

REVISIONS		
NO.	DESCRIPTION	DATE
TAC - P&Z		09/13/2023
FINAL TAC - P&Z		11/15/2023
FINAL TAC-RESUBMITTAL		11/30/2023
PDB APPROVAL		12/12/2023

**PRELIMINARY PLAN
 NOT FOR CONSTRUCTION**
 THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE: 06/30/2023
 DESIGNED BY: CP
 DRAWN BY: CP, RP
 CHECKED BY: KS, PW
 BID-CONTRACT:

PAUL H. WEINBERG, PLA
 FLORIDA REG. NO. LA666804
 (FOR THE FIRM)

CLIENT
**1817 TAYLOR
 DEVELOPMENT LLC**

PROJECT
**STAR TOWER
 HOLLYWOOD**
 410 N. FEDERAL HWY
 HOLLYWOOD, FL
 33020

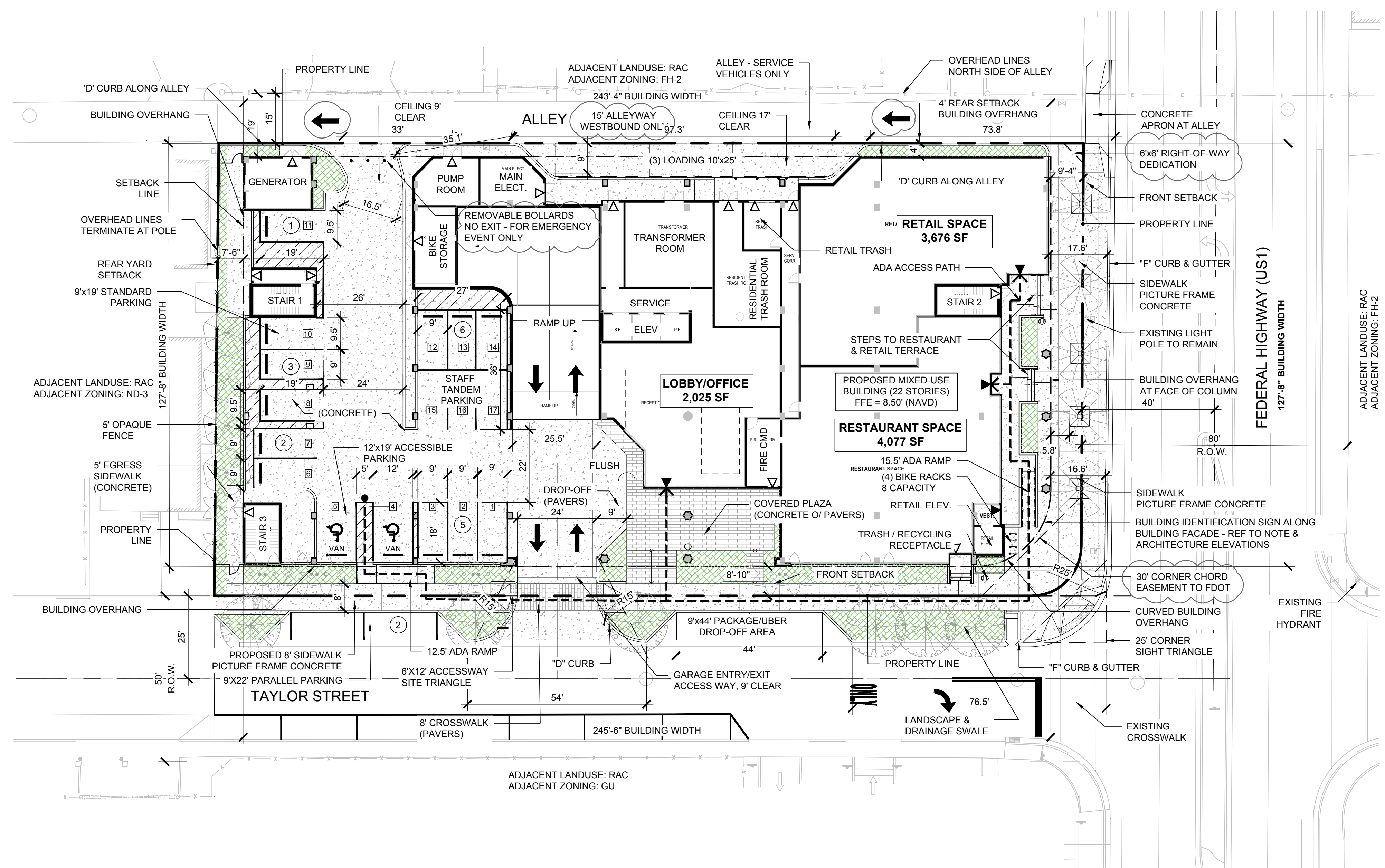
SHEET TITLE
SITE PLAN

SHEET NUMBER **SP-101**
 PROJECT NUMBER **13778.00**

SITE DATA PROPOSED			
PROJECT ADDRESS		410 N. Federal Hwy, Hollywood, FL 33020	
FOLIO No.		5142-15-01-8240	
1. ZONING	PD		
2. EXISTING LAND USE	RAC		
3. LAND AREA		NET SITE AREA	0.816 AC
		TAYLOR ST. R/W	13,272 SF
		US 1 FEDERAL HWY R/W	2,024 SF
		SERVICE ALLEY R/W	
		GROSS LOT AREA	50,872 SF
		REQUIRED	1.17 AC
4. DENSITY		PREVIOUSLY APPROVED	212 DU/AC
		PROVIDED	248 UNITS
5. BUILDING HEIGHT		115 DU/AC	134 UNITS
6. NUMBER OF STORIES		51'-11"	224'-0"
7. UNIT SIZE MINIMUM		17'-5"	17
8. UNIT SIZE AVERAGE		525 SF	492 S.F.
		891.5 SF	915 SF
8.A TOTAL FLOOR AREA OF RECREATION USE WITHIN BUILDING			9,321 SF (INTERIOR)
8.B TOTAL BUILDING SQ. FOOTAGE			508,570 SF
9. PARKING - SEE BELOW			
		STUDIO (32) @1	32
		1 BED UNIT (122) @1	122
