

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 2/23/2023

Location Address: 2200 Jackson St., 400 S. Dixie Hwy., 2210, 2217-2219 Anton Ter.

Lot(s): See Attached List Block(s): See Attached List Subdivision: See Attached List

Folio Number(s): 514216012370, 514216010840, 514216010850, 514216010821, 514216010820, 514216010811

Zoning Classification: DH-2 & DH-3 Land Use Classification: RAC

Existing Property Use: Industrial Sq Ft/Number of Units: +/-31,855

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): N/A

- Economic Roundtable
- City Commission
- Technical Advisory Committee
- Planning and Development
- Historic Preservation Board

Explanation of Request: Site Plan & Design approval to develop a multi-family residential project with +/- 395 units.

Number of units/rooms: +/- 395 Sq Ft: +/- 420,110

Value of Improvement: \$80,000,000 Estimated Date of Completion: 4/2027

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Multiple Property Owners-See Attached List

Address of Property Owner: See Attached List

Telephone: See Attached List Fax: See Attached List Email Address: See Attached List

Name of Consultant/Representative/Tenant (circle one): Dwayne L. Dickerson/Dunay, Miskel & Backman, LLP

Address: 14 SE 4th St. Suite 36 Boca Raton, FL 33432 Telephone: 561-405-3336

Fax: 561-409-2341 Email Address: ddickerson@dmbblaw.com

Date of Purchase: 4/2025 Is there an option to purchase the Property? Yes (X) No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Mill Creek Residential

John Grimaldi Address: 4885 Technology Way Suite 400 Boca Raton, FL 33431

Email Address: jgrimaldimcrtrust.com

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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: [Signature] Date: 02-20-23

PRINT NAME: PROSTAR ENTERPRISES, INC
FRANK CASTORO - PRESIDENT Date: 02-20-23

Signature of Consultant/Representative: [Signature] Date: 2/21/23

PRINT NAME: Dwayne L. Dickerson Date: 2/21/23

Signature of Tenant: N/A Date: _____

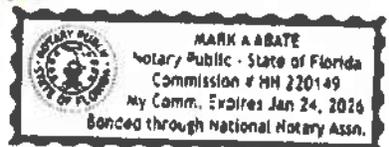
PRINT NAME: N/A Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Site Plan & Design Approval to my property, which is hereby made by me or I am hereby authorizing Dwayne L. Dickerson/Dunay, Moske & Beckman, LLP to be my legal representative before the PACO, TAC & P&D (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 20 day of FEBRUARY, 2023

[Signature]
Notary Public Mark A Abate
State of Florida



[Signature]
Signature of Current Owner
Frank Castoro
Print Name

My Commission Expires: 1/24/26 (Check One) Personally known to me, OR Produced Identification FL Driver license

**Modera
Parcel Identification List**

1. 2200 Jackson St.
 - Folio: 514216012370
 - Owner: TAS Associates, LLP
 - 400 N. Dixie Hwy.
Hollywood, FL 33020
 - Legal: Hollywood Little Ranches, Lots 5, 6 & 7, Block "I" & Lots 21 & 22, Block 4
 - Zoning: DH-2 (Dixie Highway Medium Intensity Multi-family District)
 - Land Use: RAC (Regional Activity Center)

2. 400 S. Dixie Hwy.
 - Folio: 514216010840
 - Owner: Fink Family Rev. Trust, Stephen & Judy Fink, Trustees Etal.
 - 14105 SHERIDAN ST
SOUTHWEST RANCHES FL 33330-3628
 - Legal: Hollywood Little Ranches, Lots 5, 6, & 7, Block "I"
 - Zoning: DH-3 (Dixie Highway High Intensity Multi-family District)
 - Land Use: RAC (Regional Activity Center)

3. Address Not Assigned
 - Folio: 514216010850
 - Owner: Stephen W. Fink & Judy C. Levy, Howard L.
 - 14105 SHERIDAN ST
SOUTHWEST RANCHES FL 33330-3628
 - Legal: Hollywood Little Ranches, Lot 5, Block "I"
 - Zoning: DH-3 (Dixie Highway High Intensity Multi-family District)
 - Land Use: RAC (Regional Activity Center)

4. 2110 Anton Ter.
 - Folio: 514216010821
 - Owner: Prostar Enterprises, Inc.
 - 3032 E COMMERCIAL BLVD #23
FORT LAUDERDALE FL 33308
 - Legal: Hollywood Little Ranches, Lot 4, Block "I"
 - Zoning: DH-3 (Dixie Highway High Intensity Multi-family District)
 - Land Use: RAC (Regional Activity Center)

5. 2117 -2119 Anton Ter.
 - Folio: 514216010820
 - Owner: Prostar Enterprises, Inc.
 - 3032 E COMMERCIAL BLVD #23
FORT LAUDERDALE FL 33308
 - Legal: Hollywood Little Ranches, Lot 4, Block "I"
 - Zoning: DH-3 (Dixie Highway High Intensity Multi-family District)
 - Land Use: RAC (Regional Activity Center)

6. 2120 Anton Ter.
 - Folio: 514216010811
 - Owner: Prostar Enterprises, Inc.
 - 3032 E COMMERCIAL BLVD #23
FORT LAUDERDALE FL 33308
 - Legal: Hollywood Little Ranches, Lot 3, Block "I"
 - Zoning: DH-3 (Dixie Highway High Intensity Multi-family District)
 - Land Use: RAC (Regional Activity Center)



November 24, 2021

Christina Bilenki, Esquire
Dunay, Miskel & Backman, LLP
14 Southeast 4 Street, Suite 36
Boca Raton, Florida 33432

Via Email Only

Dear Ms. Bilenki:

Re: Platting requirements for a parcel legally described as Lots 5-7, Block I and Lots 21-22, Block 4, "Hollywood Little Ranches," according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida. This parcel is generally located on the southwest corner of Dixie Highway and Jackson Street, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

Christina Bilenki
November 24, 2021
Page Two

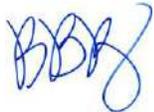
The subject parcel is less than 10 acres (approximately 3.08 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Leny Huaman, Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:LRH

cc/email: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood



SKETCH OF ALTA/NSPS LAND TITLE SURVEY

BOUNDARY AND TOPOGRAPHIC SURVEY DETAIL

APPARENT ENCROACHMENTS:

- A A PORTION OF 6" CHAIN LINK FENCE INTO SOUTH SIDE OF PARCEL 2 (2200 JACKSON STREET)
- B A PORTION OF PAVERS AREA INTO PARCEL TO THE SOUTH OF PARCEL 2 (2120 ANTON TERRACE).
- C A PORTION OF WOOD STORAGE SHED INTO PARCEL TO THE SOUTH OF PARCEL 2 (2120 ANTON TERRACE).
- D A PORTION OF METAL STORAGE SHED INTO PARCEL 2 (2120 ANTON TERRACE).

