

T H A N K   Y O U



SOUTH ELEVATION

Notes:

1. Recycling to be provided via sorter located in Trash Room. Space for recycling container will be provided in unit kitchens.
2. All signage to be in compliance with Zoning and Land Development regulations.
3. Project will be fully compliant with all applicable Turtle Lighting Ordinances.
4. Maximum foot candle levels shall not exceed 0.5 foot candles at all property lines.
5. Project will comply with Green Building Ordinance, via certification through the National Green Building Standard.
6. Infrastructure will be provided to allow the future installation of car charging stations in the residential parking garage.

LEGEND

FLOOD RESISTANT GLAZING

**alfonsojurado** ARCHITECTURE

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**Szauer Engineering**  
Civil Engineers  
7251 W Palmetto Park Road - Suite 100  
Boca Raton, FL 33433  
T: (561) 716-0159  
Certificate of Authorization Number 30129

**W H**  
**P WITKIN HULTS**  
**+ PARTNERS**  
307 south 21st avenue Hollywood, Florida  
phone: 954.923.9691 facsimile: 954.923.9699  
www.witkindesign.com

NINE HOLLYWOOD PHASE 2  
1843 Jackson Street, Hollywood, FL

May 05, 2025

|   |          |              |
|---|----------|--------------|
| 1 | 07-22-25 | TAC Comments |
| 2 | 11-07-25 | TAC Comments |
|   |          |              |

Elevations

**A3 | 01**  
Scale: 1" = 30'



NORTH ELEVATION

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LEGEND

- FLOOD RESISTANT GLAZING
- CLEAR HEIGHT FOR LOADING AREA

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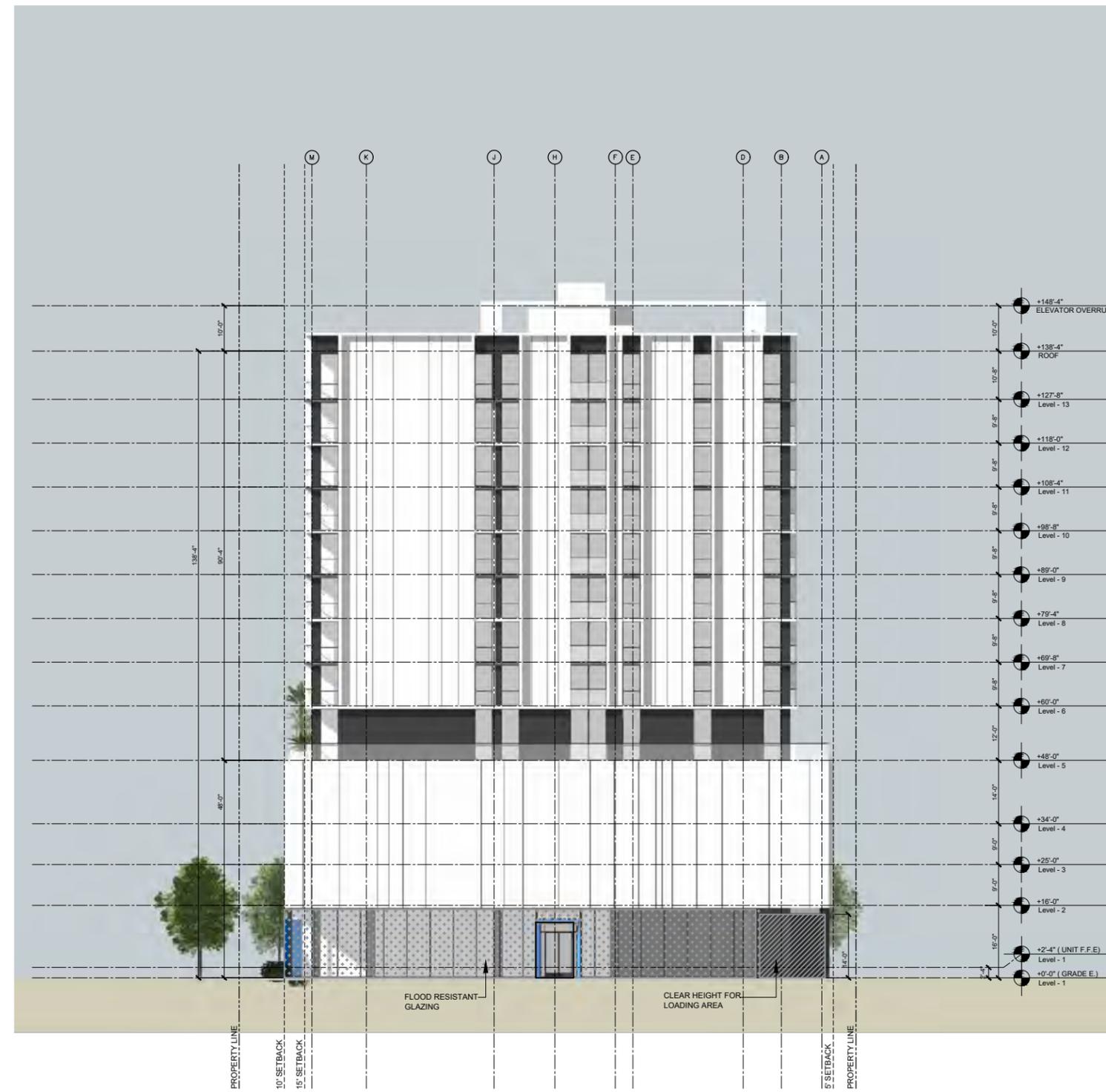
May 05, 2025

