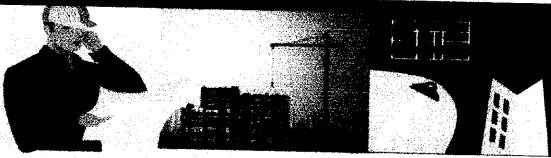


# ATTACHMENT I

## Application Package

# PLANNING & DEVELOPMENT SERVICES



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/comm\\_planning/appforms.htm](http://www.hollywoodfl.org/comm_planning/appforms.htm)*



### APPLICATION TYPE (CHECK ONE):

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

Date of Application: 4/22/2015

Location Address: 1817 TAYLOR STREET

Lot(s): 9, 10, 11, 12, 13, 14, 15 Block(s): 44 Subdivision: TOWN OF HOLLYWOOD

Folio Number(s): 5142 15 01 8240

Zoning Classification: PP Land Use Classification: RAC

Existing Property Use: VACANT Sq Ft/Number of Units: —

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): \_\_\_\_\_

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

Explanation of Request: TO MODIFY THE EXISTING MASTER PLAN TO DEVELOP A NEW RESIDENTIAL MIXED USE DEVELOPMENT.

Number of units/rooms: 134 Sq Ft: \_\_\_\_\_

Value of Improvement: \$20 million Estimated Date of Completion: JULY 2016

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

Name of Current Property Owner: JED EQUITIES LLC

Address of Property Owner: 19220 NE 19TH PLACE, MIAMI, FL

Telephone: 786-285-3600 Fax: \_\_\_\_\_ Email Address: CHIEF@BERG12@YAHOO.COM

Name of Consultant/Representative/Tenant (circle one): GABRIEL SALAZAR

Address: 4970 SW 72ND AVE #102 MIAMI, FL Telephone: 305-322-8991

Fax: \_\_\_\_\_ Email Address: GSALAZAR.SAG@GMAIL.COM

Date of Purchase: 2014 Is there an option to purchase the Property? Yes ( ) No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: DEBBIE ORSHEFSKY

Address: \_\_\_\_\_

Email Address: DEBBIE.ORSHEFSKY@HKLAW.COM

## PLANNING & DEVELOPMENT SERVICES



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# 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](http://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: D. Chteinberg

Date: 4/22/2015

PRINT NAME: DANIEL CHTEINBERG

Date: 4/22/2015

Signature of Consultant/Representative: GABRIEL SALAZAR

Date: 4/22/2015

PRINT NAME: GABRIEL SALAZAR

Date: 4/22/2015

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

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 (project description) JED TOWER to my property, which is hereby made by me or I am hereby authorizing (name of the representative) GABRIEL SALAZAR to be my legal representative before the CITY COMMISSION (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 22<sup>nd</sup> day of April 2015  
  
Notary Public State of Florida

D. Chteinberg  
SIGNATURE OF CURRENT OWNER

DANIEL CHTEINBERG  
PRINT NAME

My Commission Expires: \_\_\_\_\_ (Check One) \_\_\_\_\_ Personally known to me; OR \_\_\_\_\_



**Salazar Architectural Group**  
**SAG Group, Inc.**  
**NBR AA26001605**

May 12, 2015

To: City Commission Members  
City of Hollywood  
Hollywood, FL

RE: JED Tower (Formerly known as Taylor Condominium)  
1817 Taylor Street  
Hollywood, FL

Developer: JED Equities LLC.

Dear Members:

My client JED Equities LLC has purchased and closed on this property located at 1817 Taylor Street, Downtown Hollywood. The tract is approximately 35,556 square feet with 50,854 square feet of gross land area. The property is located on the corner of Taylor Street and N. Federal Highway. The property is currently vacant. This property was originally approved back in 2008 and a Planned Development was approved.

The vision is to create something special in downtown Hollywood, a unique building that would stand on its own and show the future of Hollywood. The market consists of Young couples and young families with people coming not just from different parts of Broward County but also from different parts of the world making downtown Hollywood their home. Hollywood is being transformed into an international city.

This is a perfect location within the downtown district, being able to walk to restaurants, to work, to shopping and entertainment.

Therefore the architecture needs to reflect this new vision and different styles and this is what we are proposing in our building design.

We are proposing a condominium mixed use Project consisting of 134 residential units and 12,500 square feet of retail space on the ground floor with a parking structure for 262 spaces.

The proposed units will consist of Studios, 1 bedroom 1 bath, 2 bedrooms 2 bath, 3 bedrooms 2 bath and 2 story penthouse units that will have two, three and four bedrooms. These units will range from 525 sq.ft. Studios to 1,885 sq. Ft. Penthouse units.

On the 6th floor we are proposing a Clubroom-gym facility with a pool and pool deck. The units on this floor will have their private courtyards.

We are proposing to use 100% 24/7 valet service and therefore we are asking for a variance to the parking stall size to be reduced to 8.5 ft. X 18 ft. with a driveway width of 22 ft instead of 24 ft. We are also requesting to allow the use of tandem parking.





Additionally we have 45 Studio units which we are requesting to be allowed to use a parking ratio of 1 space per unit instead of 1.5 spaces per unit.

We also have a metal structure projecting into Taylor Street Right of way, therefore we are requesting to allow an encroachment into these rights of ways.

We therefore submit this new community for your review and approval.

A handwritten signature in blue ink, appearing to read "Gabriel Salazar", is written over a faint circular stamp.

Gabriel Salazar Pres.sag Group Inc.



SALAZAR ARCHITECTURAL GROUP  
SAG GROUP, INC.  
4970 SW 72nd AVENUE, SUITE 102  
MIAMI, FLORIDA 33155  
TEL. (786) 206-9023  
GSalazar.SAG@gmail.com

LANDSCAPE ARCHITECT  
MARIANO CORRAL, A.S.L.A.  
3001 SW 109 COURT  
MIAMI, FLORIDA 33165  
TEL. (305) 551-1262  
marianocorral@comcast.net

CIVIL ENGINEER  
CLIFFORD LOUTAN  
SUN-TECH ENGINEERING INC.  
1600 W. OAKLAND PARK BOULEVARD # 202  
FORT LAUDERDALE , FLORIDA 33311  
TEL. (954) 777-3123  
cloutan@suntecheng.com

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	SURVEY
SP-01	SITE DATA & UNIT MIX CHART & DETAILS
SP-2.1	FIRST FLOOR PLAN
SP-2.2	SECOND FLOOR PLAN
SP-2.3	THIRD FLOOR PLANS
SP-2.4	FOURTH FLOOR PLANS
SP-2.5	FIFTH FLOOR PLAN
SP-2.6	SIXTH FLOOR PLAN
SP-2.7-12	SEVENTH - TWELFTH FLOOR PLANS
SP-2.14-16	FOURTEENTH - SIXTEENTH FLOOR PLANS
SP-2.17	SEVENTEENTH FLOOR PLAN (1ST PH FLOOR)
SP-2.18	EIGHTEENTH FLOOR PLAN (2ND PH FLOOR)
SP-2.19	ROOF PLAN
SP-3.1	NORTH ELEVATION
SP-3.2	SOUTH ELEVATION
SP-3.3	WEST & EAST ELEVATIONS
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SP-3.5	B-B' SECTION
SP-3.6	DETAILS
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SP-4.10	UNIT PH S-07 1ST & 2ND FLOOR
	LANDSCAPE PLANS
	CIVIL PLANS