CONTROL POINT TABLE

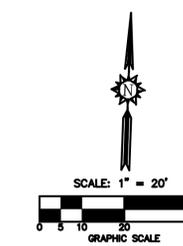
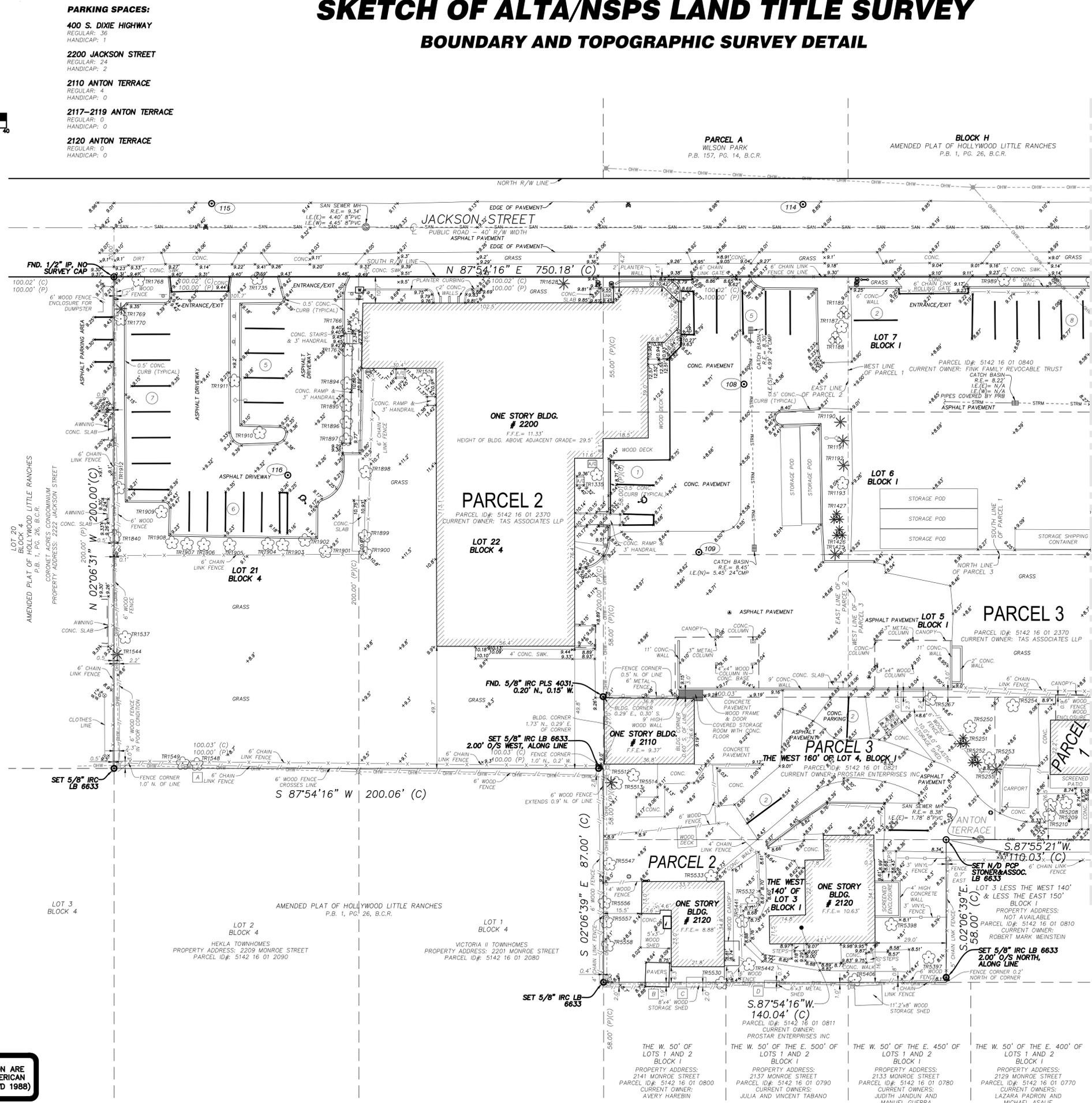
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	609629.19	935622.97	8.46	SET N/D "TRAV.PT. LB 6633"
101	609754.81	935506.80	8.71	SET N/D "TRAV.PT. LB 6633"
102	609840.50	935560.82	8.42	SET N/D "TRAV.PT. LB 6633"
103	609828.13	935433.40	8.69	SET N/D "TRAV.PT. LB 6633"
104	609822.33	935293.71	8.93	SET N/D "TRAV.PT. LB 6633"
105	609667.20	935307.53	8.97	SET N/D "TRAV.PT. LB 6633"
106	609640.65	935395.37	9.32	SET N/D "TRAV.PT. LB 6633"
107	609748.08	935267.56	8.57	SET N/D "TRAV.PT. LB 6633"
108	609740.66	935080.78	8.57	SET N/D "TRAV.PT. LB 6633"
109	609671.66	935064.87	8.64	SET N/D "TRAV.PT. LB 6633"
114	609814.66	935102.20	8.95	SET N/D "TRAV.PT. LB 6633"
115	609806.14	934860.67	9.07	SET N/D "TRAV.PT. LB 6633"
116	609696.86	934895.81	9.28	SET N/D "TRAV.PT. LB 6633"
119	609555.11	935178.14	8.44	SET N/D "TRAV.PT. LB 6633"
120	609576.95	935403.80	8.36	SET N/D "TRAV.PT. LB 6633"
121	609557.68	935281.36	8.32	SET N/D "TRAV.PT. LB 6633"
123	609555.84	935221.56	8.24	SET N/D "TRAV.PT. LB 6633"
125	609581.68	935098.07	8.94	SET N/D "TRAV.PT. LB 6633"

TREE TABLE

TREE ID#	COMMON NAME	TRUNK DIAMETER
563	PIGMY DATE PALM	4"
564	UNKNOWN PALM	6"
565	UNKNOWN TREE	10"
566	UNKNOWN PALM CLUSTER	4"
568	BLACK OLIVE TREE	12"
569	BLACK OLIVE TREE	10"
570	BLACK OLIVE TREE	10"
571	BLACK OLIVE TREE	12"
774	FICUS TREE	8"
776	UNKNOWN PALM CLUSTER	4"
831	UNKNOWN PALM CLUSTER	4"
833	COCONUT PALM	8"
892	QUEEN PALM	8"
955	OAK TREE	8"
987	OAK TREE	12"
989	OAK TREE	10"
1135	FICUS TREE	28"
1187	MANGO TREE	4"
1188	YUCCA CLUSTER	4"
1189	YUCCA CLUSTER	4"
1190	ACAI PALM	28"
1191	ACAI PALM	28"
1192	ACAI PALM	28"
1193	UNKNOWN TREE	14"
1335	UNKNOWN TREE	3"
1425	COCONUT PALM	28"
1426	ACAI PALM CLUSTER	28"
1427	ACAI PALM CLUSTER	28"
1516	UMBRELLA TREE	24"
1537	UNKNOWN TREE	4"
1544	SABAL PALM	12"
1548	FICUS TREE	18"
1549	FICUS TREE	24"
1628	QUEEN PALM	8"
1735	BLACK OLIVE TREE	12"
1766	UNKNOWN TREE	10"
1767	UNKNOWN TREE	10"
1768	UNKNOWN TREE	24"
1769	SABAL PALM	12"
1770	OAK TREE	4"
1840	GUMBO LIMBO TREE	10"
1894	UNKNOWN TREE	10"
1895	UNKNOWN TREE	6"
1896	UNKNOWN TREE	10"
1897	UNKNOWN TREE	8"
1898	UNKNOWN TREE	4"
1899	UNKNOWN TREE	4"
1900	ALMOND TREE	4"
1901	UNKNOWN TREE	12"
1902	UNKNOWN TREE	10"
1903	UNKNOWN TREE	12"
1904	UNKNOWN TREE	12"
1905	UNKNOWN TREE	14"
1906	UNKNOWN TREE	12"
1907	UNKNOWN TREE	10"
1908	UNKNOWN TREE	12"
1909	OAK TREE	12"
1910	UNKNOWN TREE	14"
1911	UNKNOWN TREE	10"
1912	ALMOND TREE	18"
5148	FICUS TREE CLUSTER	6"
5202	GUMBO LIMBO TREE	10"
5203	UNKNOWN TREE	6"
5204	FICUS TREE	24"
5205	FICUS TREE	14"
5206	UMBRELLA TREE	6"
5207	FICUS TREE	6"
5208	UNKNOWN TREE	6"
5209	BLACK OLIVE TREE	12"
5210	UNKNOWN TREE	12"
5250	MANGO TREE	12"
5251	UNKNOWN PALM CLUSTER	8"
5252	UNKNOWN PALM CLUSTER	8"
5253	UNKNOWN TREE	12"
5254	UNKNOWN TREE	96"
5255	UNKNOWN PALM	4"
5267	MANGO TREE	12"
5397	FICUS TREE	16"
5398	UNKNOWN TREE	14"
5406	UNKNOWN TREE	6"
5441	UNKNOWN TREE	4"
5442	UNKNOWN TREE	16"
5512	CABBAGE PALM	14"
5513	FICUS TREE	24"
5514	FICUS TREE	18"
5530	UNKNOWN TREE	14"
5532	UNKNOWN TREE	6"
5533	UNKNOWN TREE	12"
5547	FICUS TREE	36"
5556	UNKNOWN TREE	4"
5557	UNKNOWN TREE	6"
5558	UNKNOWN TREE	10"

TREE SURVEY NOTES:

- THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES 3" (3") CALIPER INCHES OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE SHOWN ON THE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN ON THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.
- CLUSTERS OF TREES ARE SHOWN GROUPED WITH THE APPROXIMATE AVERAGE DIAMETER OF TREES.
- THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.