		2 BED UNIT (64) @1.5	96
		3 BED UNIT (30) @1.5	45
		GUEST @1 SP/5 UNITS	50
		TOTAL UNITS (248)	345
		TOTAL UNIT PARKING	345
		RESTAURANT: 4,077 SF	60% OF GROSS FLOOR AREA, 1 PER 60 SF OF RESULT
		RETAIL: 3,676 SF	@ 250 SF/SPACE
		FIRST FLOOR LOBBY/OFFICE: 2,025 SF	NO PARKING REQUIRED
		ADDITIONAL PARKING	N/A
		HANDICAP (12'x9')	9 (INCLUDED*)
			7 (INCLUDED)
			9 (INCLUDED*)
			* INCLUDING 2 VAN ACCESSIBLE SPACES
		TANDEM	N/A
		TOTAL PARKING	401
		LOADING BAYS (10'x25')	3
10. SET BACK REQUIREMENTS			
		MINIMUM SET BACK	
		EXTERNAL (SOUTH SIDE - TAYLOR ST)	BASE < 25' 2'-29" 8'-10"
		TOWER	53', 47' at Balcony
		REAR YARD (15' ALLEY)	BASE 0' 0'-12" 4'
		TOWER	11'-6", -10" at Balcony
		EXTERNAL (EAST SIDE - US 1)	BASE < 25' 10'-0" 9'-4"
		TOWER	10-1.5", 3'-1" at Balcony
		SIDE YARD (WEST SIDE)	BASE 0' 0' 7'-6"
		TOWER	7'-6"
11. PERVIOUS AREA			1,220 SF - 3.4%
12. IMPERVIOUS AREA			34,336 SF - 96%
13. PUBLIC OPEN SPACE			5,211 SF - 14.6%
COVERED PUBLIC OPEN SPACE			3,025.57 SF - 8.5%
			5,801 SF - 16.3%
			3,915.62 SF - 11.00%
		TOTAL AREAS	11,012 SF - 30.9%
			6,841.19 SF - 19.50%

- AMENDMENTS OR VARIANCES:
- INCREASE DENSITY FROM 134 UNITS TO 248 UNITS. (AN INCREASE FROM 115 UNITS PER ACRE TO 212 UNITS PER ACRE)
 - AN INCREASED BUILDING HEIGHT FROM 176'-5" TO 224'-0"
 - A VARIANCE FROM THE REQUIRED 25' EXTERNAL SETBACKS WILL BE REQUESTED.