SUBMITTAL TO CITY COMMISSION

JED TOWER

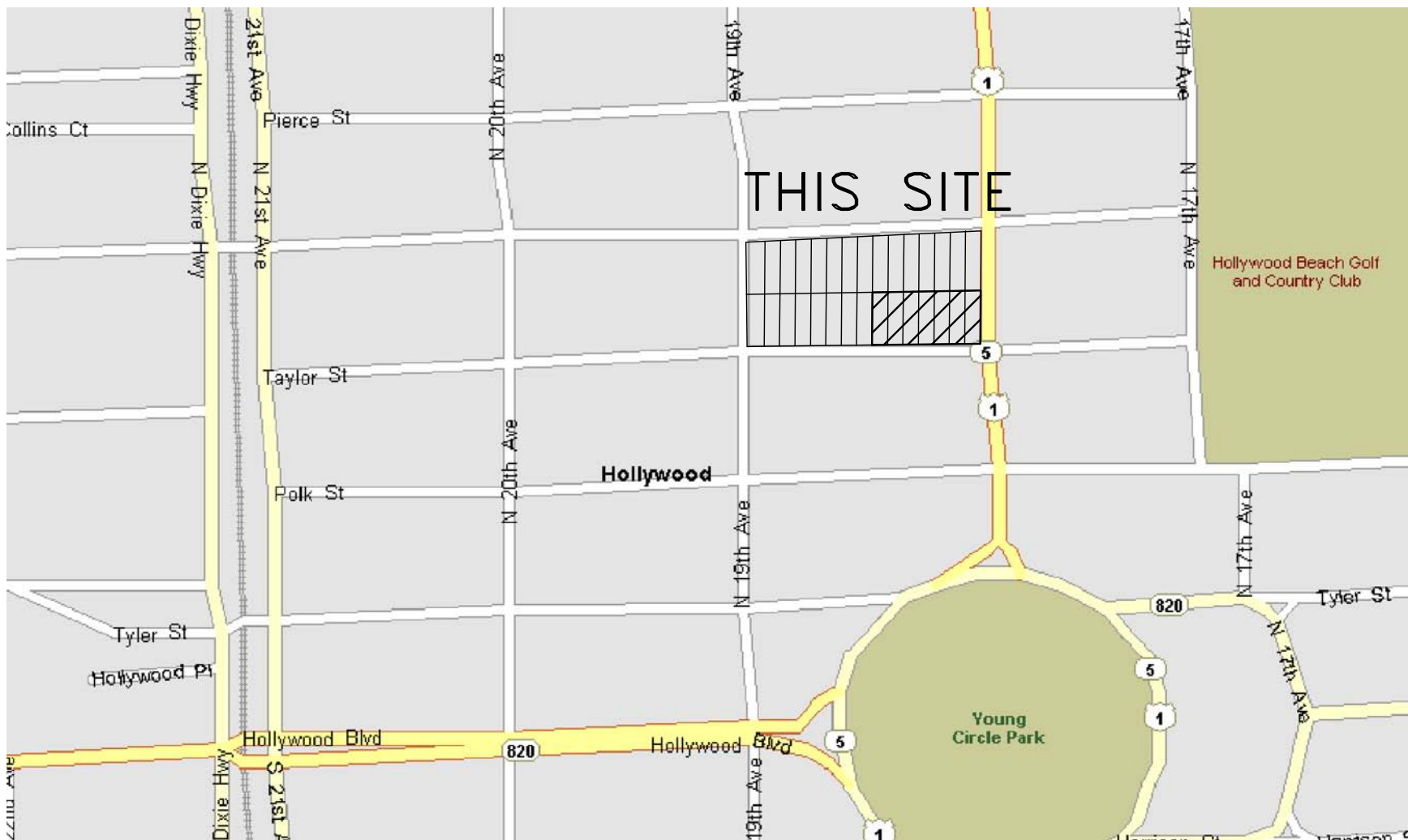
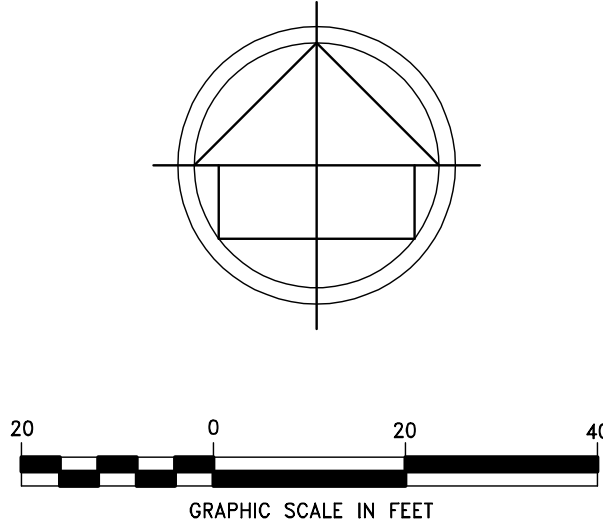
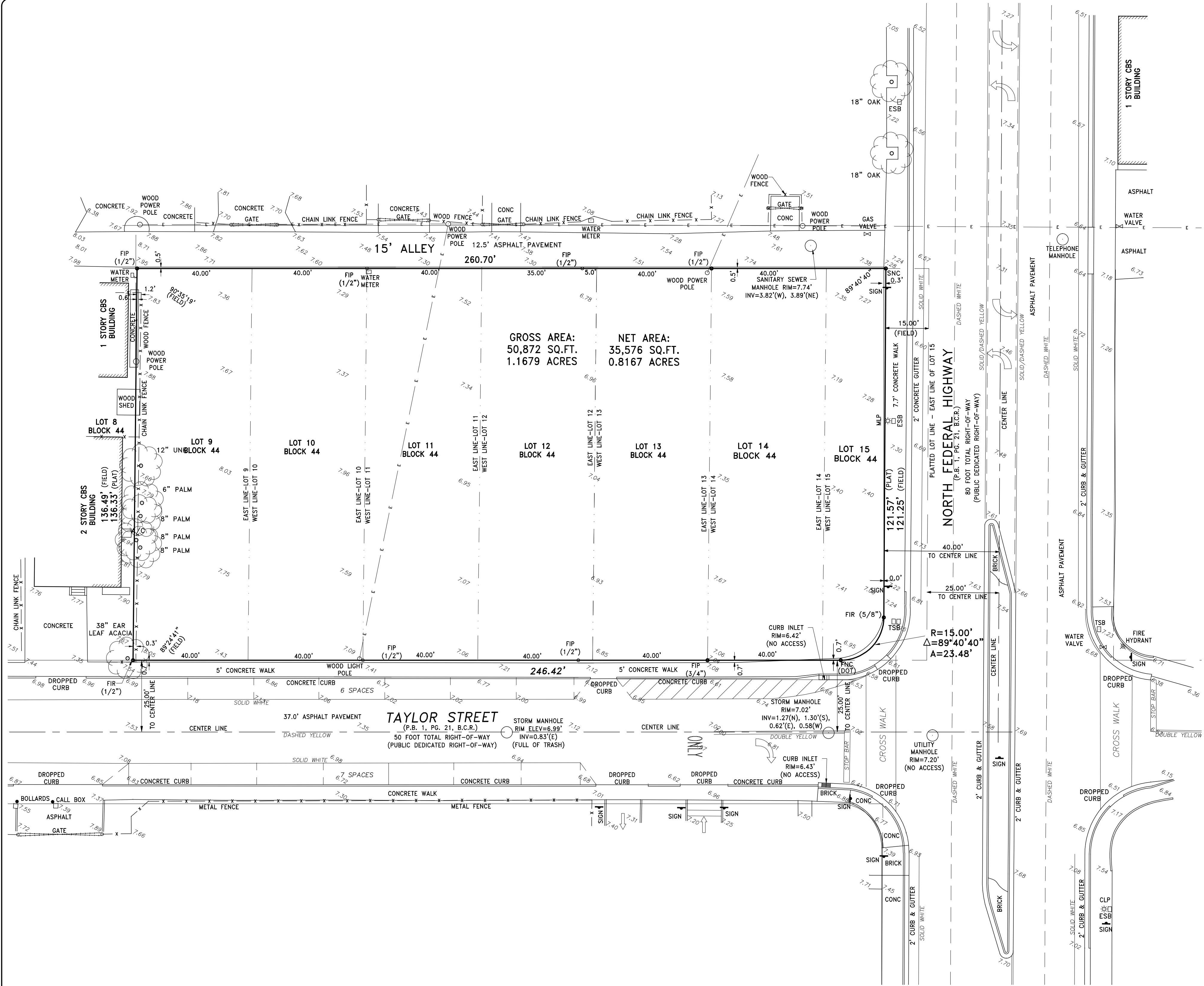
FOR:

JED EQUITIES LLC.