PARKING SPACES:
400 S. DIXIE HIGHWAY
 REGULAR: 36
 HANDICAP: 1
2200 JACKSON STREET
 REGULAR: 24
 HANDICAP: 2
2110 ANTON TERRACE
 REGULAR: 4
 HANDICAP: 0
2117-2119 ANTON TERRACE
 REGULAR: 0
 HANDICAP: 0
2120 ANTON TERRACE
 REGULAR: 0
 HANDICAP: 0



ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

TEL (954) 585-0997
 www.stonersurveyors.com

STONER
 SURVEYORS & MAPPERS
 Licensed Business No. 6633
 4341 S.W. 62nd Avenue, Davie, Florida 33314

SKETCH OF ALTA/NSPS LAND TITLE SURVEY
PORTIONS OF LOTS 3, 4, ALL OF LOTS 5, 6, 7, BLOCK 1
& ALL OF LOTS 21, 22, BLOCK 4
 AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, P.B. 1, PG. 26, B.C.R.
 2200 JACKSON STREET, 400 S. DIXIE HIGHWAY
 2110, 2120, 2117-2119 ANTON TERRACE, HOLLYWOOD, FL 33020

LAST DATE OF FIELD SURVEY: 07/29/2021
 DRAWN: MGLR
 CHECKED: DJS
 8097 / 117/68 - 37
 PAGES: 1148/142 - 49
 & DATA COLLECTOR

WALTER DE LA ROCHA
 PROFESSIONAL SURVEYOR
 AND MAPPER NO. 6081
 STATE OF FLORIDA

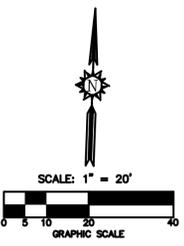
PROJECT
21-9245

SHEET NO.
3 OF 4

SKETCH OF ALTA/NSPS LAND TITLE SURVEY BOUNDARY AND TOPOGRAPHIC SURVEY DETAIL

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- 400 S. DIXIE HIGHWAY**
REGULAR: 36
HANDICAP: 1
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HANDICAP: 2
 - 2110 ANTON TERRACE**
REGULAR: 4
HANDICAP: 0
 - 2117-2119 ANTON TERRACE**
REGULAR: 0
HANDICAP: 0
 - 2120 ANTON TERRACE**
REGULAR: 0
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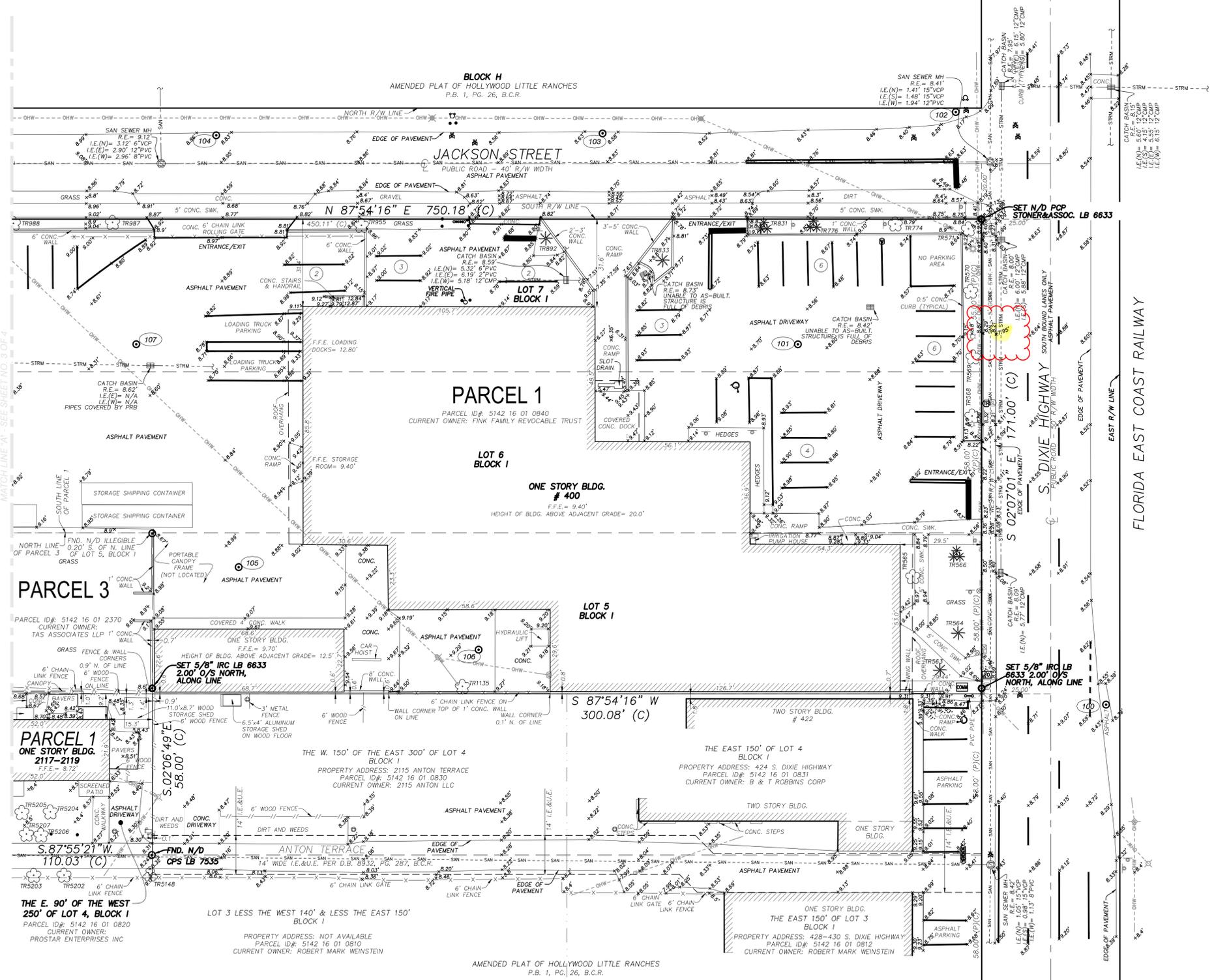
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5556	UNKNOWN TREE	4"
5557	UNKNOWN TREE	6"
5558	UNKNOWN TREE	10"

TREE SURVEY NOTES:

- THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES THREE (3") CALIPER INCHES OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE SHOWN ON THE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.
- CLUSTERS OF TREES ARE SHOWN GROUPED WITH THE APPROXIMATE AVERAGE DIAMETER OF TREES.
- THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.



ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)



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SKETCH OF ALTA/NSPS LAND TITLE SURVEY
PORTIONS OF LOTS 3, 4, ALL OF LOTS 5, 6, 7, BLOCK I
& ALL OF LOTS 21, 22, BLOCK 4
AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, P.B. 1, PG. 26, B.C.R.
2200 JACKSON STREET, 400 S. DIXIE HIGHWAY
2110, 2120, 2117-2119 ANTON TERRACE, HOLLYWOOD, FL 33020

LAST DATE OF FIELD SURVEY: 07/29/2021
DRAWN: MDR
CHECKED: DJS
BOOK: 117/68-77
PAGE(S): 1148/149
& DATA COLLECTOR

WALTER DE LA ROCHA
PROFESSIONAL SURVEYOR
AND MAPPER NO. 6981
STATE OF FLORIDA

PROJECT
21-9245

SHEET NO.
4 OF 4

Modera Hollywood

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DEVELOPMENT SERVICES DEPARTMENT

SUBMITTAL FOR:

TECHNICAL ADVISORY COMMITTEE (TAC)

April 21th, 2023

PROJECT TEAM

OWNER: MILL CREEK RESIDENTIAL
4855 Technology Way, Suite 400, Boca Raton
Florida, 33431
Ph: 561.571.7689

**LAND USE
ATTORNEY:** DUNAY, MISKEL & BACKMAN, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, Florida 33432
Ph: 561.405.3300

ARCHITECT: DORSKY YUE INTERNATIONAL, LLC.
101 NE 3rd Avenue Suite 500,
Ft. Lauderdale Florida 33301
Ph: 954.703.7830
Fax: 954.524.8604

**LANDSCAPE
ARCHITECT:** WITKIN HULTS + PARTNERS
307 S. 21st. Avenue
Hollywood, FL 33020
Ph: 954.923.9681

CIVIL ENGINEER: HSQ GROUP, LLC
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431
Ph: 561.392.0221 ext. 106