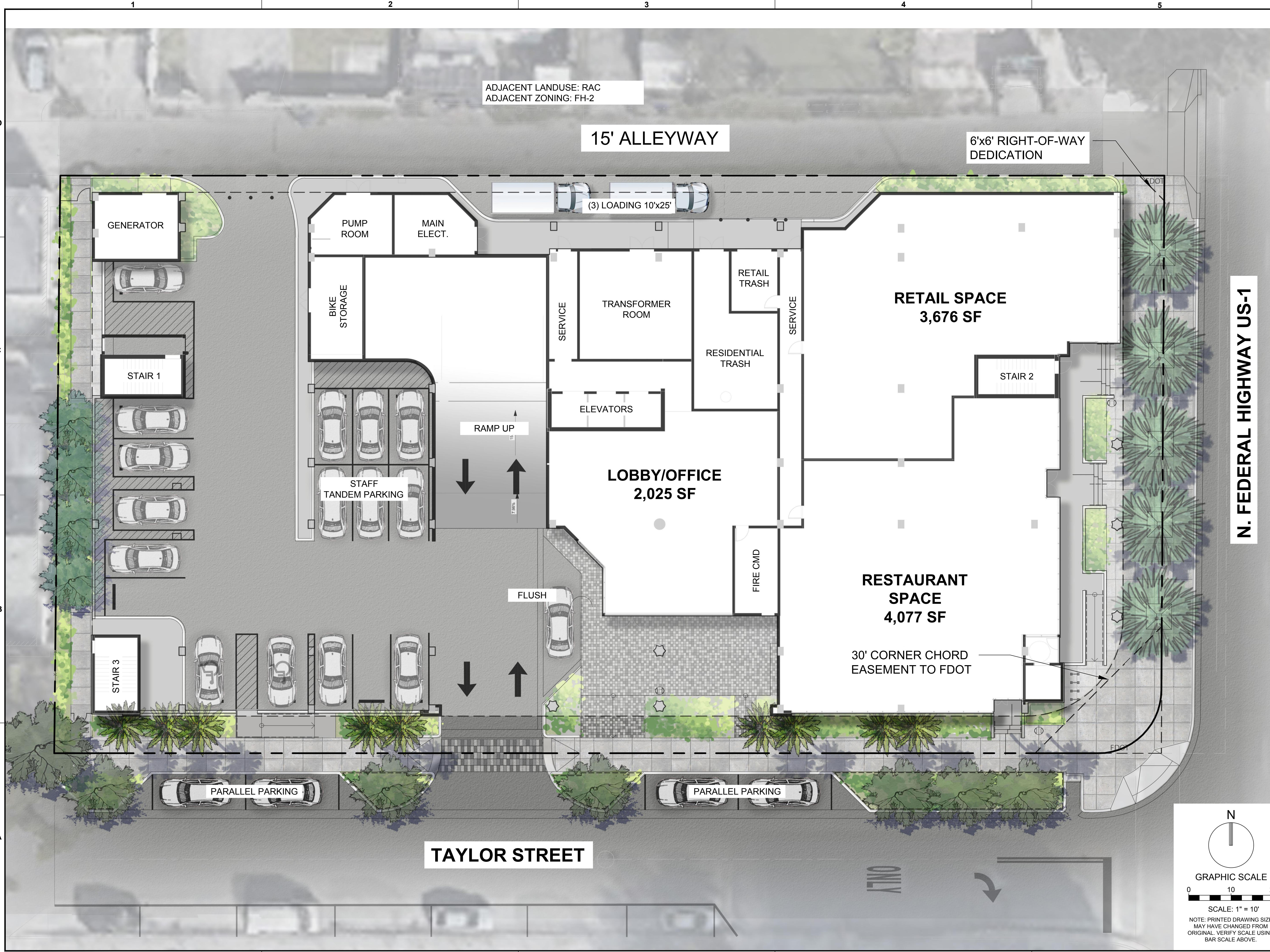
- NOTES:
- CHANGES TO THE DESIGN, INCLUDING BUT NOT LIMITED TO MASSING, MATERIALS, TEXTURE, OR EXTERIOR FINISHING, SHALL REQUIRE PLANNING REVIEW AND, DEPENDING ON THE SCOPE OF THE CHANGE, MAY BE SUBJECT TO BOARD/COMMISSION APPROVAL. ANY FIELD CHANGES THAT HAVE NOT BEEN REVIEWED BY THE PLANNING DIVISION MAY RESULT IN REMOVAL AND MAY BE SUBJECT TO REMOVAL IF NOT APPROVED.
 - ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS. 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.
 - THE MAXIMUM LIGHT LEVEL ALONG THE NORTHERN AND AND WESTERN PROPERTY LINES IS TO BE 0.5 FOOT-CANDLE.
 - ADA ACCESSIBLE ROUTES ARE REQUIRED BETWEEN ACCESSIBILITY PARKING AND BUILDING ACCESS AS WELL AS AN ACCESSIBLE ROUTE TO THE PUBLIC RIGHTS-OF-WAY. ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
 - ALL EXPOSED MEP FIXTURES AND EQUIPMENT TO BE PROPERLY SCREENED FROM PUBLIC VIEW WITH LANDSCAPING.
 - THE PROJECT IS PURSUING A NATIONAL GREEN BUILDING STANDARD (NGBS) CERTIFICATION, AND SHALL BE IN COMPLIANCE WITH GREEN BUILDING ORDINANCE (O-2011-06).