LOCATED AT:

1817 TAYLOR STREET, HOLLYWOOD , FLORIDA 33033





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 SOLEY 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 = 9.55'(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

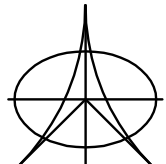
BCR BROWARD COUNTY RECORDS  
CKD CHECKED BY  
DWN DRAWN BY  
FB/PG FIELD BOOK AND PAGE  
FIP FOUND IRON PIPE  
FIR FOUND IRON ROD  
ORB OFFICIAL RECORDS BOOK  
PB PLAT BOOK  
PG PAGE  
SQ.FT. SQUARE FEET  
△ CENTRAL ANGLE  
R RADIUS  
A ARC DISTANCE  
-///- NON VEHICULAR ACCESS LINE

SIR SET IRON ROD & CAP #6448  
FND FOUND NAIL & DISC  
ALTA AMERICAN LAND TITLE ASSOCIATION  
ACSM AMERICAN CONGRESS ON SURVEYING & MAPPING  
CB CATCH BASIN  
B.C.R. BROWARD COUNTY RECORDS  
-X- WOOD/CHAIN LINK FENCE  
WPP WOOD POWER POLE  
CLP CONCRETE LIGHT POLE  
MLP METAL LIGHT POLE  
CPP CONCRETE POWER POLE  
ESB ELECTRIC SERVICE BOX  
-E- OVERHEAD UTILITY LINES  
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			
UPDATED SURVEY	DATE	FB/PG	DWN
UPDATED ALTA/ACSM LAND TITLE SURVEY	09/30/13	SKETCH	JD
ADDITIONAL LOCATION	10/08/14	SKETCH	JD
	11/17/14	SKETCH	JD

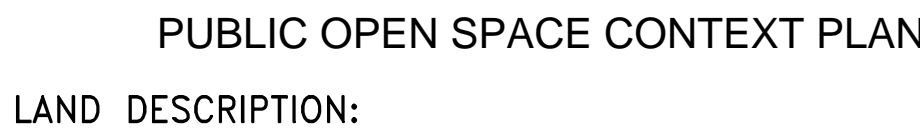
PROJECT NUMBER : 4816-04

SCALE : 1" = 20'

SHEET  
1  
OF  
1  
SHEET



VARIANCES		
DESCRIPTION	REQUIRED	PROPOSED
LANDSCAPE SETBACK ALONG STREET	25'	0' TAYLOR ST 10' US-1

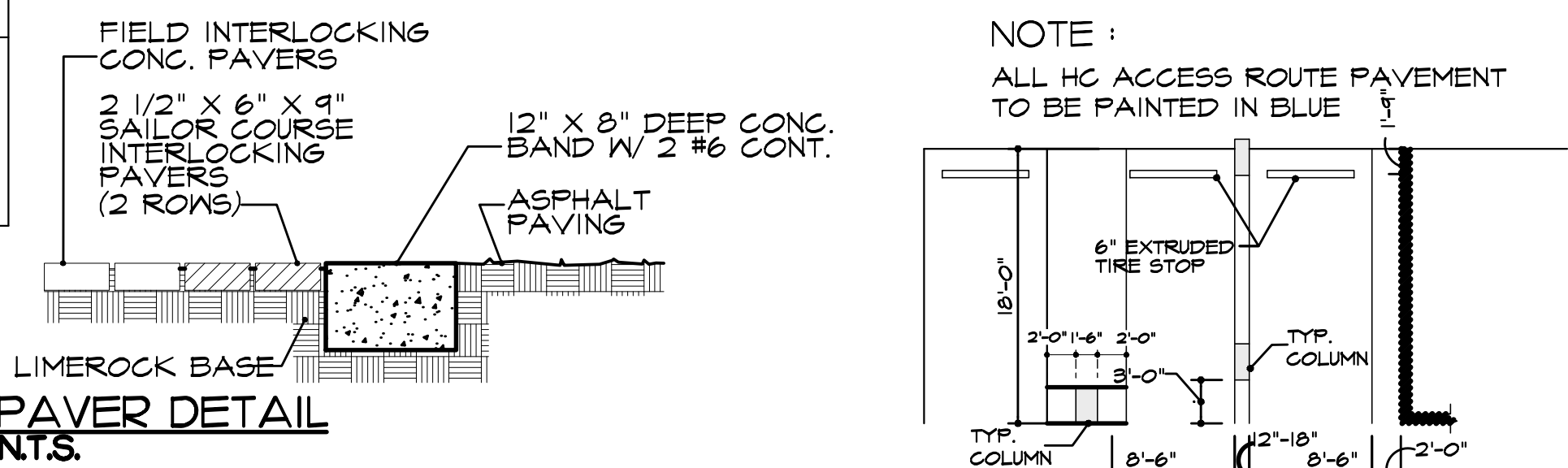


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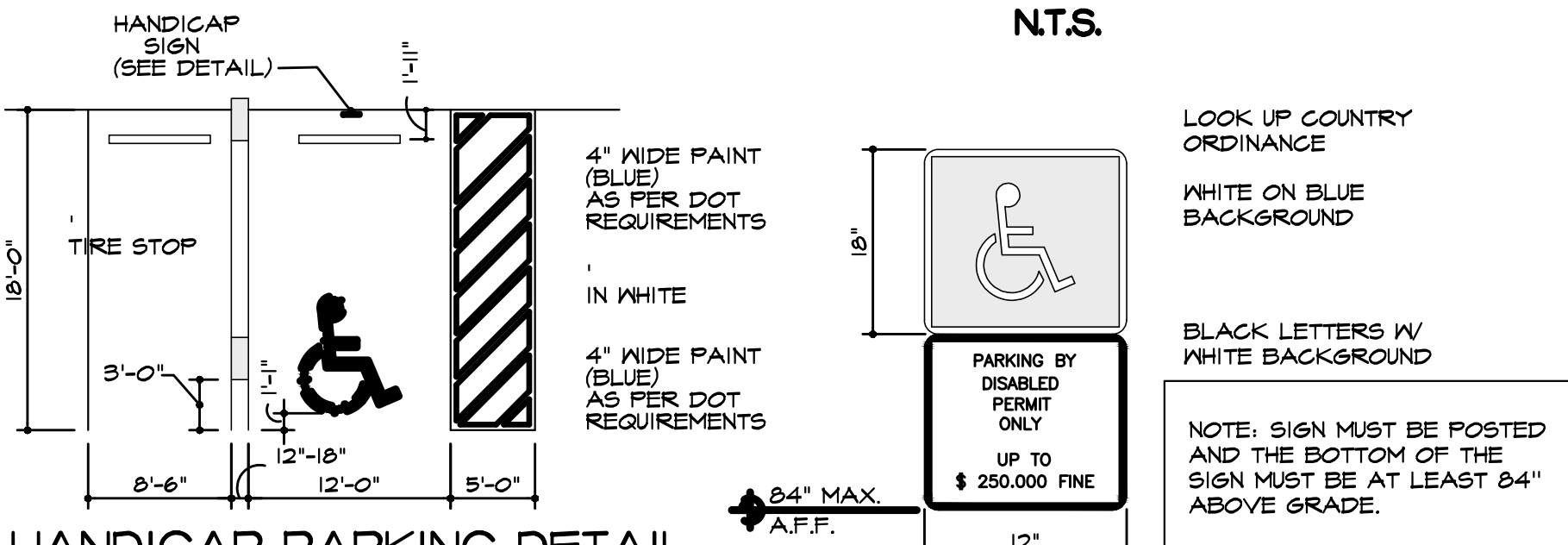
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DETAIL (TYPE "D")  
N.T.S.



