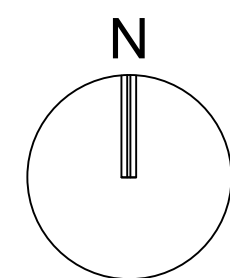


EXHIBIT B

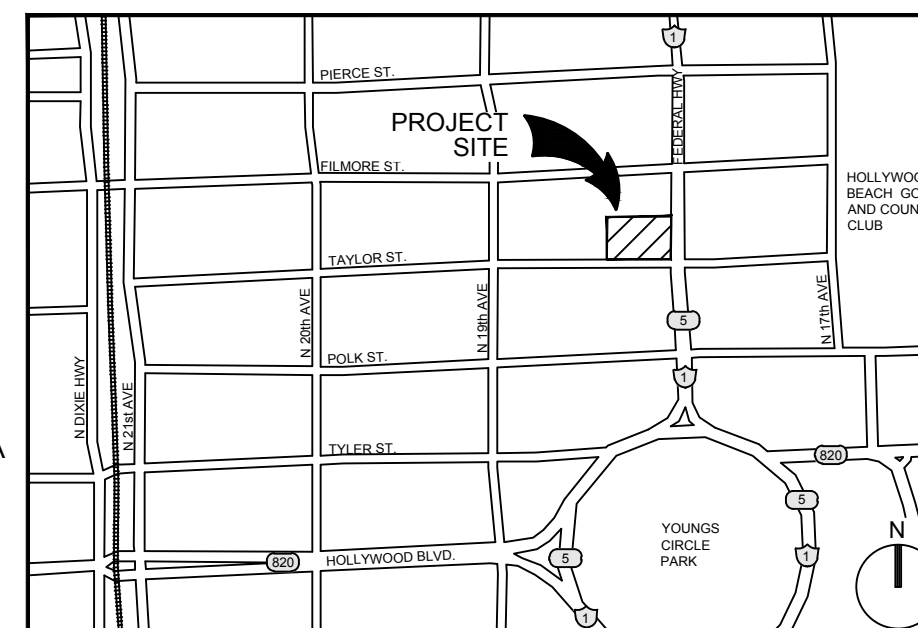


GRAPHIC SCALE

0 20 40

SCALE: 1" = 20'

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

LOCATION SKETCH
(NOT TO SCALE)

LEGAL DESCRIPTION:

LOTS 9, 10, 11, 12, 13, 14 AND 15 LESS THE EAST 15.0 FEET AND THAT PART INCLUDED IN THE EXTERNAL AREA FORMED BY A 15.0 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 15 AND TANGENT TO A LINE WHICH IS 15.0 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.

SITE DATA			
PROPOSED			
PROJECT ADDRESS			
FOLIO No.			
410 N. Federal Hwy, Hollywood, FL 33020			
5142-15-01-8240			
1. ZONING	PD		
2. EXISTING LAND USE	RAC		
3. LAND AREA			
NET SITE AREA		35,576 SF	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	1.17 AC
		REQUIRED	PREVIOUSLY APPROVED
			PROVIDED
4. DENSITY		115 DU/AC	212 DU/AC
5. BUILDING HEIGHT		134 UNITS	248 UNITS
6. NUMBER OF STORIES		51'-11"	224'-0"
7. UNIT SIZE MINIMUM		17	22
8. UNIT SIZE AVERAGE		525 SF	492 S.F.
9. PARKING - SEE BELOW		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
STUDIO (32) @1		32	N/A
1 BED UNIT (122) @1		122	N/A
2 BED UNIT (64) @1.5		96	N/A
3 BED UNIT (30) @1.5		45	N/A
GUEST @1 SP/5 UNITS		50	50
TOTAL UNITS (248)			
TOTAL UNIT PARKING		345	N/A
RESTAURANT: 4,077 SF		60% OF GROSS FLOOR AREA, 1 PER 60 SF OF RESULT	41
RETAIL: 3,676 SF		@ 250 SF/SPACE	15
FIRST FLOOR LOBBY/OFFICE: 2,025 SF		NO PARKING REQUIRED	N/A
ADDITIONAL PARKING		N/A	N/A
HANDICAP (12'x9')		9 (INCLUDED*)	7 (INCLUDED)
		* INCLUDING 2 VAN ACCESSIBLE SPACES	* INCLUDING 2 VAN ACCESSIBLE SPACES
TANDEM		N/A	N/A
TOTAL PARKING		401	378
LOADING BAYS (10'x25')		3	2
10. SET BACK REQUIREMENTS			
MINIMUM SET BACK			
EXTERNAL (SOUTH SIDE - TAYLOR ST)		BASE	< 25'
		TOWER	2'-29"
		53', 47' at Balcony	8'-10"
REAR YARD (15' ALLEY)		BASE	0'
		TOWER	0'-12"
		11'-6, -10" at Balcony	4'
EXTERNAL (EAST SIDE - US 1)		BASE	< 25'
		TOWER	10'-0"
		10-1.5", 3'-11" at Balcony	9'-4"
SIDE YARD (WEST SIDE)		BASE	0'
		TOWER	0'
		7'-6"	7'-6"
11. PERVIOUS AREA		1,220 SF - 3.4%	1,815.47 SF - 5.1%
12. IMPERVIOUS AREA		34,336 SF - 96%	33,760.53 SF - 94.9%
13. PUBLIC OPEN SPACE		5,211 SF - 14.6%	3,025.57 SF - 8.5%
COVERED PUBLIC OPEN SPACE		5,801 SF - 16.3%	3,915.62 SF - 11.00%
TOTAL AREAS		11,012 SF - 30.9%	6,941.19 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).