TABLE OF CONTENTS

COVER SHEET
A002 - AERIAL EXHIBIT
A100 - CONCEPTUAL SITE PLAN

ARCHITECTURAL PLANS

A101 - GROUND FLOOR OVERALL BUILDING PLAN
A102 - MEZZANINE OVERALL BUILDING PLAN
A103 - 2ND FLOOR OVERALL BUILDING PLAN
A104 - 3RD FLOOR OVERALL BUILDING PLAN
A105 - 4TH FLOOR OVERALL BUILDING PLAN
A106 - 5TH FLOOR OVERALL BUILDING PLAN
A107 - 6TH-8TH FLOOR OVERALL BUILDING PLAN

A300 - NORTH & EAST ELEVATION
A301 - SOUTH & WEST ELEVATION

A310 - BUILDING SECTIONS

A320 - CONCEPTUAL RENDERING - N
A321 - CONCEPTUAL RENDERING - NW
A322 - CONCEPTUAL RENDERING - SE
A323 - CONCEPTUAL RENDERING
A324 - CONCEPTUAL RENDERING - N
A325 - CONCEPTUAL RENDERING - SW
A326 - CONCEPTUAL RENDERING - NE

LANDSCAPE PLANS

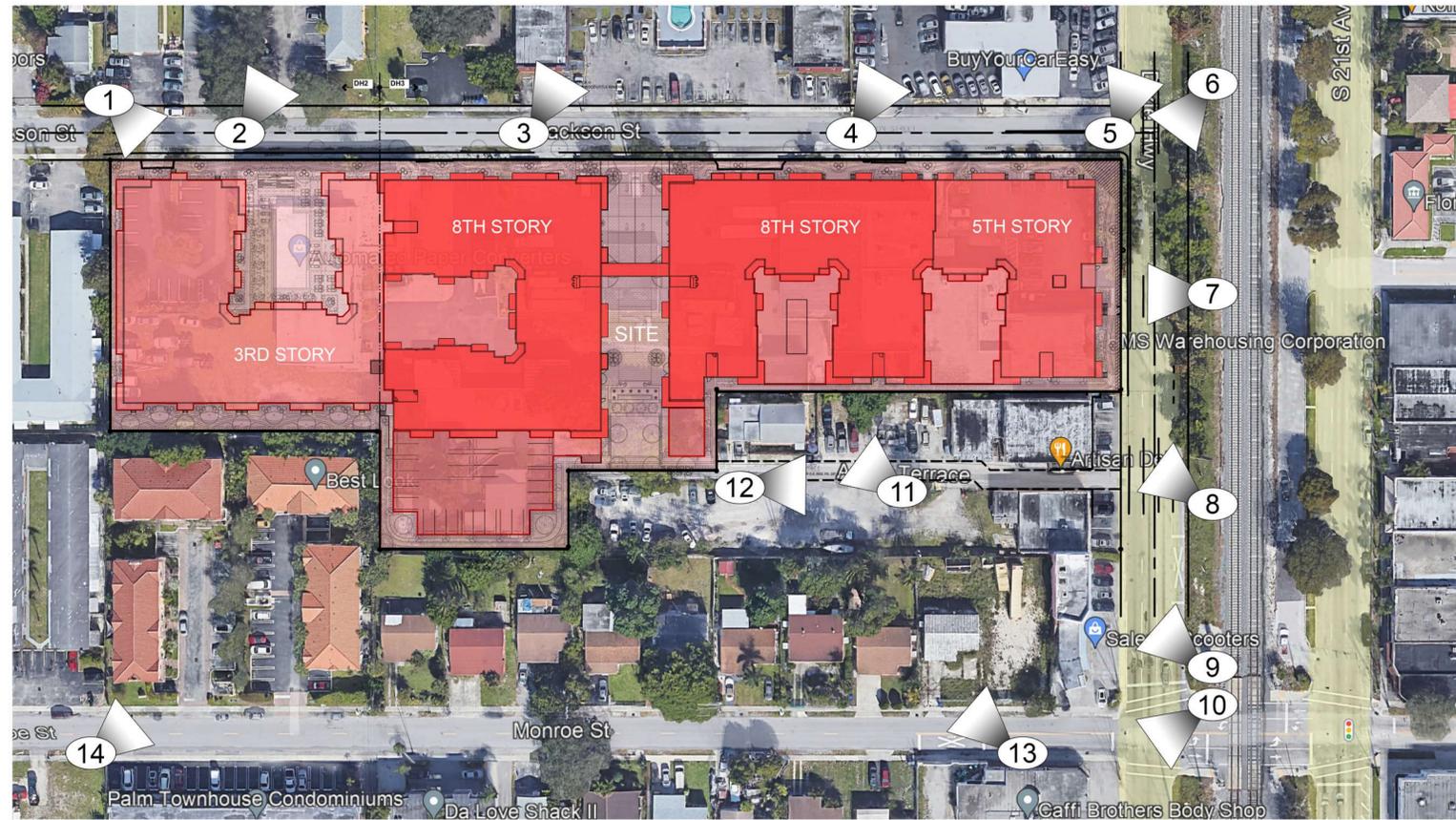
L-1 - LANDSCAPE INDEX
L-2 - GROUND FLOOR LANDSCAPE PLAN
L-3 - GROUND FLOOR LANDSCAPE PLAN
L-4 - BLDG. 1 - 4TH LEVEL LANDSCAPE PLAN
L-5 - BLDG. 2 - 4TH LEVEL LANDSCAPE PLAN
L-6 - LANDSCAPE DETAILS
SD-1 GROUND FLOOR SCHEMATIC DESIGN PLAN

PHOTOMETRICS

PH-1 - PHOTOMETRIC PLANS

CIVIL PLANS

PD-1 - PAVING AND DRAINAGE PLAN
PD-2 - PAVING AND DRAINAGE DETAILS
PD-3 - PAVING AND DRAINAGE DETAILS
EXH-1 - ROW DEDICATION EXHIBIT
WS-1 - WATER AND SEWER PLAN
WS-2 - WATER AND SEWER DETAILS
FT-1 - FIRE TRUCK ROUTING PLAN



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AR 0013087

AA 26002045

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AERIAL EXHIBIT

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A002

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PROJECT DESCRIPTION:

394 MULTIFAMILY RESIDENTIAL WITH PARKING GARAGE AND COMMON AMENITIES.

SITE DATA		
LAND USE DESIGNATION:	DH - 2 (DIXIE HIGHWAY MEDIUM INTENSITY MULTI - FAMILY DISTRICT) DH - 3 (DIXIE HIGHWAY HIGH INTENSITY MIXED - USE DISTRICT)	
ZONING DESIGNATION:	DH - 2 (DIXIE HIGHWAY MEDIUM INTENSITY MULTI - FAMILY DISTRICT) DH - 3 (DIXIE HIGHWAY HIGH INTENSITY MIXED - USE DISTRICT)	
SUB-AREA DESIGNATION:	Regional Activity Center (RAC) and Downtown Community Redevelopment Districts	
DEVELOPMENT/ PROJECT ADDRESS:	2200 JACKSON STREET, HOLLYWOOD, FL 33020. WITH DH-2 ZONING. 400 S. DIXIE HIGHWAY, HOLLYWOOD, FL 33020. WITH DH-3 ZONING.	
JURISDICTION:	CITY OF HOLLYWOOD, FLORIDA	
LOT AREA (SF / ACREAGE)	DH-2 40,015 SF (0.92 ACRES)	DH-3 116,696 (2.67 ACRES)
TOTAL LOT AREA (ACREAGE):	156,711 SF (3.59 ACRES)	

	DH-2 (1.75)	DH-3 (3.00)
FAR	70,025 SF	350,088 SF
ALLOWABLE FAR	70,012 SF	350,065 SF
PROPOSED FAR	70,012 SF	350,065 SF
GROUND FLOOR	22,528 SF	26,665 SF
2ND FLOOR	23,742 SF	28,455 SF
3RD FLOOR	23,742 SF	30,609 SF
4TH FLOOR		60,711 SF
5TH FLOOR		60,711 SF
6TH - 8TH FLOOR		142,914 SF