TYP PARKING ADJACENT  
TO A WALL & COLUMNS  
**N.T.S.**



HANDICAP PARKING DETAIL  
& TYP. PARKING  
**N.T.S.**

HANDICAP SIGN DETAIL  
N.T.S.

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

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**JED EQUITIES LLC.**  
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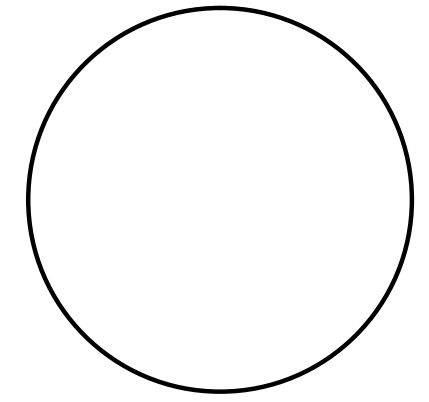
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URBAN PLANNING

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MIAMI, FLORIDA 33155  
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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-1





[illegible]

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

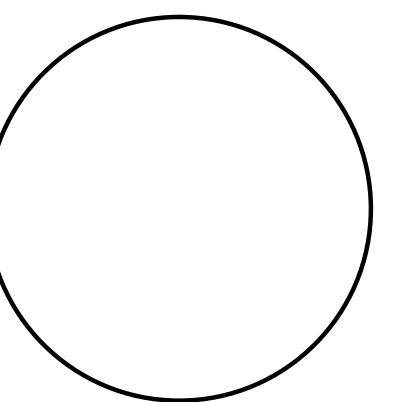
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(786) 206-9023 • [realazar.sag@gmail.com](mailto:realazar.sag@gmail.com)

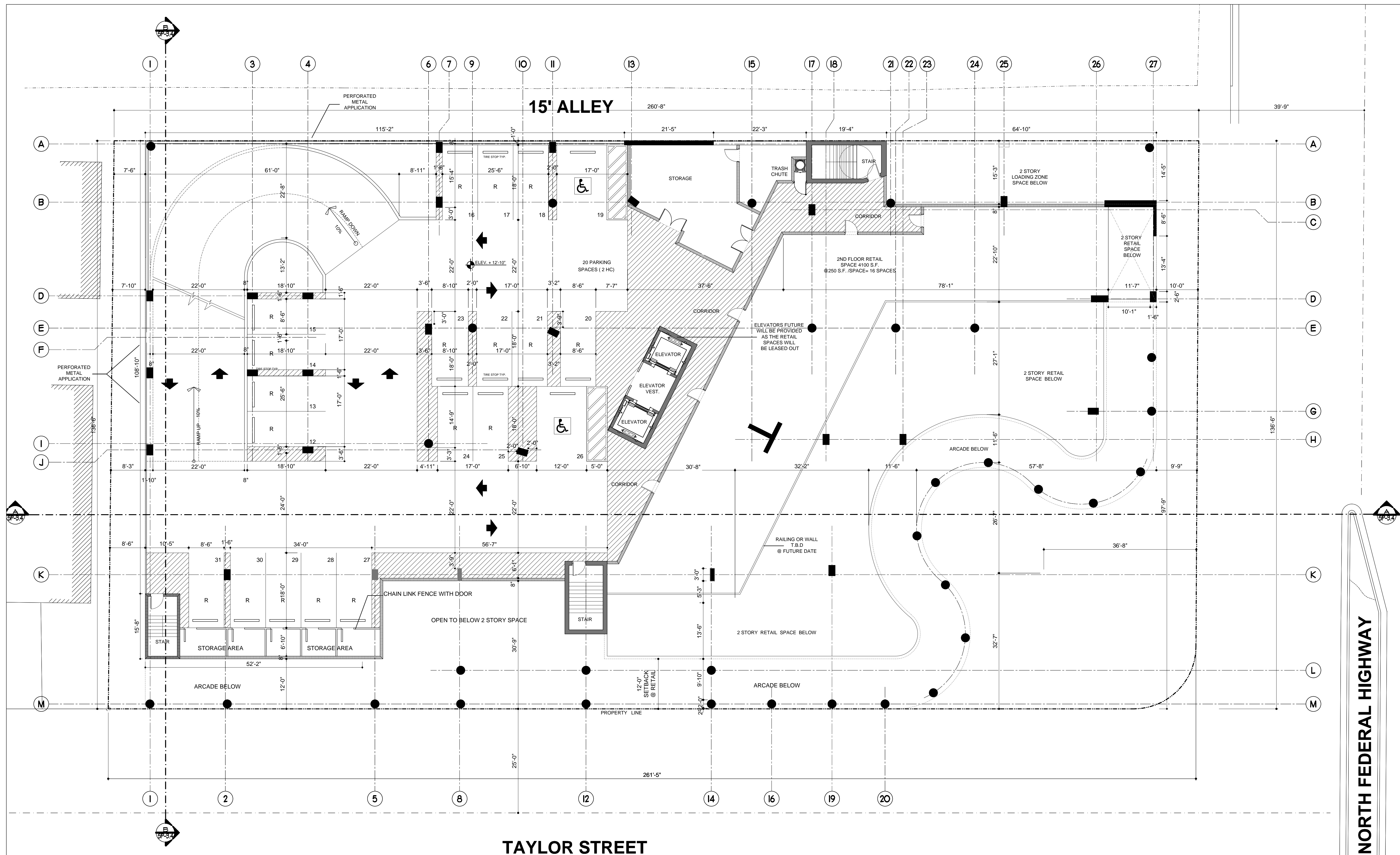
Signed and Sealed by:  
GABRIEL SALAZAR  
AR # 0009297



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

SHEET No.

## SP-2.2



**PARKING LEGEND**

<b>R</b>	RETAIL PARKING SPACE
<b>G</b>	GUEST PARKING SPACE
<b>H</b>	HOA PARKING SPACE
<b>L</b>	LOADING ZONE PARKING SPACE
<b>T</b>	TANDEM PARKING SPACE
<b>P</b>	PARKING SPACE UNITS
<b>PA</b>	PARKING SPACE UNITS AVAILABLE
<b>TA</b>	TANDEM PARKING SPACE AVAILABLE

PARKING COUNT	RETAIL	GUEST	HOA	UNITS	TOTAL
PARKING 1ST FLOOR	11 SPACES				11 SPACES
PARKING 2ND FLOOR	20 SPACES				20 SPACES
PARKING 3RD FLOOR	19 TANDEM SPACES	10 TANDEM SPACES	03 TANDEM SPACES	45 STANDARD SPACES	77 SPACES
PARKING 4TH FLOOR		17 TANDEM SPACES		45 STANDARD SPACES 15 TANDEM SPACES	77 SPACES
PARKING 5TH FLOOR				44 STANDARD SPACES 30 TANDEM SPACES 02 AVAILABLE SPACE TANDEM 01 AVAILABLE SPACE STANDARD	77 SPACES
PARKING TOTAL	50 SPACES	27 SPACES	03 SPACES	182 SPACES	262 SPACES

<b>BUILDING AREA</b>	<b>SQFT</b>
<b>RETAIL &amp; STORAGE GARAGE &amp; SERVICE</b>	<b>4795 15110</b>
<b>TOTAL AREA</b>	<b>34555</b>



## SECOND FLOOR PLAN

SCALE: 3/32

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

---

**JED EQUITIES LLC.**

---

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**SALAZAR ARCHITECTURAL GROUP**  
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(786) 206-9023 • [gsalazar.sag@gmail.com](mailto:gsalazar.sag@gmail.com)

SHEET No.