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
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. LA6666804
(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

STATUS: PRELIMINARY

75 VALENCIA AVENUE, SUITE 1000
CORAL GABLES, FLORIDA 33143

Tel. 305.663.8182 Fax 305.663.8882

Firm License Number: AA0003360

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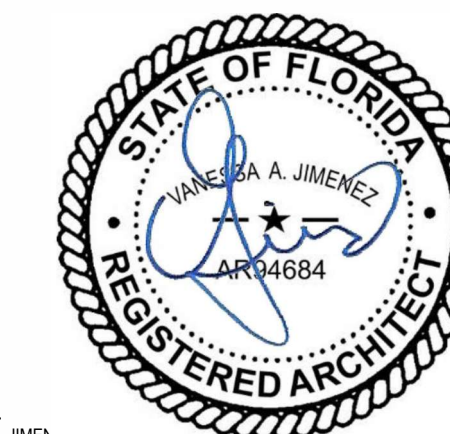
STAR TOWER
HOLLYWOOD

401 N FEDERAL HWY
Hollywood, Florida 33020

OWNER:

NER: **1817 Taylor St.
Development LLC**

NO.	DATE	REVISIONS
	TAC - P&Z	9/13/2023
	FINAL TAC - P&Z	11/15/2023
	FINAL TAC - RESUBMITTAL	11/30/2023
	PDB APPROVAL	12/12/2023