	WEST	EAST
BUILDING HEIGHT	30' - 9" (3RD FL) & 82' - 9" (8TH FL)	51' - 11" (5TH FL) & 81' - 11" (8TH FL)
NUMBER OF STORIES	3 & 8 FLOORS	5 & 8 FLOORS

SETBACKS	DH-2		DH-3	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FRONTAGES	15 FT	15 FT	15 FT	15 FT
SIDE (INTERIOR)	10 FT	10 FT	200' IF ADJACENT TO DH-2	209.8'
REAR	20 FT	20' - 1"	N/A	N/A
ALLEY	N/A	N/A	5 FT	10 FT MIN
MAX HEIGHT	4 STORIES NOT TO EXCEED 45 FT	30'-9"	140 FT MAX	81' - 11"

MINIMUM ACTIVE USES		
FRONTAGE	REQUIRED	PROVIDED
DIXIE HIGHWAY	DH-3 60% - DIXIE HIGHWAY - GROUND FL	100%
ACTIVE USE LINER	REQUIRED	PROVIDED
DH-3:	15' MIN RESIDENTIAL	20.5' MINIMUM

RESIDENTIAL DEVELOPMENT				
UNITS	# OF UNITS	AREA	PERCENT	AVERAGE UNIT SIZE
STUDIO	24	12,757	6%	532
ONE BEDROOM	206	149,170	52%	724
ONE BEDROOM + DEN	5	4,160	1%	832
TWO BEDROOM	147	162,914	37%	1,108
THREE BEDROOM	13	18,416	3%	1,417
TOTAL UNITS	395	347,417	100%	880

PARKING GARAGE DATA		
	REQUIRED	PROVIDED
1 SPACE/UNIT (1BEDROOM OR LESS)	230	490
1.5 SPACES/ UNIT (1+DEN AND UP)	248	
1 GUEST PER 10 UNITS	40	40
TOTAL	518	530

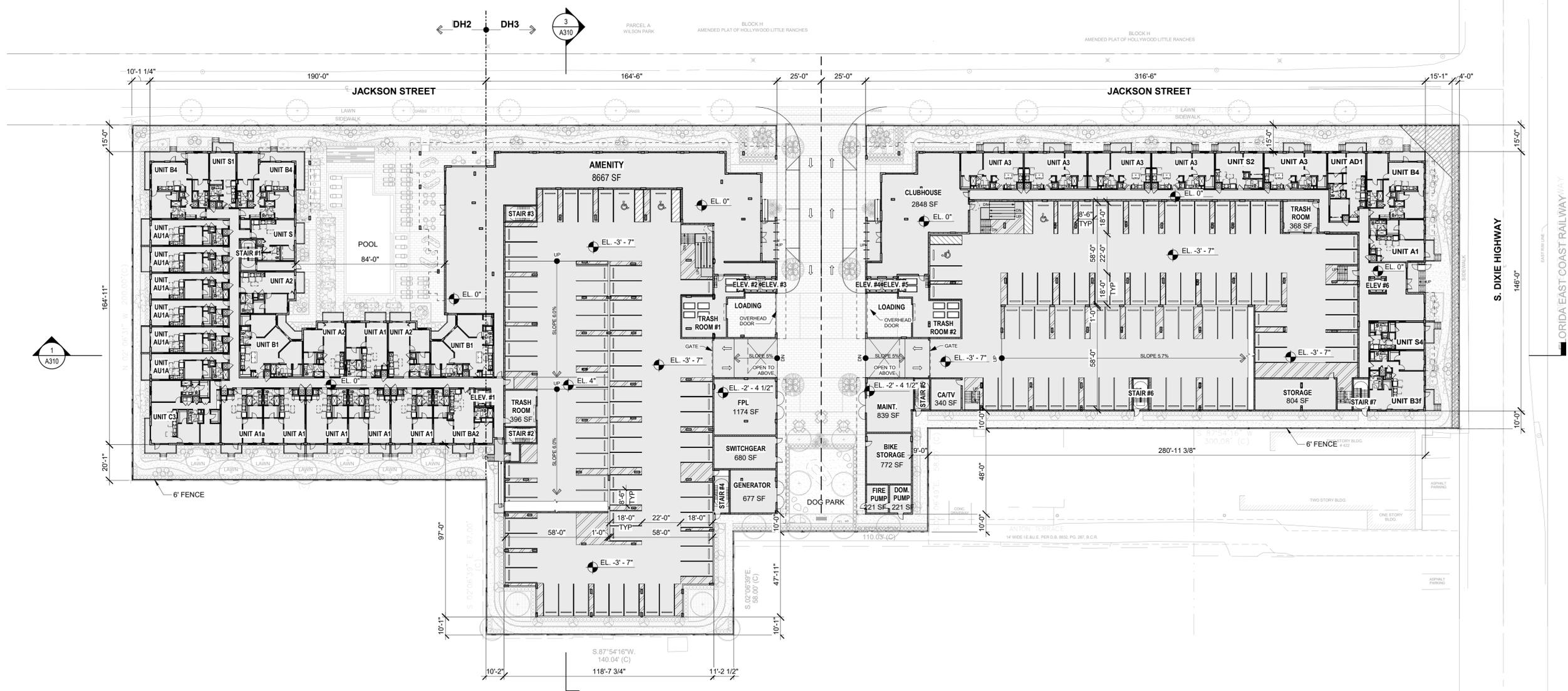
PARKING PROVIDED		
	WEST	EAST
GROUND FLOOR	48 SPACES (INC. 2 HC SPACE)	44 SPACES (INC. 2 HC SPACE)
MEZZANINE	81 SPACES	82 SPACES
2ND FLOOR	82 SPACES (INC. 2 HC SPACE)	84 SPACES (INC. 2 HC SPACE)
3RD FLOOR	85 SPACES (INC. 2 HC SPACE)	24 SPACES
TOTAL	296 SPACES (INC. 6 HC SPACE)	234 SPACES (INC. 4 HC SPACE)
TOTAL COMBINED	530 SPACES (INC. 20 HC SPACES)	

	REQUIRED	PROVIDED
BICYCLE PARKING	(1 PER 20 REQUIRED PARKING SPACES) 512 / 20 = 26	26
LOADING RESIDENTIAL	50 - 100 UNITS = 1 SPACE + 1 SPACE FOR EACH ADDITIONAL 100 UNITS OR FRACTION. (10' W X 25' L X 14' H) 4 SPACES	4 SPACES

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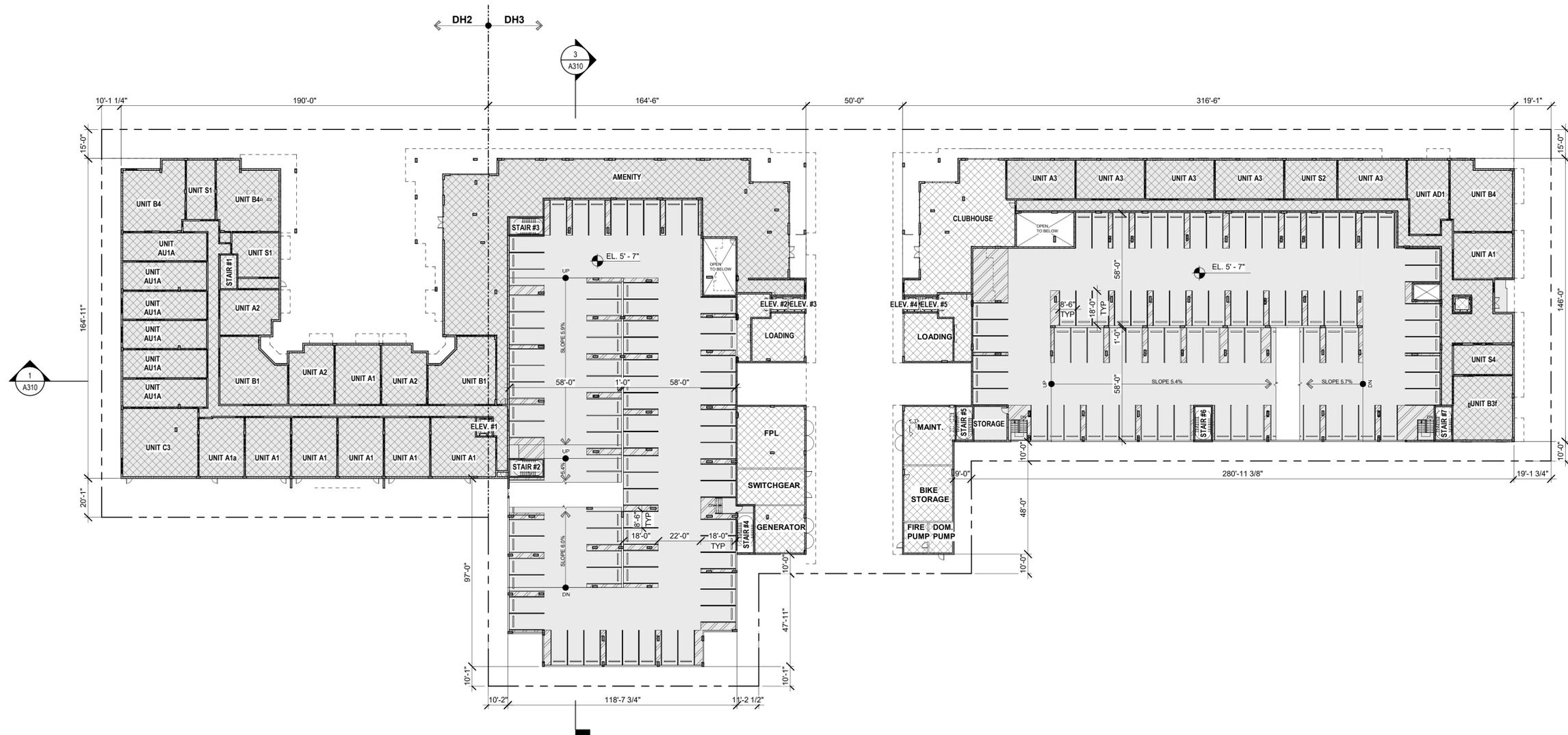