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C
B
A

Plotted by: cphillips On 2/6/2024 9:51 AM
Drawing name: K:\13778.00 - Star Tower Hollywood - 1817 Taylor Street Development LLC Landscape Architecture\CA\13778.00-SP-101.dwg

STATUS: PRELIMINARY



ADJACENT LANDUSE: RAC
ADJACENT ZONING: FH-2

15' ALLEYWAY

6'x6' RIGHT-OF-WAY DEDICATION

(3) LOADING 10'x25'

GENERATOR

PUMP ROOM

MAIN ELECT.

BIKE STORAGE

TRANSFORMER ROOM

RETAIL TRASH

RETAIL SPACE
3,676 SF

STAIR 1

ELEVATORS

RESIDENTIAL TRASH

STAIR 2

RAMP UP

LOBBY/OFFICE
2,025 SF

STAFF
TANDEM PARKING

FIRE CMD

RESTAURANT SPACE
4,077 SF

FLUSH

30' CORNER CHORD
EASEMENT TO FDOT

STAIR 3

PARALLEL PARKING

PARALLEL PARKING

TAYLOR STREET

N. FEDERAL HIGHWAY US-1

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7923
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS		
NO.	DESCRIPTION	DATE
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ISSUE DATE: 06/30/2023
DESIGNED BY: CP
DRAWN BY: CP, RP
CHECKED BY: KS, PW
BID-CONTRACT:

This item has been digitally signed and sealed by Paul H. Weinberg, on the date below using a Digital Signature.

REGISTERED LANDSCAPE ARCHITECT
PAUL H. WEINBERG
LA 666804
STATE OF FLORIDA

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

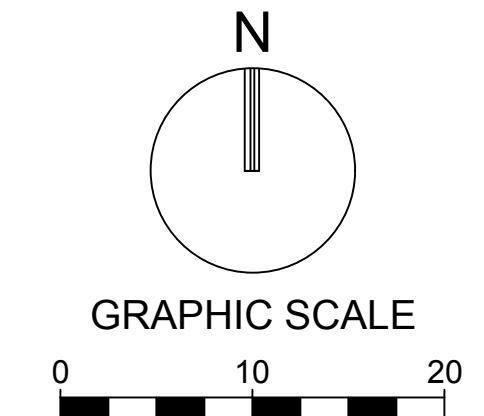
PAUL H. WEINBERG, PLA
FLORIDA REG. NO. LA666804
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CLIENT
1817 TAYLOR DEVELOPMENT LLC

PROJECT
STAR TOWER HOLLYWOOD
410 N. FEDERAL HWY
HOLLYWOOD, FL
33020

SHEET TITLE
ILLUSTRATIVE PLAN

SHEET NUMBER **SP-102**
PROJECT NUMBER **13778.00**



NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

Plotted by: cphillips On 2/6/2024 9:31 AM

Drawing name: K13778.00 - Star Tower Hollywood - 1817 Taylor Street Development.LLCLandscapeArchitectureCA13778.00-LC-101.dwg

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