SIGNED BY:
VANESSA A. JIMEN
FLORIDA ARCHITECT

KEY PLAN

9-18-2023

Comm. Num.:	2218.00
Scale:	3/32" = 1'-0"
Drawn:	Author
Checked:	Checker

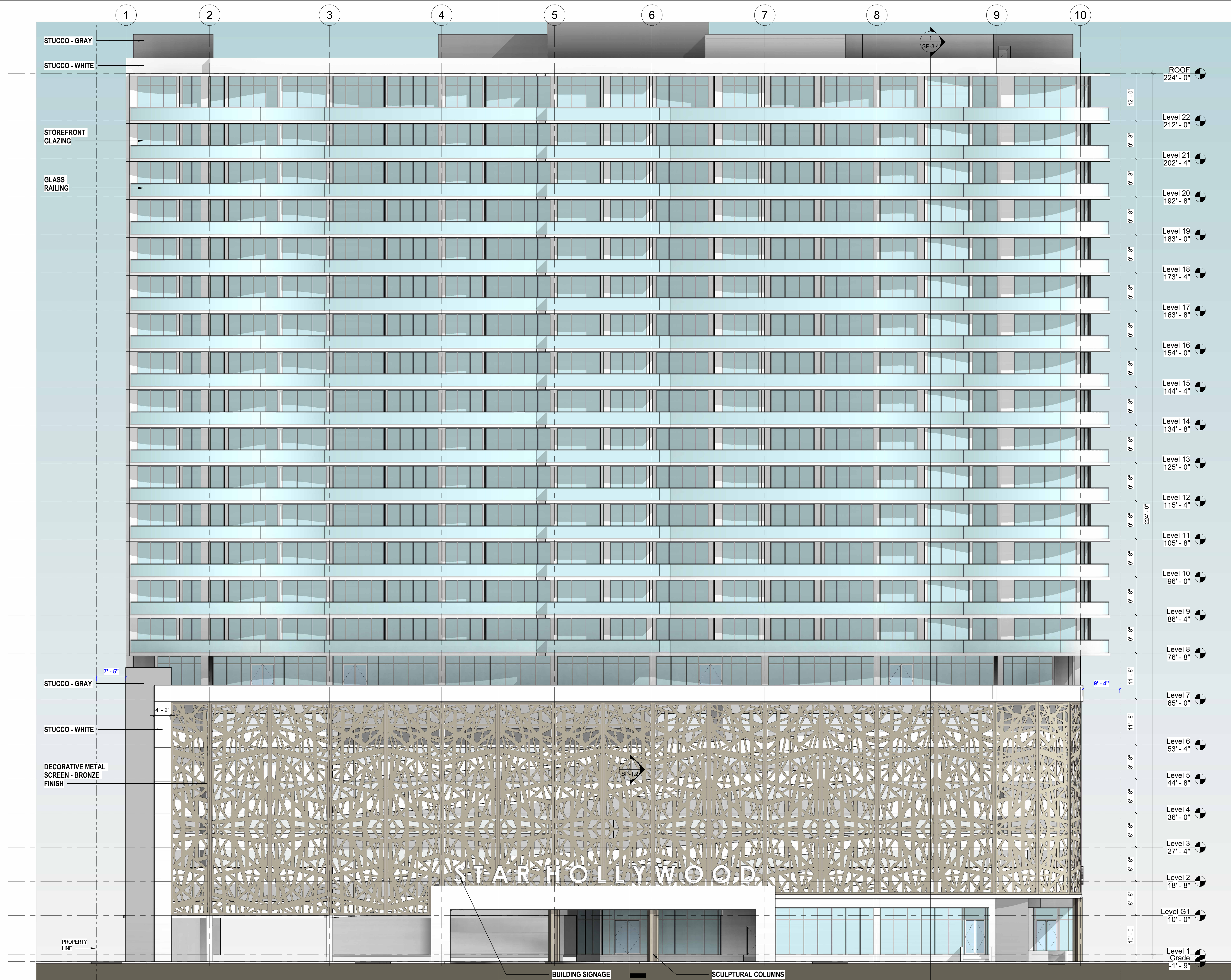
SHEET TITLE

**SOUTH ELEVATION -
TAYLOR STREET**

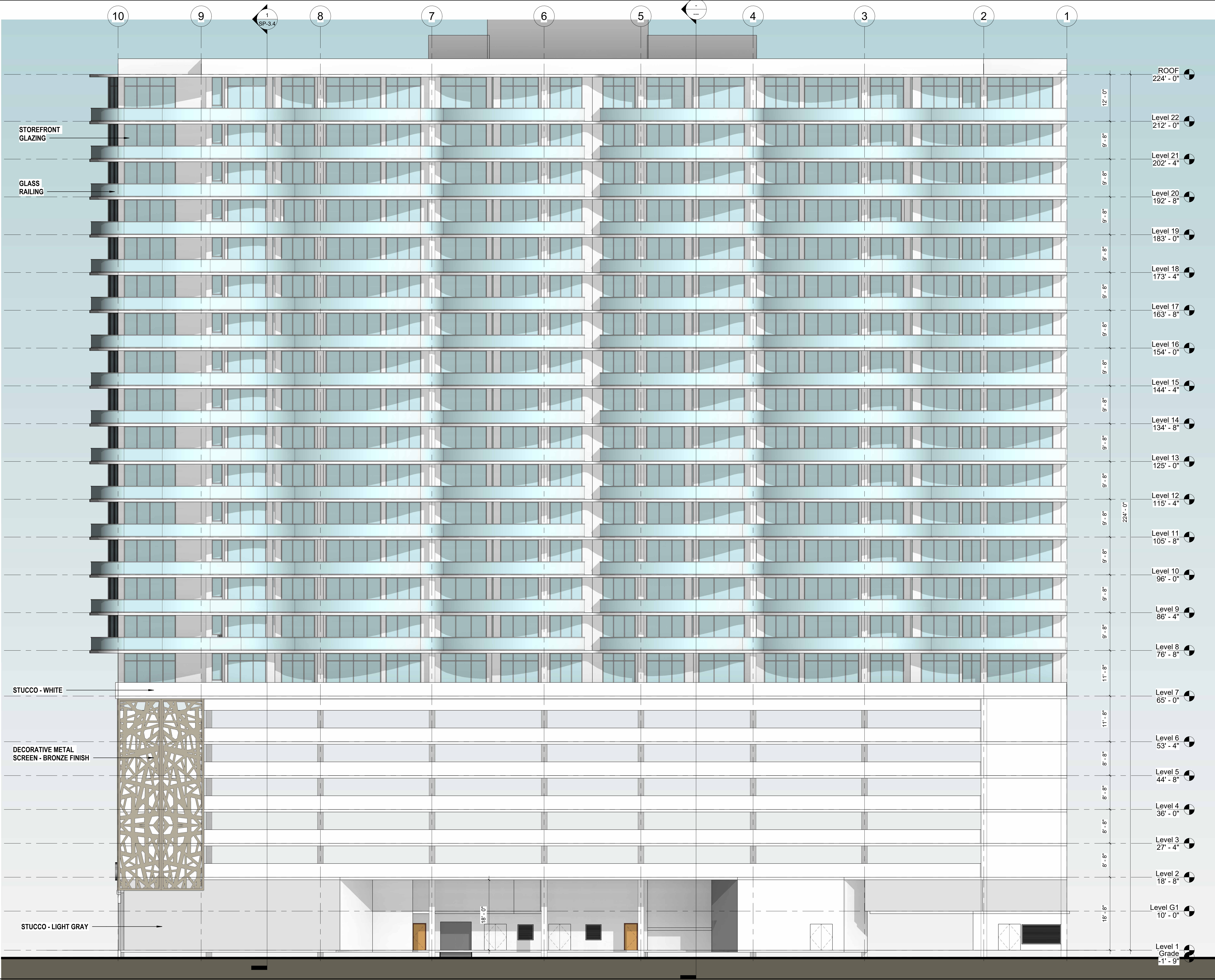
SHEET NUMBER

SP-3.0

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



2/9/2024 12:31:25 PM



ARCHITECT OF RECORD



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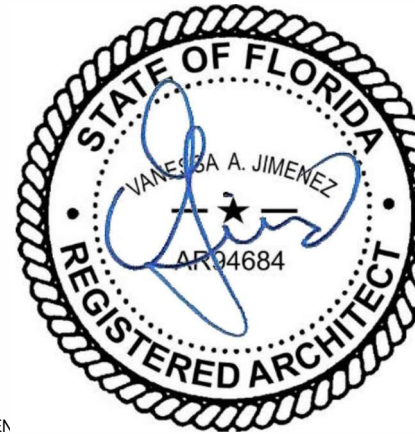
STAR TOWER HOLLYWOOD

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OWNER:

1817 Taylor St.
Development LLC

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2218.00

Scale:

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Drawn:

Author

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Checker

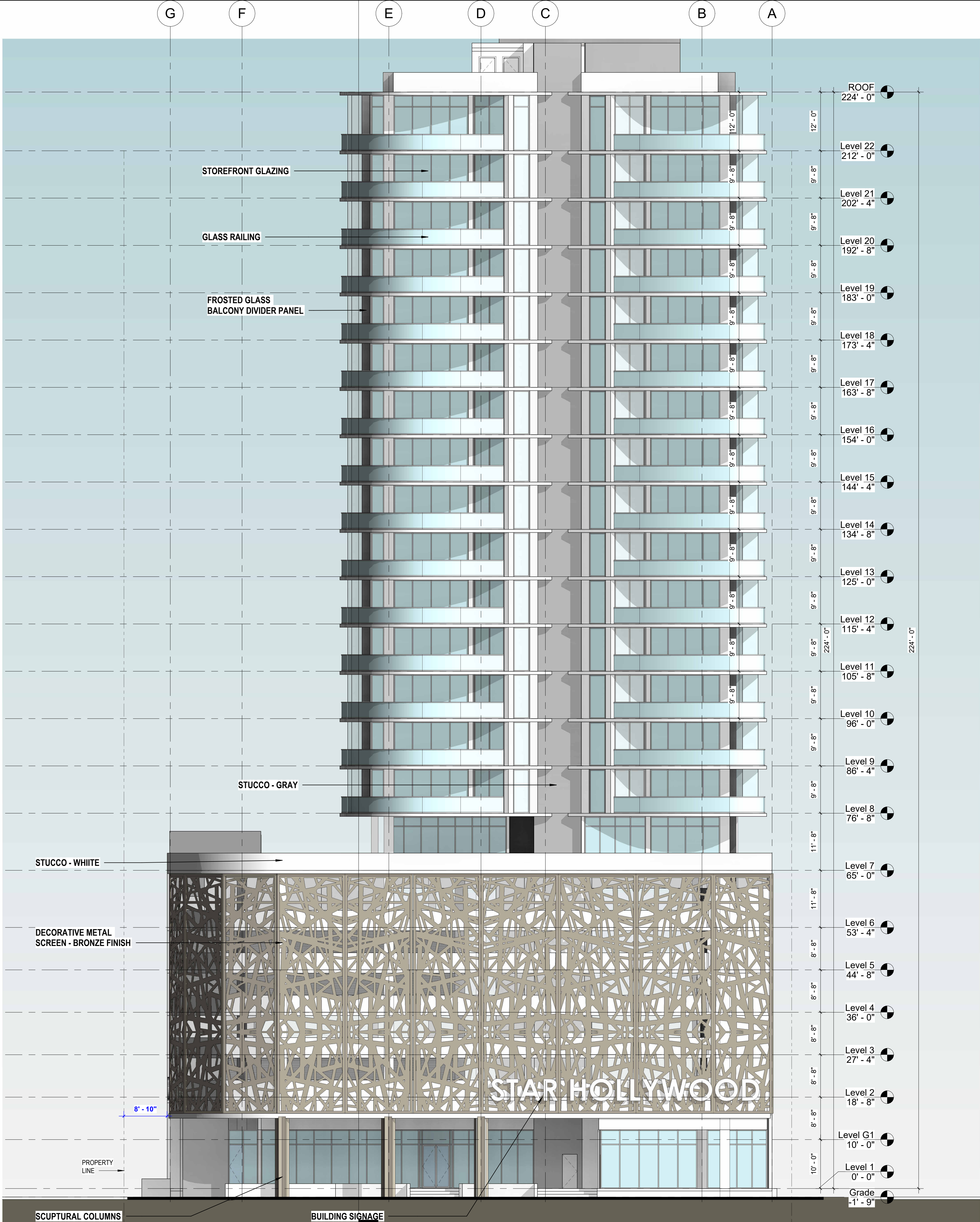
SHEET TITLE

NORTH ELEVATION

SHEET NUMBER

SP-3.1

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WITH THE MINIMUM STANDARDS OF THE APPLICABLE
BUILDING CODES AND LIFE SAFETY STANDARDS



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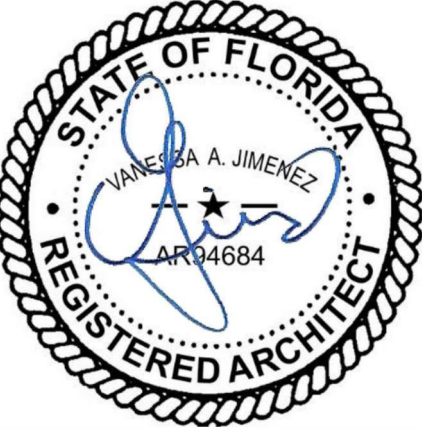
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OWNER:

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Drawn: Author
Checked: Checker