1
A101
GROUND FLOOR OVERALL PLAN
1" = 30'-0"

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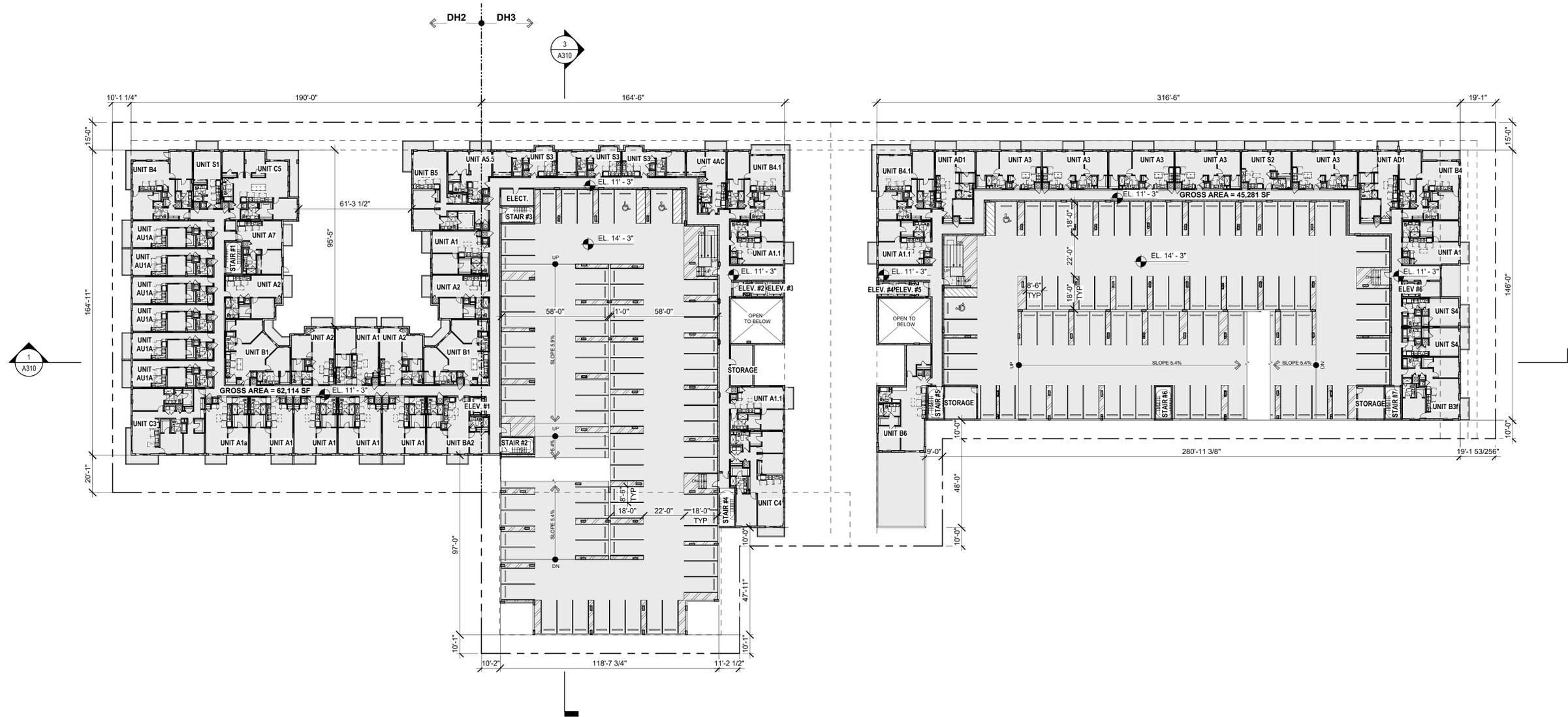


1 MEZZANINE OVERALL BUILDING PLAN
A102 1" = 30'-0"

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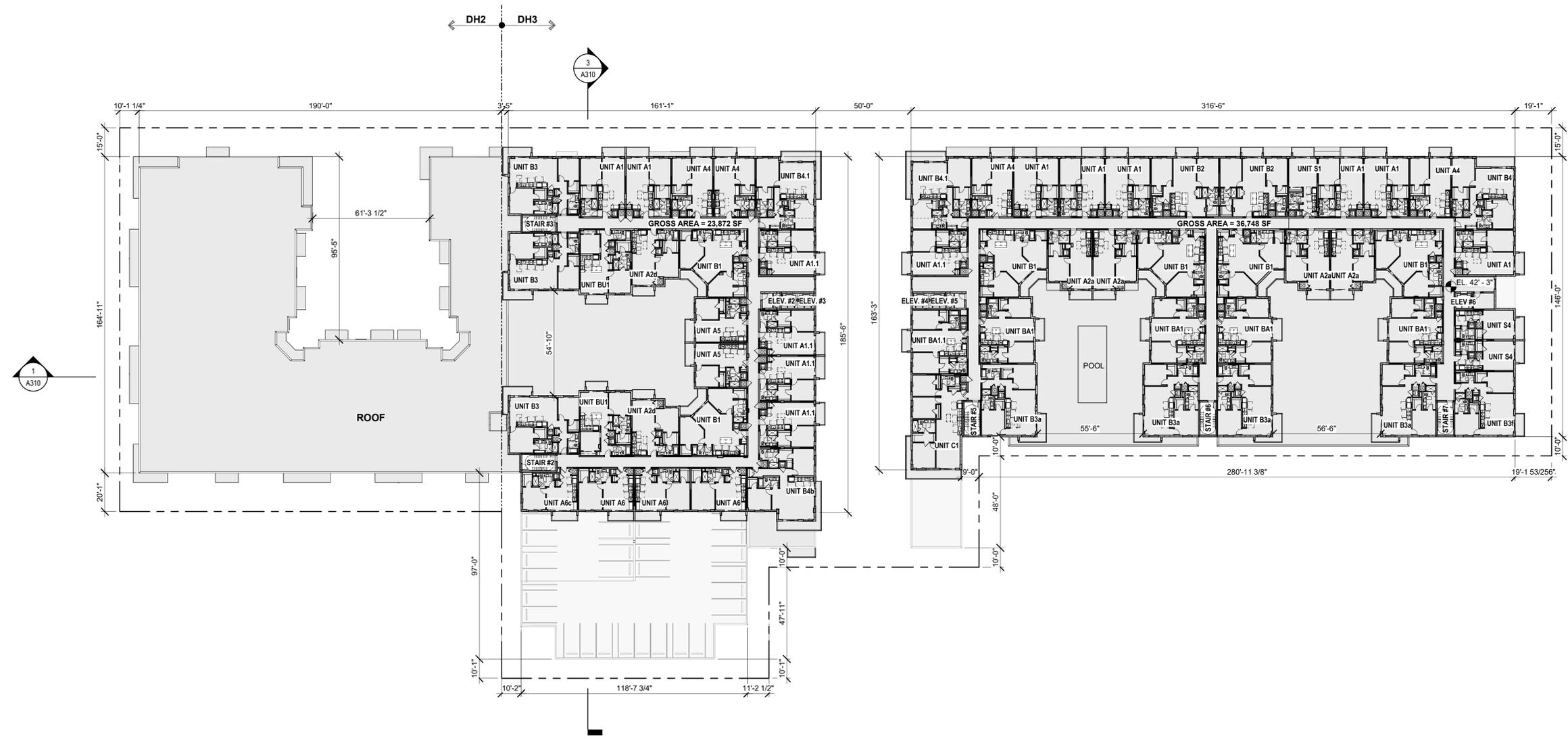
2ND FLOOR OVERALL BUILDING PLAN