SP-2.3



PARKING COUNT	RETAIL	GUEST	HOA	UNITS	TOTAL
PARKING 1ST FLOOR	11 SPACES				11 SPACES
PARKING 2ND FLOOR	20 SPACES				20 SPACES
PARKING 3RD FLOOR	19 TANDEM SPACES	10 TANDEM SPACES	03 TANDEM SPACES	45 STANDARD SPACES	77 SPACES
PARKING 4TH FLOOR		17 TANDEM SPACES		45 STANDARD SPACES 15 TANDEM SPACES	77 SPACES
PARKING 5TH FLOOR				44 STANDARD SPACES 30 TANDEM SPACES 02 AVAILABLE SPACE TANDEM 01 AVAILABLE SPACE STANDARD	77 SPACES
PARKING TOTAL PROVIDED	50 SPACES	27 SPACES	03 SPACES	182 SPACES	262 SPACES

<b>BUILDING AREA</b>	<b>SQFT</b>
<b>GARAGE &amp; SERVICE</b>	<b>30465</b>
<b>TOTAL AREA</b>	<b>30465</b>



### THIRD FLOOR PLAN

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SCALE: 3/32

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

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**JED EQUITIES LLC.**

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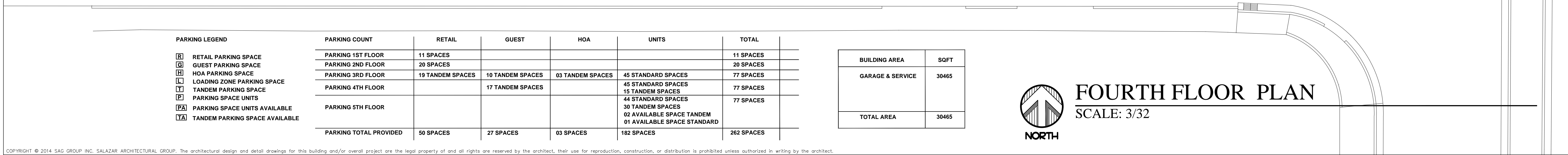
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A circle with a center point labeled 'O'.

SP-2.4



PARKING COUNT	RETAIL	GUEST	HOA	UNITS	TOTAL
PARKING 1ST FLOOR	11 SPACES				11 SPACES
PARKING 2ND FLOOR	20 SPACES				20 SPACES
PARKING 3RD FLOOR	19 TANDEM SPACES	10 TANDEM SPACES	03 TANDEM SPACES	45 STANDARD SPACES	77 SPACES
PARKING 4TH FLOOR		17 TANDEM SPACES		45 STANDARD SPACES 15 TANDEM SPACES	77 SPACES
PARKING 5TH FLOOR				44 STANDARD SPACES 30 TANDEM SPACES 02 AVAILABLE SPACE TANDEM 01 AVAILABLE SPACE STANDARD	77 SPACES
PARKING TOTAL PROVIDED	50 SPACES	27 SPACES	03 SPACES	182 SPACES	262 SPACES

<b>BUILDING AREA</b>	<b>SQFT</b>
<b>GARAGE &amp; SERVICE</b>	<b>30465</b>
<b>TOTAL AREA</b>	<b>30465</b>



FOURTH FLOOR PLAN  
SCALE: 3/32







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

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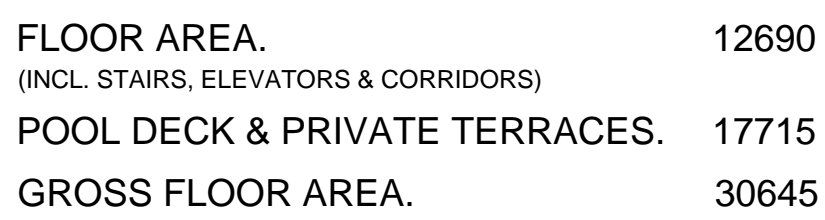
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CITY COMMISSION SUBMITTAL

SHEET No.

## SP-2.6





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

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**JED EQUITIES LLC.**

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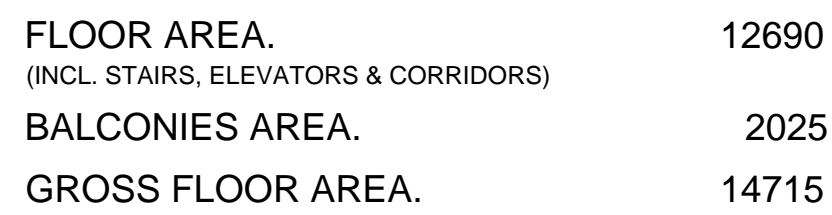
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SHEET No.

SP  
2.7-12



SEVENTH-TWELVETH FLOOR PLAN  
SCALE: 3/32

[illegible]

**JED TOWER**  
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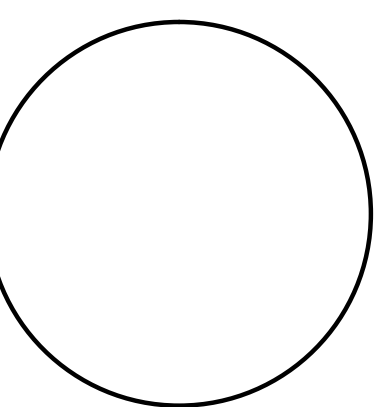
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MIAMI, FLORIDA 33155  
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Signed and Sealed by:  
GABRIEL SALAZAR  
AR # 0009297



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

SHEET No.

SP  
2.14-16

FLOOR AREA. (Per floor)	12335
(INCL. STAIRS, ELEVATORS & CORRIDORS)	
BALCONIES AREA. (Per floor)	2380
GROSS FLOOR AREA. (Per floor)	14715



FOURTEENTH-SIXTEENTH FLOOR PLANS  
SCALE: 3/32



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

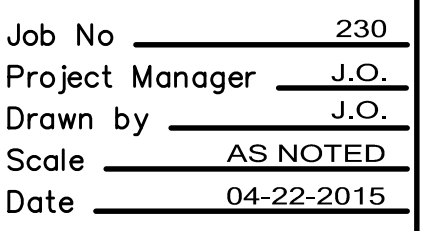
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**JED EQUITIES LLC.**