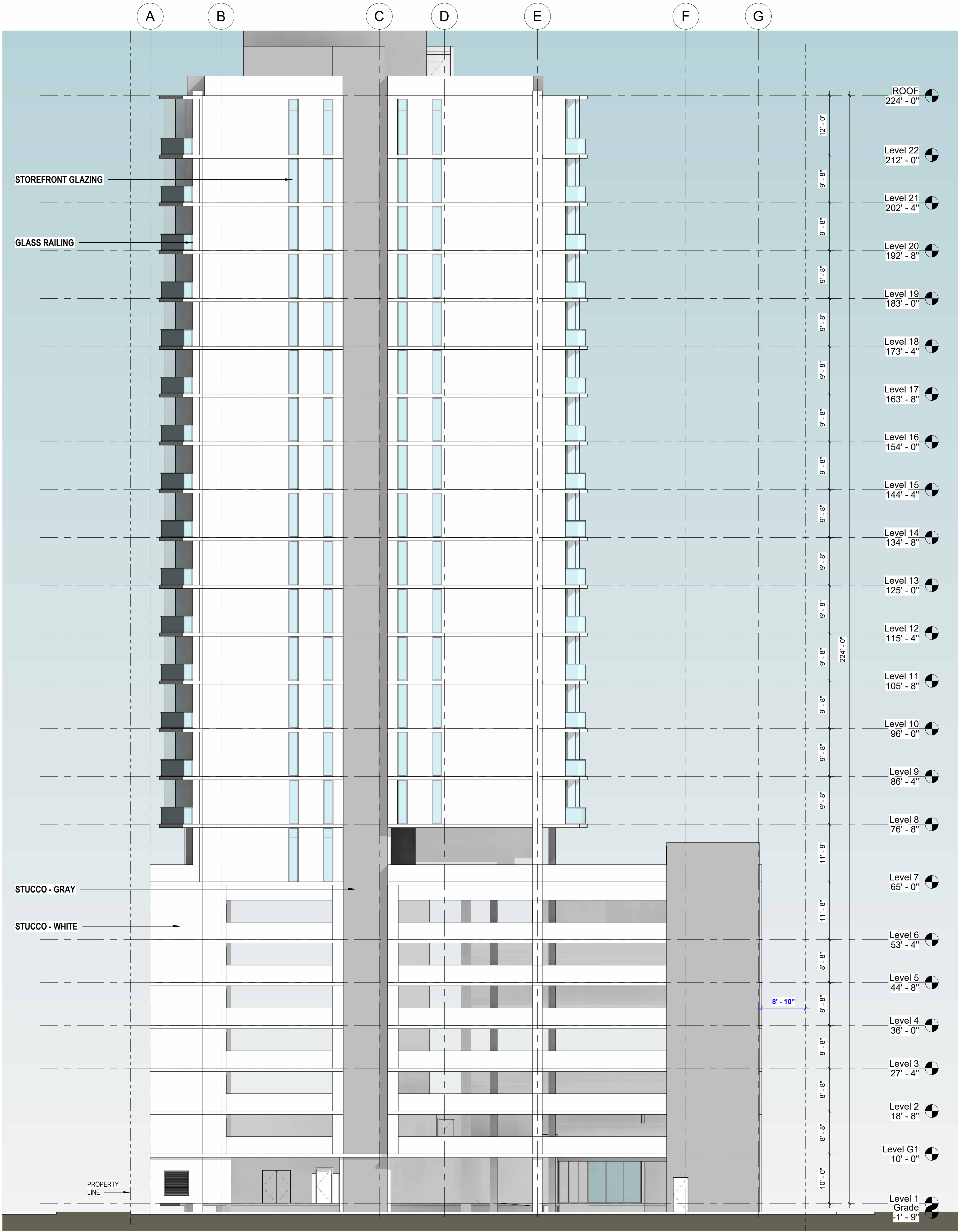
SHEET TITLE

EAST ELEVATION -
FEDERAL HIGHWAY
(US1)

SHEET NUMBER

SP-3.2

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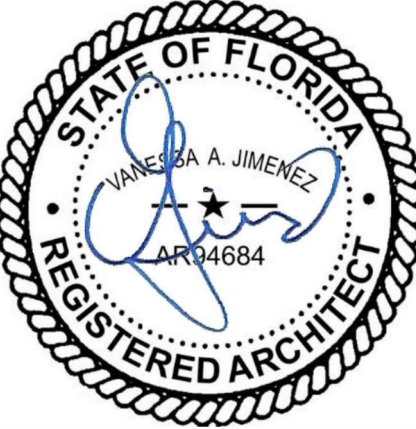
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Drawn: Author