1" = 30'-0"

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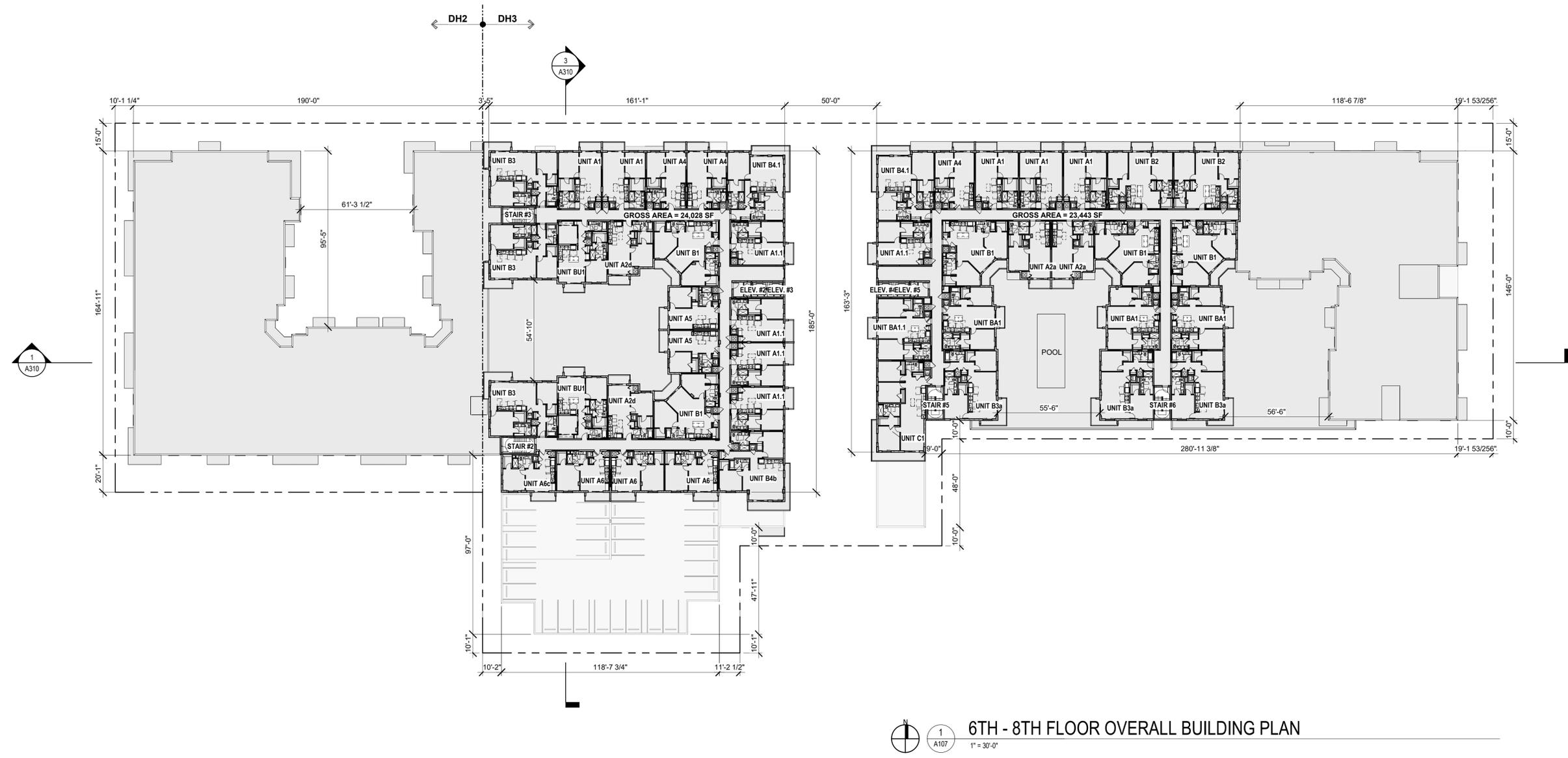


5TH FLOOR OVERALL BUILDING PLAN
1" = 30'-0"

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6TH - 8TH FLOOR OVERALL BUILDING PLAN
1" = 30'-0"

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1 NORTH ELEVATION
A300 1" = 30'-0"



2 EAST ELEVATION
A300 1" = 30'-0"

MATERIAL LEGEND

- 

1A STUCCO FINISH (WHITE PAINT)
- 

1B STUCCO FINISH (LIGHT GRAY PAINT)
- 

1C STUCCO FINISH (DARK GRAY PAINT)
- 

1D STUCCO FINISH (ORANGE PAINT)
- 

2 SIMULATED WOOD TILE
- 

3 ALUMINUM PICKET GUARDRAIL
- 

4 IMPACT RESISTANT STOREFRONT SYSTEM (CLEAR GLAZING)
- 

5 IMPACT RESISTANT SLIDING GLASS DOOR (LIGHT BLUE GLAZING)
- 

6 IMPACT RESISTANT SLIDING WINDOW (LIGHT BLUE GLAZING)
- 

7 SCORE LINES
- 8 ALUMINUM PICKET FENCE (6'-0" Ht)
- 

9 DECORATIVE ALUMINUM TUBING
- 

10 FUTURE BUILDING SIGN

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2 SOUTH ELEVATION
A301 1" = 30'-0"



3 WEST ELEVATION
A301 1" = 30'-0"

MATERIAL LEGEND

-  **1A** STUCCO FINISH (WHITE PAINT)
-  **1C** STUCCO FINISH (DARK GRAY PAINT)
-  **2** SIMULATED WOOD TILE
-  **4** IMPACT RESISTANT STOREFRONT SYSTEM (CLEAR GLAZING)
-  **6** IMPACT RESISTANT SLIDING WINDOW (LIGHT BLUE GLAZING)
-  **8** ALUMINUM PICKET FENCE (6'-0" Ht)
-  **10** FUTURE BUILDING SIGN
-  **1B** STUCCO FINISH (LIGHT GRAY PAINT)
-  **1D** STUCCO FINISH (ORANGE PAINT)
-  **3** ALUMINUM PICKET GUARDRAIL
-  **5** IMPACT RESISTANT SLIDING GLASS DOOR (LIGHT BLUE GLAZING)
-  **7** SCORE LINES
-  **9** DECORATIVE ALUMINUM TUBING

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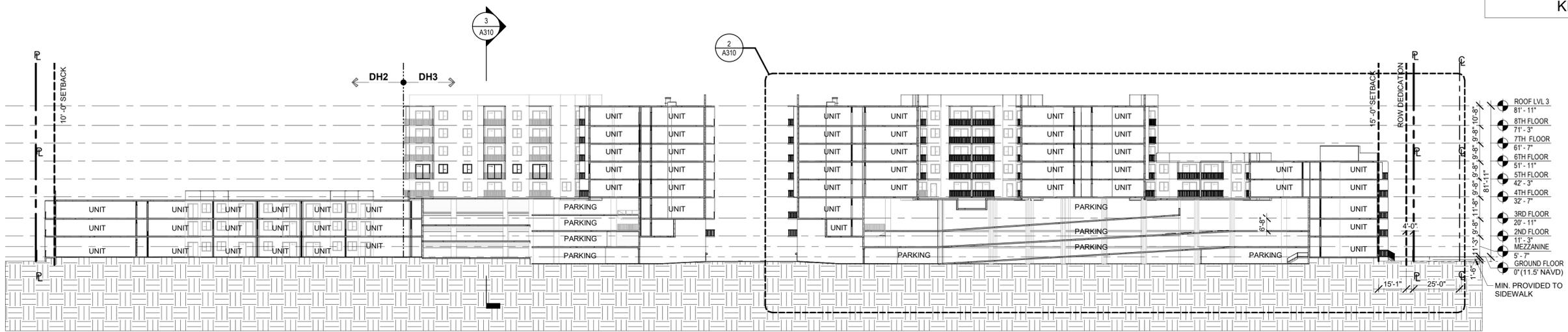
SOUTH & WEST ELEVATION