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AR # 0009297



SP-2.17



# SEVENTEENTH FLOOR PLAN

SCALE: 3/32



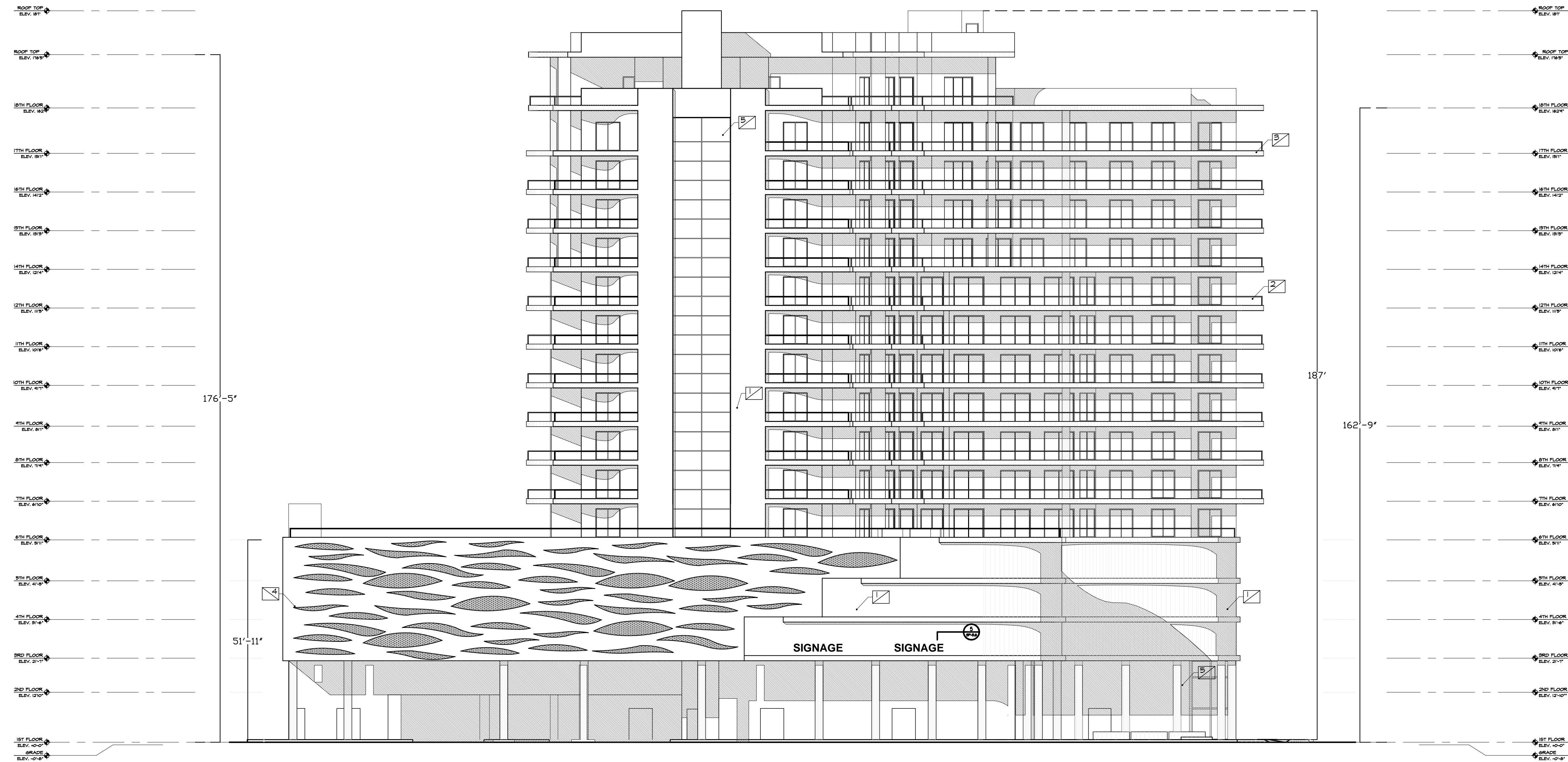




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### ELEVATION LEGEND

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



## SOUTH ELEVATION

SCALE: 1/16"=1'-0'

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

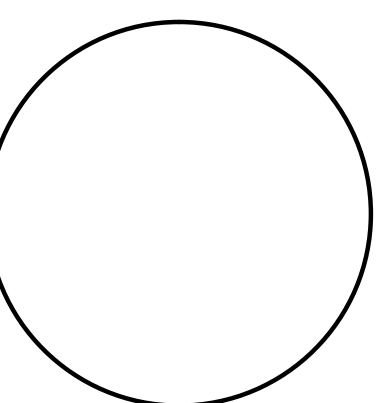
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Signed and Sealed by:  
GABRIEL SALAZAR  
AR # 0009297



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

SHEET No.

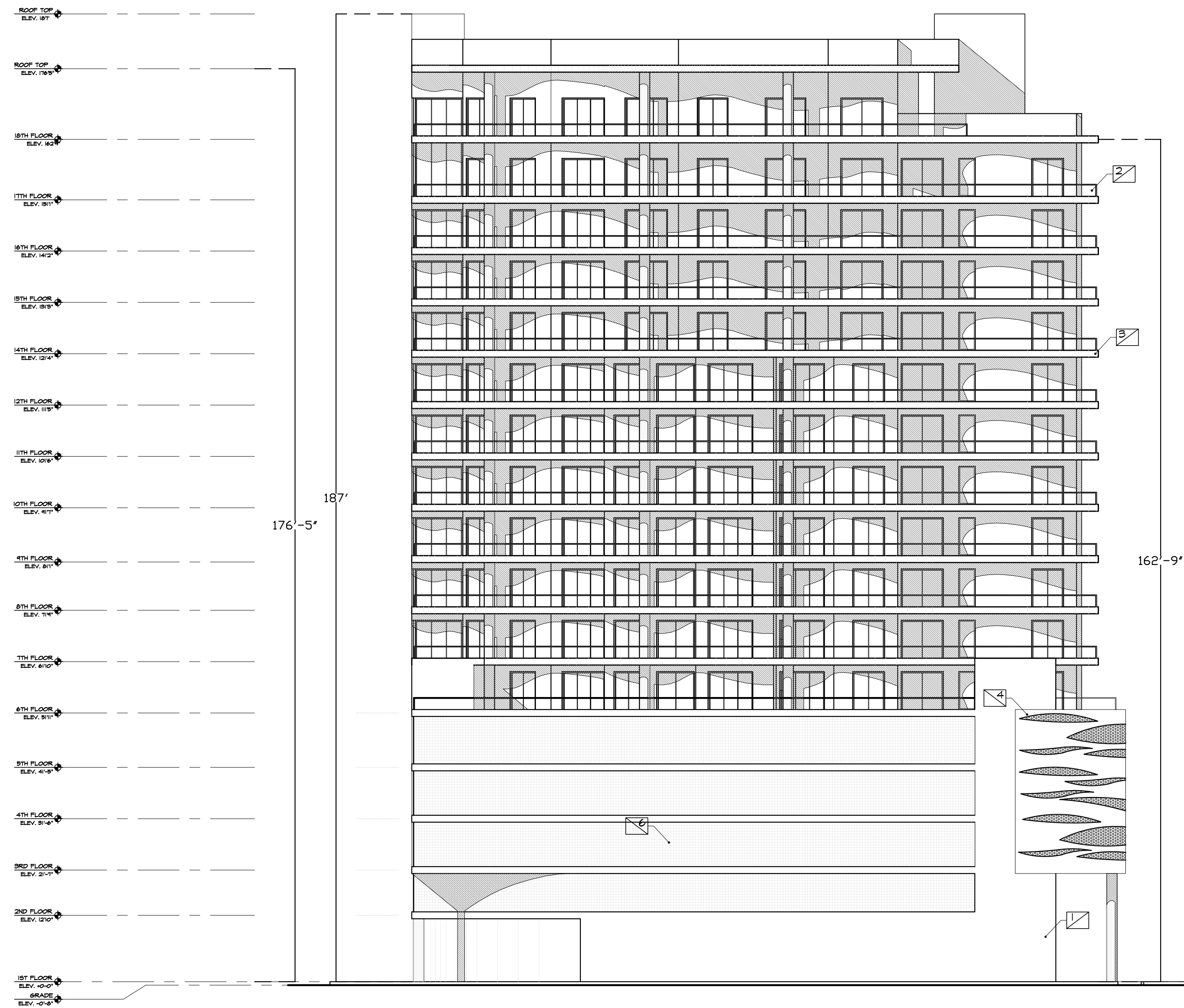
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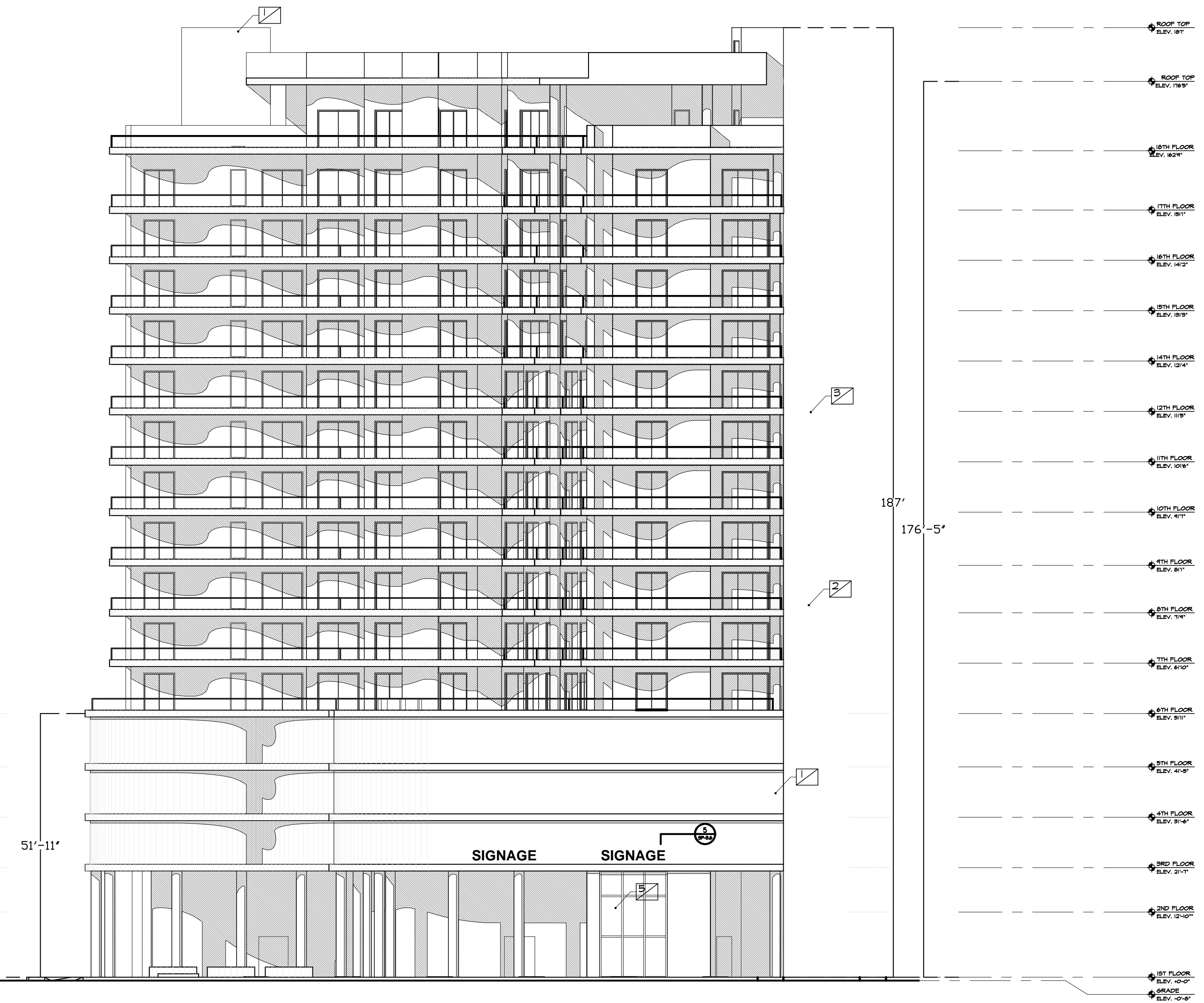
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### ELEVATION LEGEND