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|---|----------|--------------|
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|   |          |              |

Elevations  
  
**A3 | 02**  
 Scale: 1" = 30'



WEST ELEVATION



EAST ELEVATION

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LEGEND

- FLOOD RESISTANT GLAZING
- CLEAR HEIGHT FOR LOADING AREA

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|   |          |              |

Elevations

**A3 03**

Scale: 1" = 30'



**NINE HOLLYWOOD PHASE 2**  
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May 05, 2025



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Rendering  
**A7 02**  
Scale: N.T.S.



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May 05, 2025

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3D Model Views

**A5 02**

Scale: N.T.S.



  
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3D Model Views  
**A5 | 03**  
 Scale: N.T.S.



**NINE HOLLYWOOD PHASE 2**  
 1843 Jackson Street, Hollywood, FL

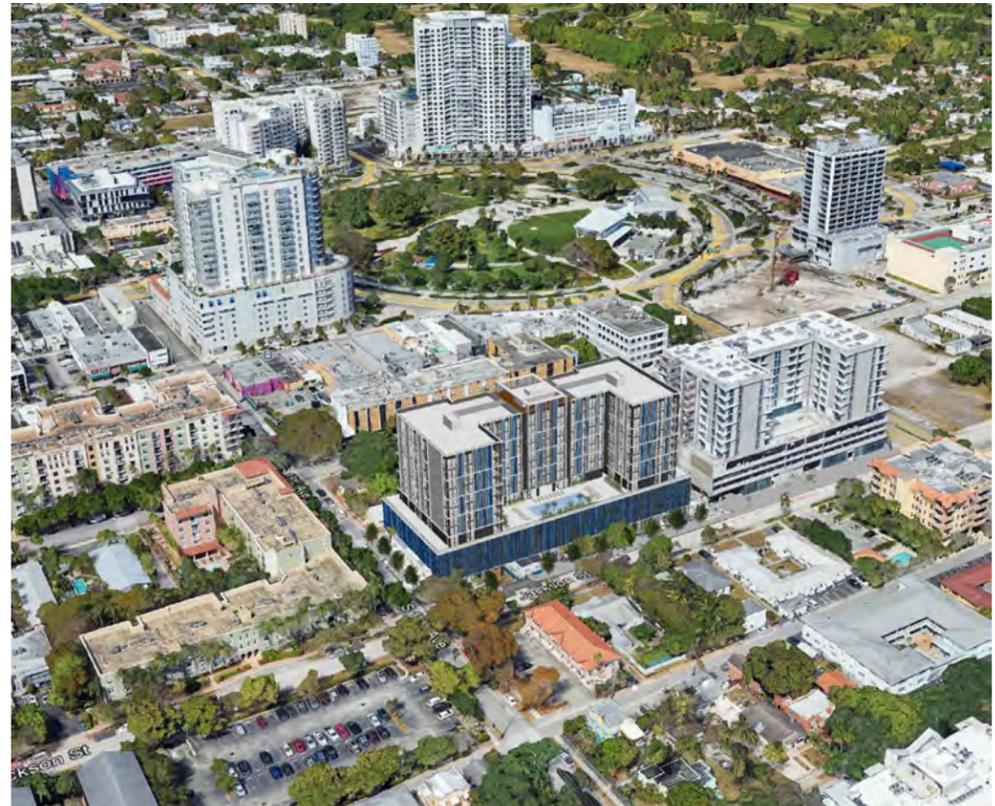
May 05, 2025

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3D Model Views

**A5 03A**

Scale: N.T.S.



