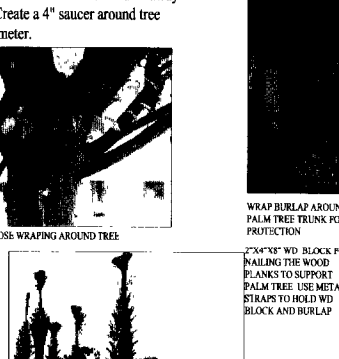
TYP. PALM TREE BRACING DETAIL



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TYP. PALM TREE BRACING DETAIL

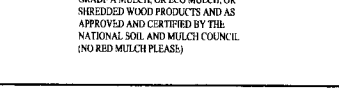
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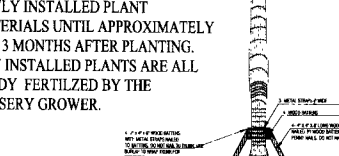


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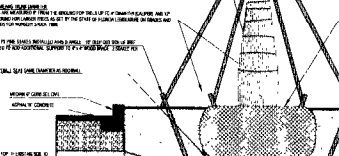


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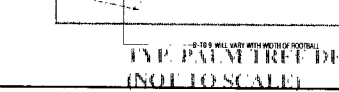
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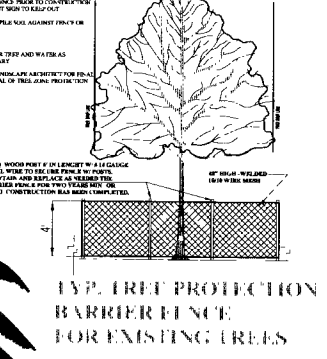
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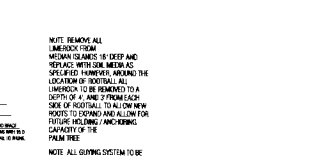


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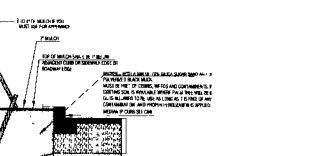


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TYP. PALM TREE BRACING DETAIL



TYP. PALM TREE BRACING DETAIL



TYP. PALM TREE BRACING DETAIL

**MC**  
Mariano Corral  
Landscape Architect  
Civil/General Design  
Landscape Design  
Landscape Construction  
Landscape Maintenance

JED TOWER  
HOLLYWOOD, FLORIDA

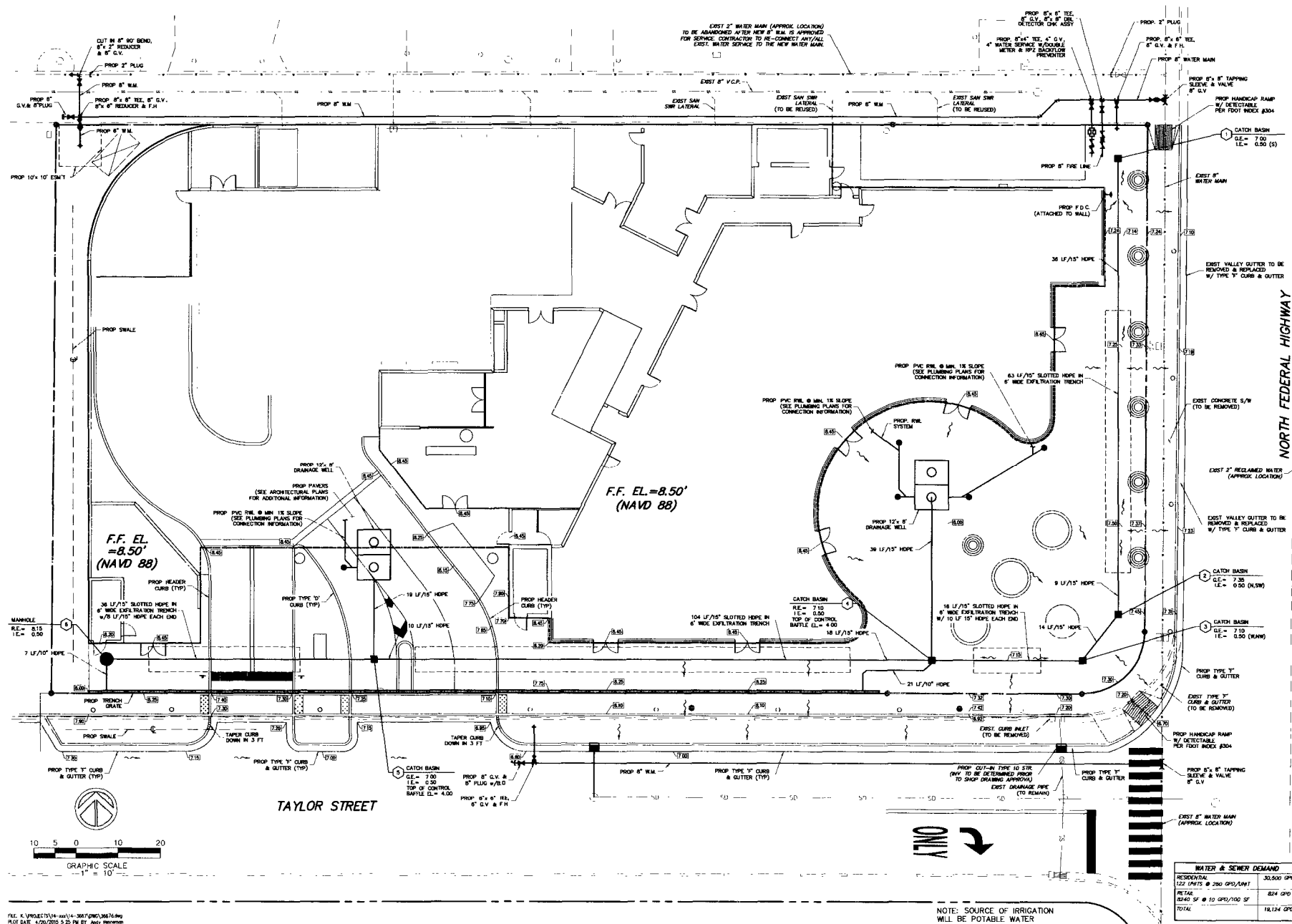
Consultant



SCALE:  
AS SHOWN  
PROJECT NUMBER  
09-2014-M  
DATE:  
10-06-14  
REVISIONS:  
SECOND TAC SUBMITTAL  
01-20-15  
THIRD TAC SUBMITTAL  
04-03-15

SCALE:  
LIC # LA 66667  
SHEET NUMBER  
LP-4

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 1800 West Colonial Park Boulevard  
 Suite 111  
 Fort Lauderdale, FL 33311  
 Tel: (954) 777-3114  
 Fax: (954) 777-3114  
 www.suntecheng.com

REVISIONS

NO.	DATE	DESCRIPTION
1		

**JED TOWERS**

FLORIDA

HOLLYWOOD

**SCHEMATIC**

**SITE ENGINEERING PLAN**

DATE  
Dec 2014

SCALE  
1" = 10'

DESIGNED BY  
CRL

DRAWN BY  
AEV

JOB NUMBER  
14-3667

SHEET No  
C1

SEAL

APR 20 2015

CLIPPING & LOANING  
FL REG NO 88888

WATER & SEWER DEMAND	
RESIDENTIAL	30,500 GPD
OFFICE @ 280 GPD/UNIT	
RETAIL	824 GPD
SHED @ 10 GPD/100 SF	
TOTAL	18,124 GPD

NOTE: SOURCE OF IRRIGATION  
WILL BE POTABLE WATER