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JTF		

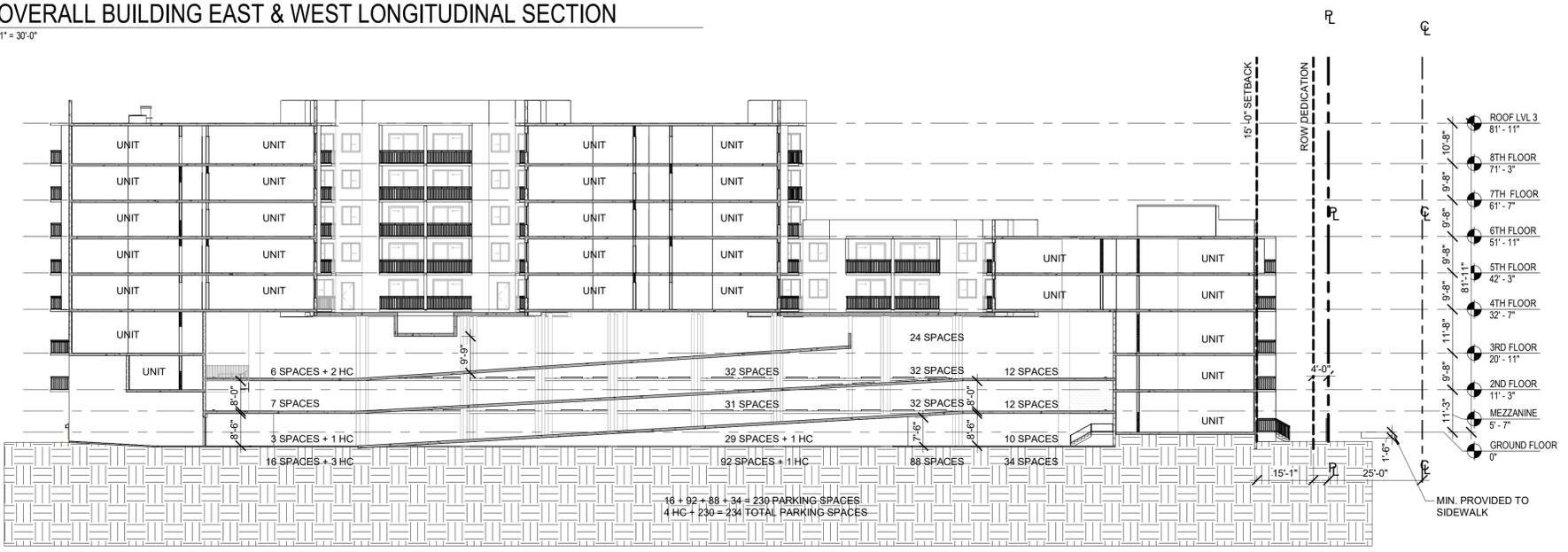
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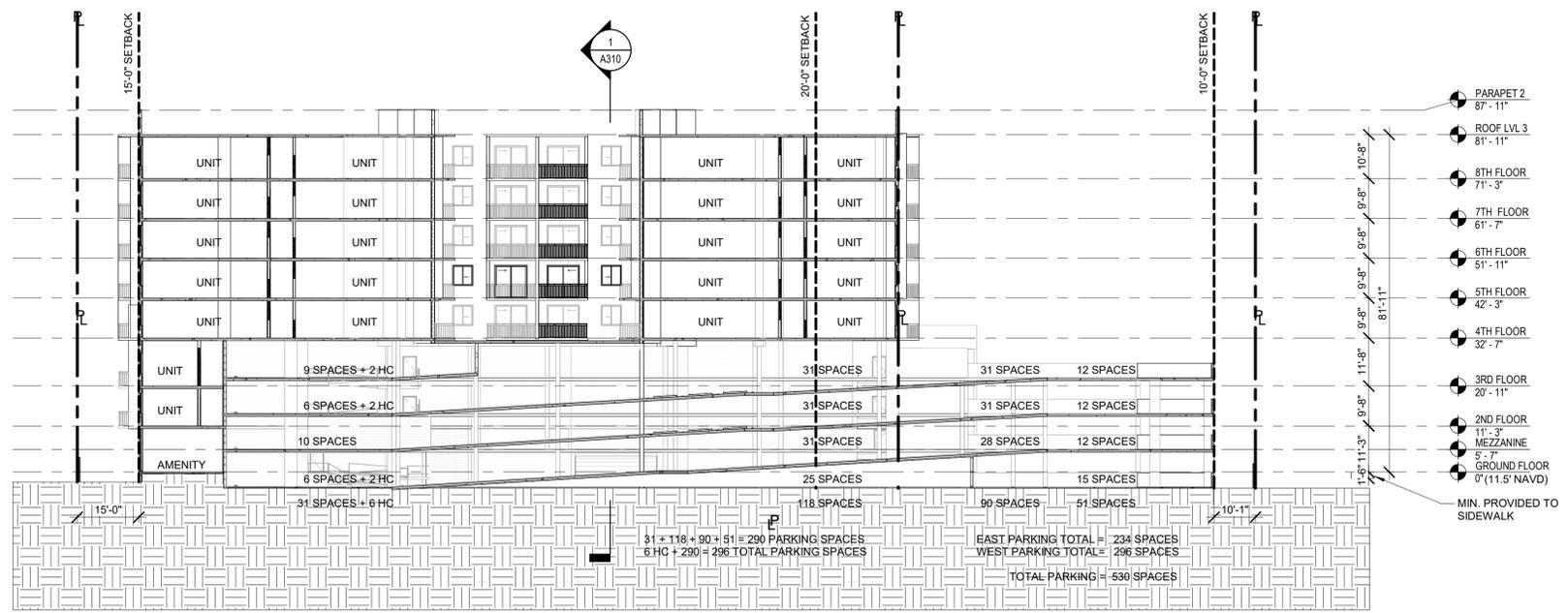
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JTF	JTF	04/21/2023



1 OVERALL BUILDING EAST & WEST LONGITUDINAL SECTION
1" = 30'-0"



2 BUILDING EAST - LONGITUDINAL SECTION
1" = 20'-0"



3 BUILDING WEST - TRANSVERSAL SECTION
1" = 20'-0"

- ROOF LVL 3 81'-11"
- 8TH FLOOR 71'-3"
- 7TH FLOOR 61'-7"
- 6TH FLOOR 51'-11"
- 5TH FLOOR 42'-3"
- 4TH FLOOR 32'-7"
- 3RD FLOOR 20'-11"
- 2ND FLOOR 11'-3"
- MEZZANINE 5'-7"
- GROUND FLOOR 0' (11.5' NAVD)
- MIN. PROVIDED TO SIDEWALK

- ROOF LVL 3 81'-11"
- 8TH FLOOR 71'-3"
- 7TH FLOOR 61'-7"
- 6TH FLOOR 51'-11"
- 5TH FLOOR 42'-3"
- 4TH FLOOR 32'-7"
- 3RD FLOOR 20'-11"
- 2ND FLOOR 11'-3"
- MEZZANINE 5'-7"
- GROUND FLOOR 0'
- MIN. PROVIDED TO SIDEWALK

- PARAPET 2 87'-11"
- ROOF LVL 3 81'-11"
- 8TH FLOOR 71'-3"
- 7TH FLOOR 61'-7"
- 6TH FLOOR 51'-11"
- 5TH FLOOR 42'-3"
- 4TH FLOOR 32'-7"
- 3RD FLOOR 20'-11"
- 2ND FLOOR 11'-3"
- MEZZANINE 5'-7"
- GROUND FLOOR 0' (11.5' NAVD)
- MIN. PROVIDED TO SIDEWALK

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AR 0013087

AA 26002045

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NORTH VIEW



SOUTH VIEW

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