Checked: Checker

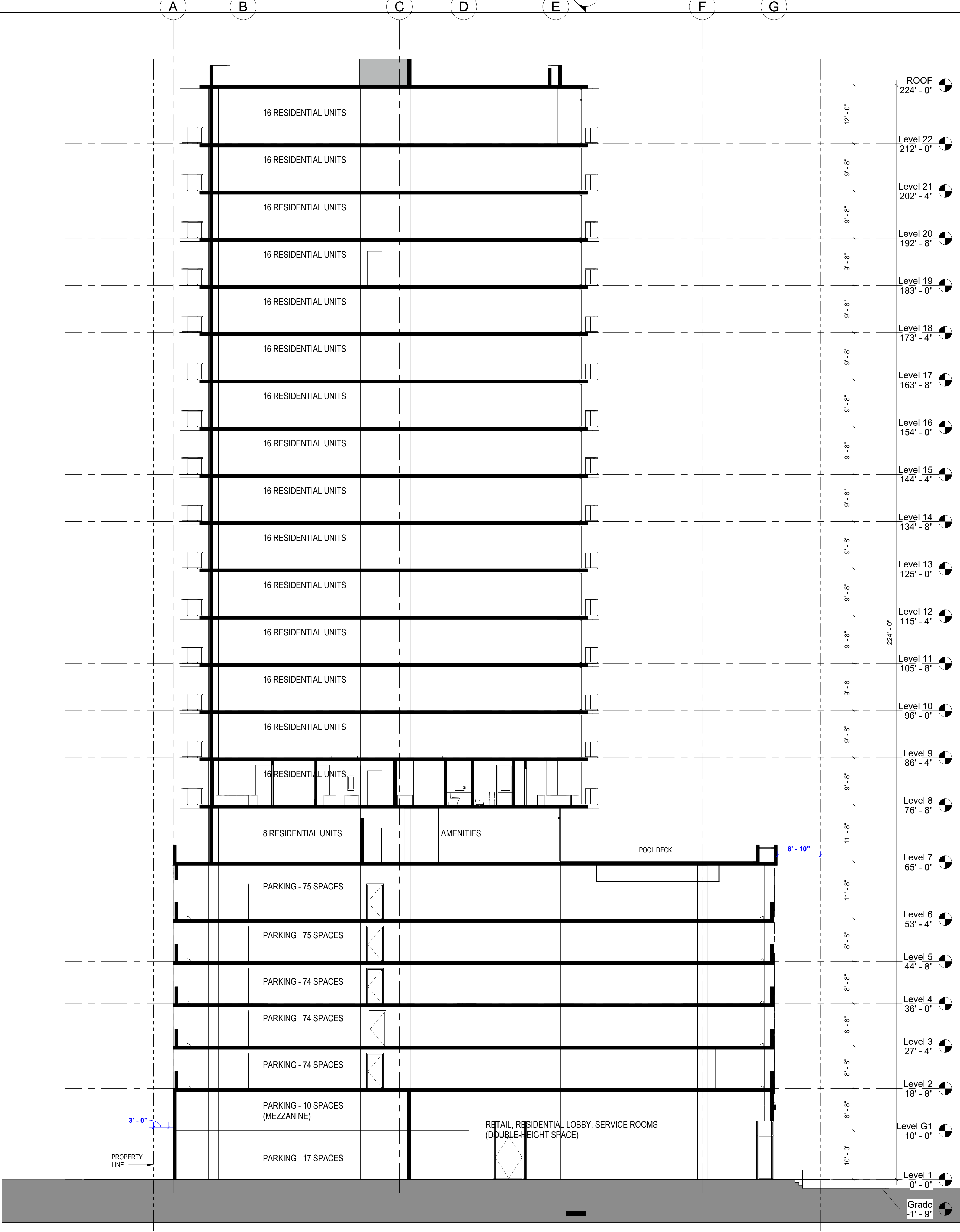
SHEET TITLE

WEST ELEVATION

SHEET NUMBER

SP-3.3

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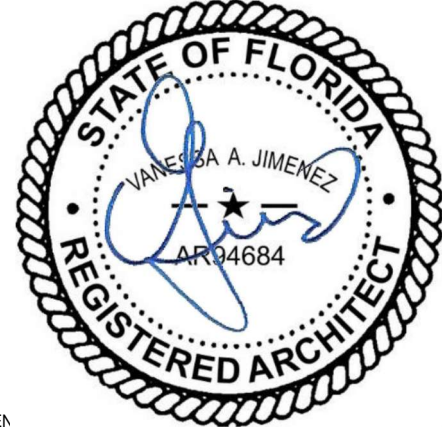
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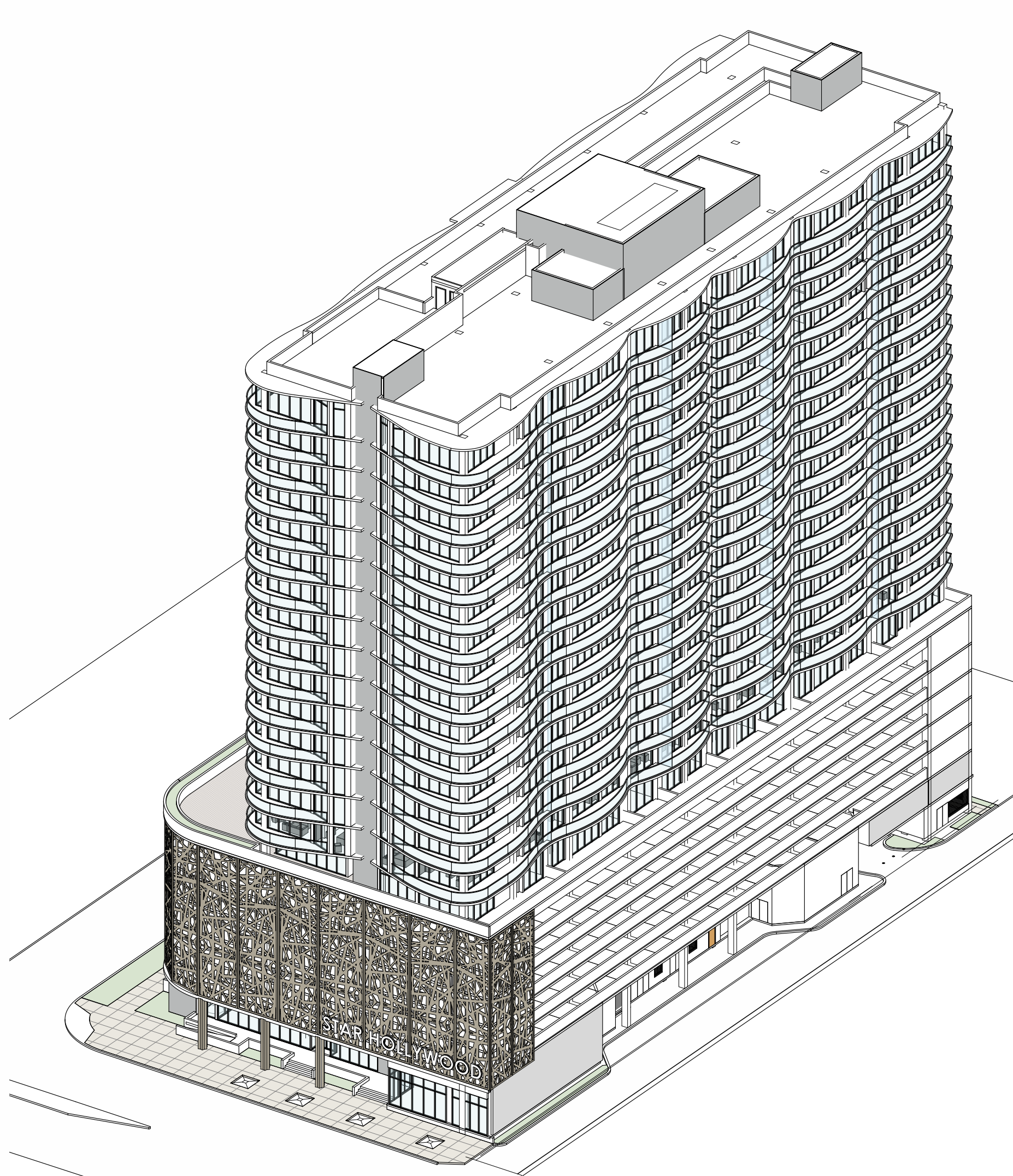
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BUILDING SECTION