- |   |                               |
|---|-------------------------------|
| 1 | STUCCO FINISH.                |
| 2 | GLASS RAILING                 |
| 3 | CONC. 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'

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

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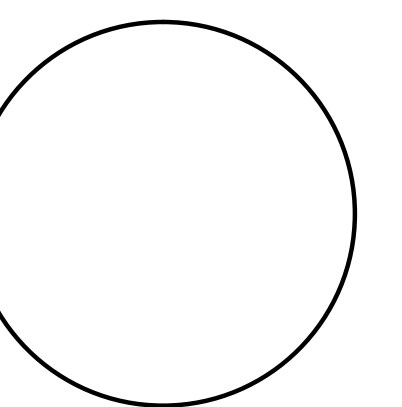
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Signed and Sealed by:  
GABRIEL SALAZAR  
AR # 0009297



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

SHEET No.

## SP-3.2

SCALE: 1/16"=1'-0'

\_\_\_\_\_

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

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MIAMI, FLORIDA 33155  
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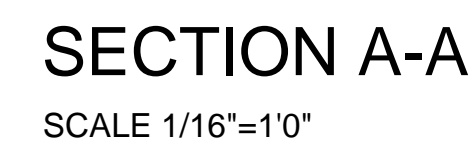
Signed and Sealed by:  
GABRIEL SALAZAR  
AR # 0009297



---

SHEET No.

## SP-3.4







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

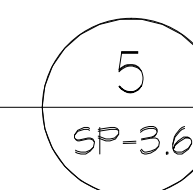
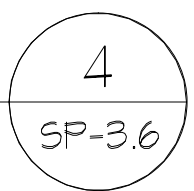
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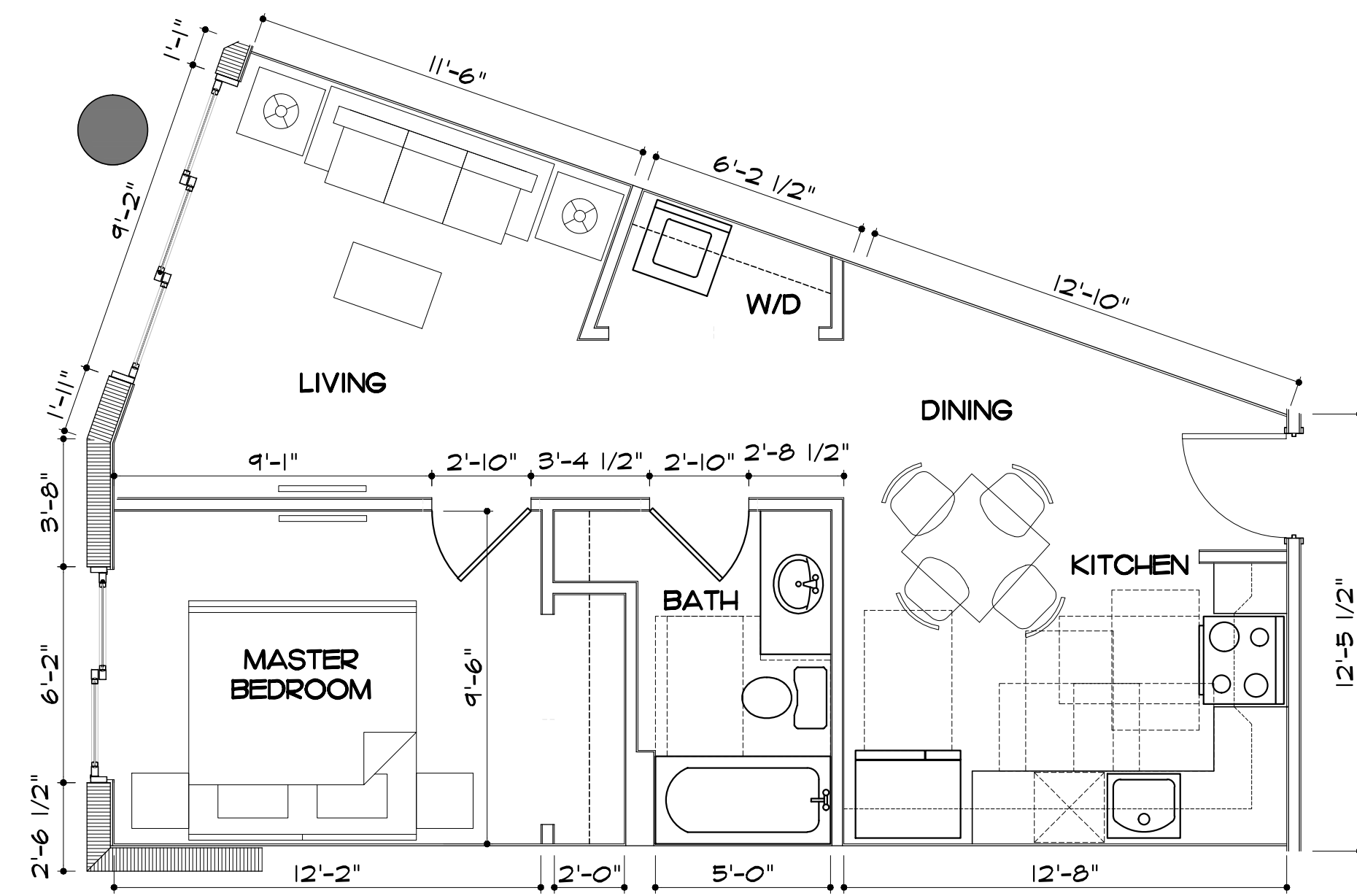
**JED EQUITIES LLC.**  
CITY COMMISSION SUBMITTAL