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## **Meeting 1 Summary: Hollywood Nine Phase II**

**Date:** November 25, 2025

**Time:** 6:00 PM

**Location:** Fred Lippman Multi-Purpose Center, 2030 Polk Street, Hollywood

### **Participants**

Project Team:     Alfonso Jurado, Architect  
                          Steve Geller, Attorney  
                          Leslie Del Monte, Planner  
                          Misael Iadisernia, Developer

Members of the Public:

Ken Crawford  
Christine Corbo  
Ricardo Baerga  
Itzhack Feldman

### **Project Overview**

The proposed project is located on Jackson Street, just west of Federal Highway, and is currently split between the PS3 and FH2 zoning districts. The application proposes to consolidate the site under the FH2 district to allow for a more cohesive and unified development, without increasing the allowable building height. The proposed building would be 13 stories with a total height of 138 feet, 4 inches, which is within the 140-foot height limit permitted under both the existing and proposed zoning designations.

The development includes 178 residential units, consisting of a mix of studio, one-bedroom, two-bedroom, and three-bedroom units. Parking is provided through a structured garage with 286 spaces, in addition to 11 on-street spaces, exceeding the 282 spaces required. The ground floor incorporates approximately 6,400 square feet of retail space, along with a fitness center and walk-up residential units. Resident amenities include a pool deck on the fifth floor and a rooftop terrace. The parking garage is screened from public view, and the overall site design incorporates green space to create separation between Phase I and Phase II of the development. The project requests one minor variance related to curb cut width within the alley.

Itzhack Feldman of Hollywood Beach TV was in attendance and shared the meeting via Facebook Live. During the meeting a viewer asked for information to be shared in Spanish, at which time the architect shared a quick recap of the presentation in Spanish. The footage has received over 700 views, further expanding public awareness and access to information regarding the proposed project.

### **Q & A Summary**

During the question-and-answer portion of the meetings, participants asked about building design features, project timing, landscaping, and the overall development program. The

project team explained that the tower portion of the building would feature floor-to-ceiling windows, creating a more upscale architectural appearance. The proposed balcony railings are currently anticipated to be glass, subject to final cost considerations. Landscaping was also discussed, with participants encouraging the use of Florida-native shade trees. The project team confirmed that trees would be incorporated, particularly along the 19th Avenue frontage, and acknowledged considerations related to tree roots and sidewalk protection, including the potential use of root barrier systems. Questions regarding the project schedule indicated that construction is anticipated to begin after City approvals and completion of construction documents, with a potential start by the end of next year. Finally, the project team confirmed that the development is proposed as a rental building, consistent with the operational model established in Phase I.

### **Feedback and Suggestions**

- Incorporate Florida native wild oak trees to provide shade and improve walkability
- Consider using tree root barriers to prevent sidewalk damage

**Meeting Summary: Hollywood Nine Phase II - Virtual****Date:** December 2, 2025**Time:** 6:00 PM**Location:** Virtual**Participants**

**Project Team:** Alfonso Jurado, Architect  
Leslie Del Monte, Planner

**Members of the Public:**

City Commissioner Kevin Biederman  
Christine Corbo  
Jesus Quintero

**Project Overview**

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**Q & A Summary**

Discussion addressed the treatment of the rear elevation along the alley, with the project team explaining that architectural screening would wrap the corner and transition to a solid wall with consistent patterning and scoring. Participants suggested incorporating color or a mural on the portion of the wall visible from Van Buren Street, which the project team acknowledged and agreed to explore. The importance of incorporating large trees into the site design was reiterated and noted. Questions regarding future public engagement were addressed by clarifying that, while the two public participation meetings satisfy outreach requirements, the project will continue through Planning Board and City Commission hearings, both of which are public and open for continued community participation.

# N I N E 2

1843 Jackson Street, Hollywood, FL

## **Feedback and Suggestions**

- Explore the treatment of the rear elevation visible from Van Buren Street to enhance visual interest. Consider incorporating paint color, public art, mural treatment, or patterning and scoring, maintaining consistency with the building's overall design language.
- Prioritize the inclusion of large canopy trees within the site and along visible edges to strengthen landscaping and shade.