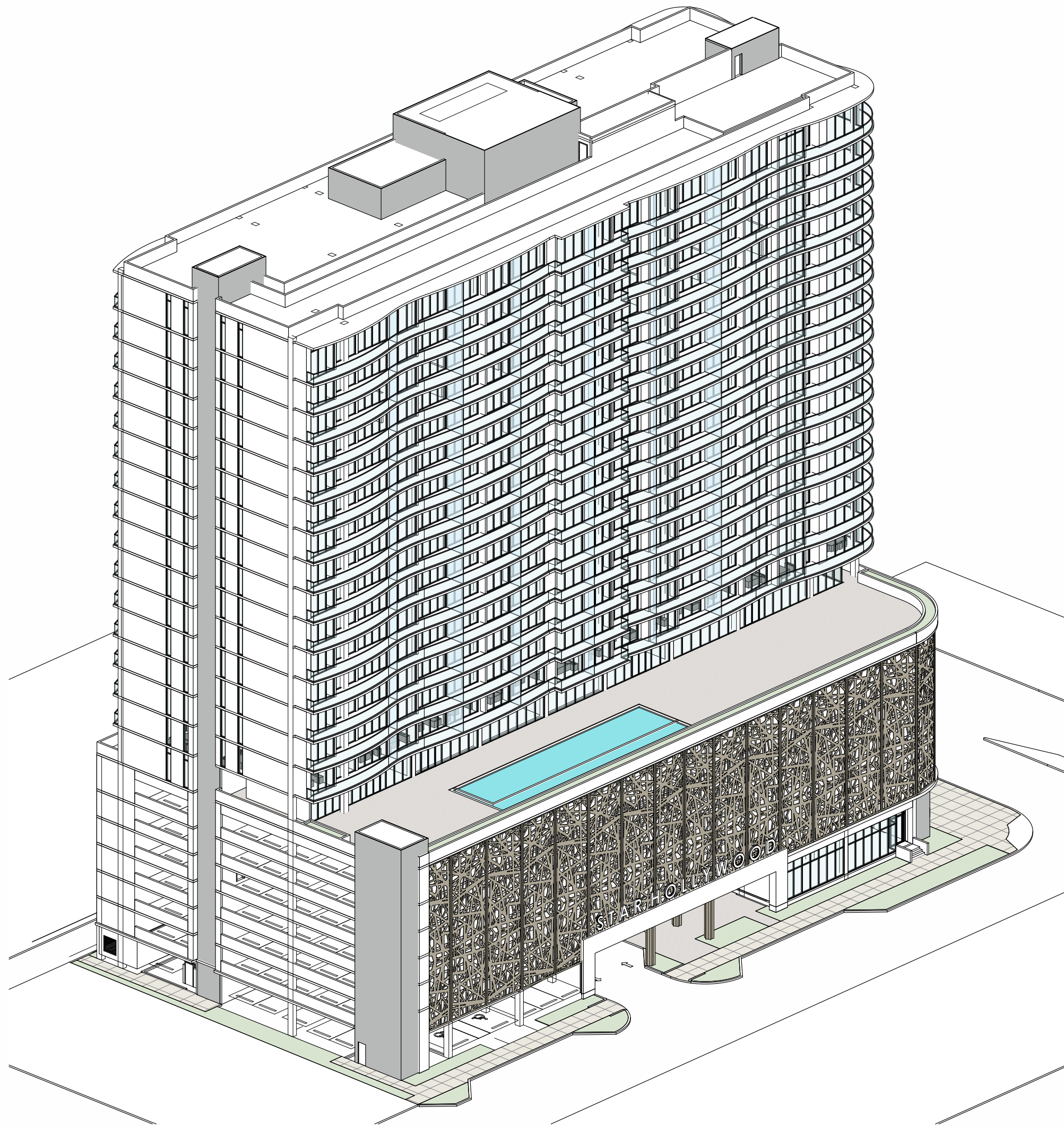
SHEET NUMBER

SP-3.4

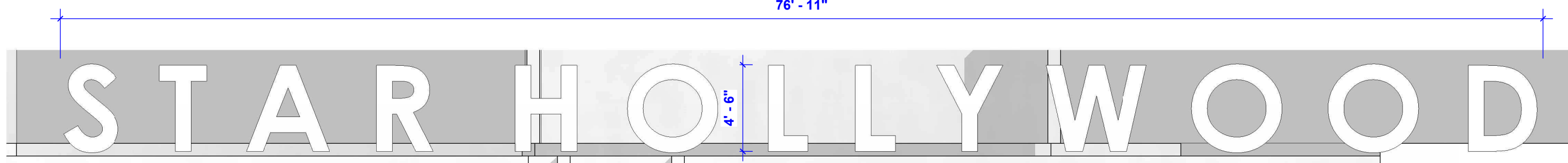
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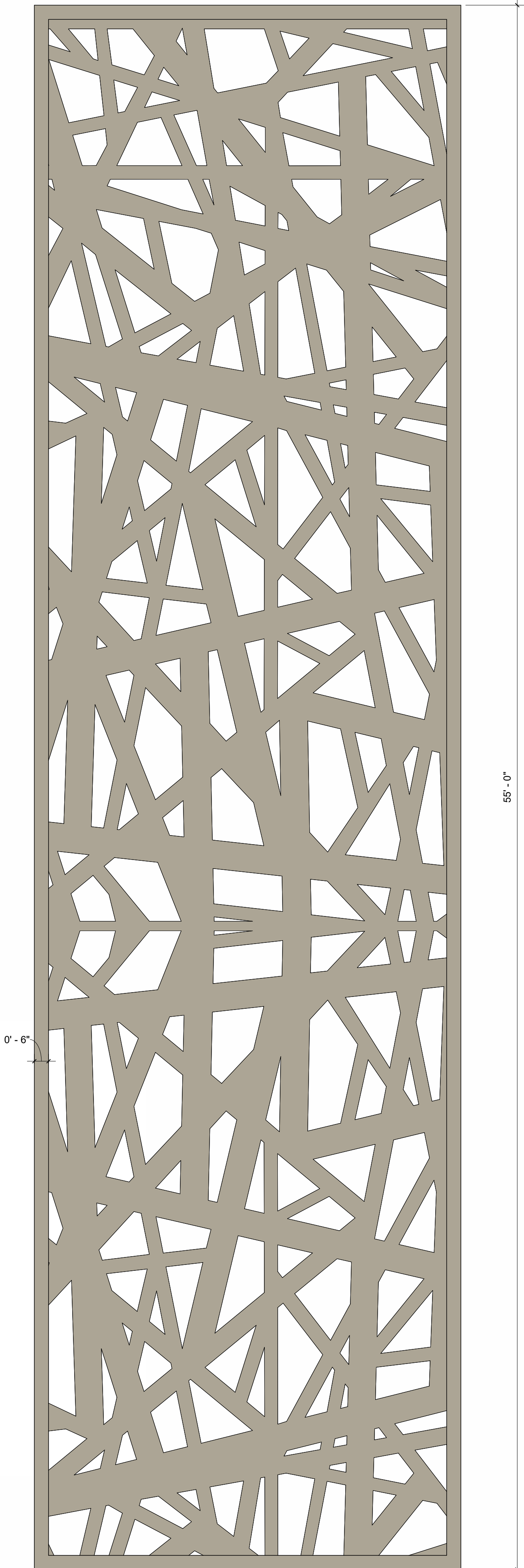
1 NORTHEAST VIEW
SP-3.5 SCALE:



2 SOUTHWEST VIEW
SP-3.5 SCALE:



3 SIGNAGE DIMENSIONS
SP-3.5 SCALE: 3/16" = 1'-0"



METAL GARAGE SCREEN DETAIL
SCALE: 3/8" = 1'-0"

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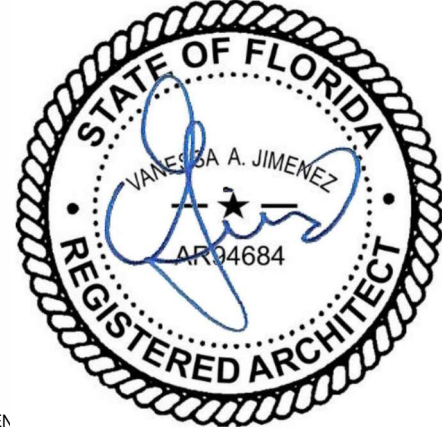
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HOLLYWOOD**

401 N FEDERAL HWY
Hollywood, Florida 33020

OWNER:

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	FINAL TAC - RESUBMITTAL	11/30/2023
	PDB APPROVAL	12/12/2023



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FLORIDA ARCHITECT

KEY PLAN

9-18-2023

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SHEET TITLE

**BUILDING DETAILS AND
MATERIALS**

SHEET NUMBER

SP-3.5

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