Signed and Sealed by:  
GABRIEL SALAZAR  
AR # 0009297

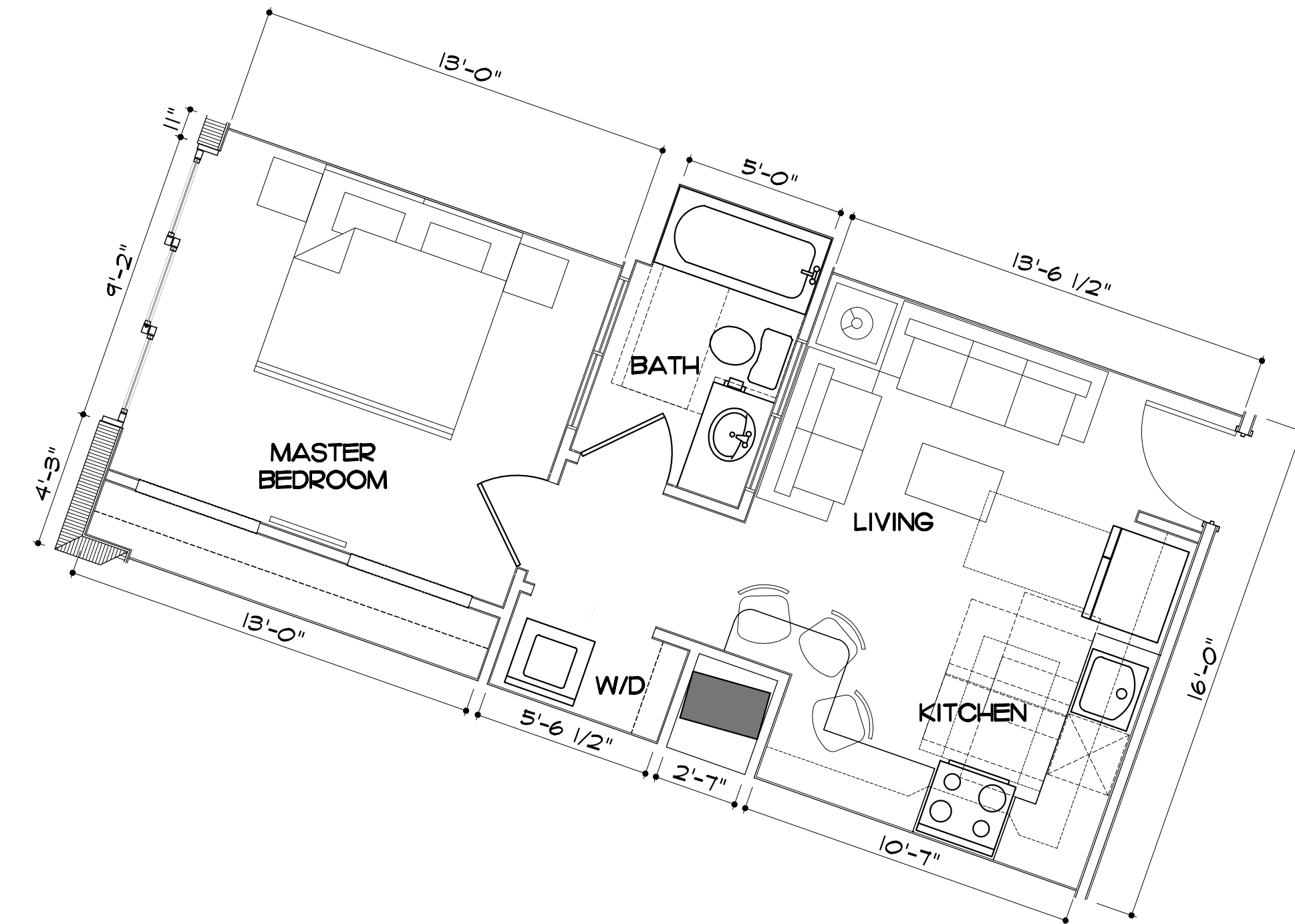
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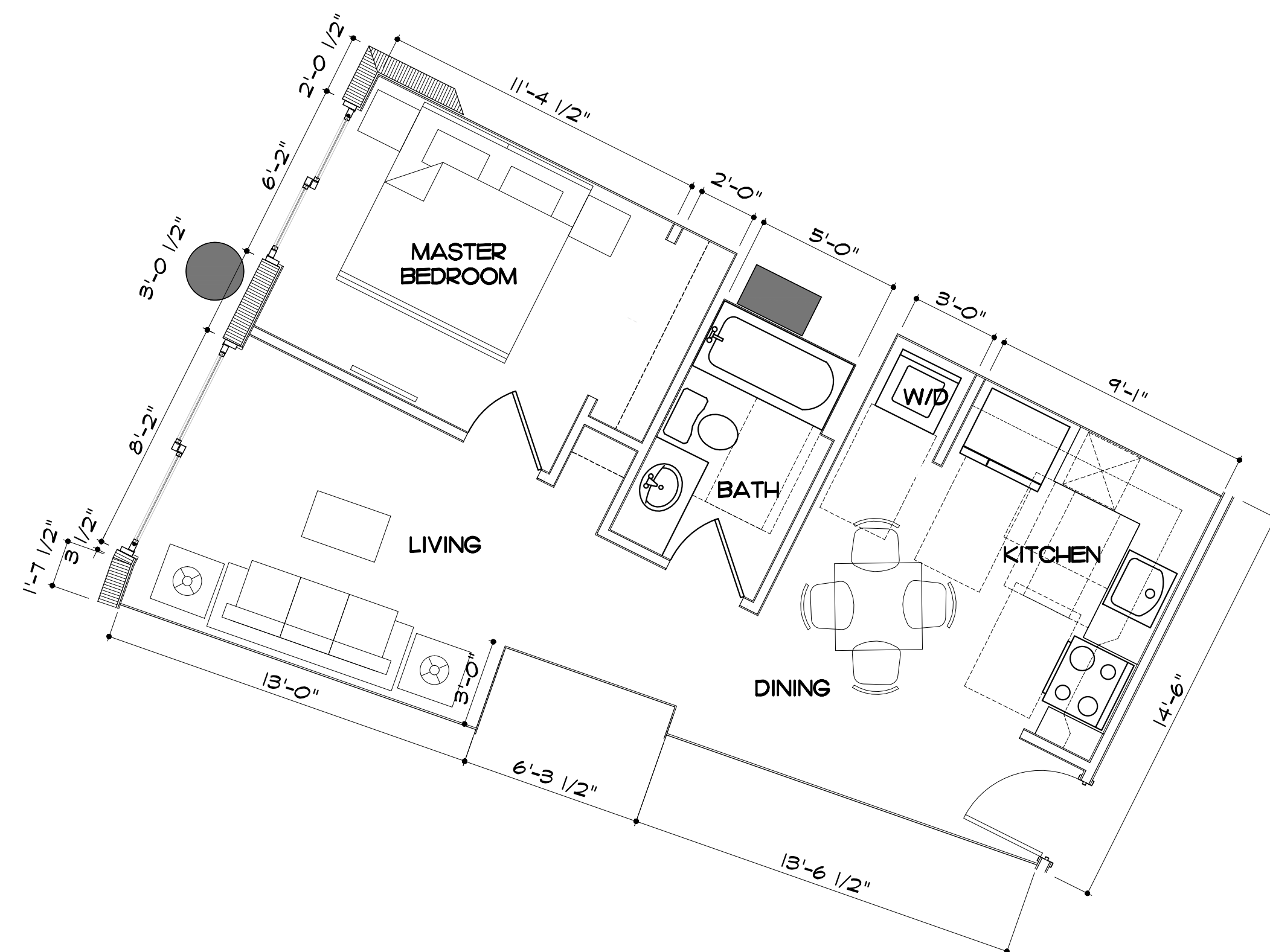


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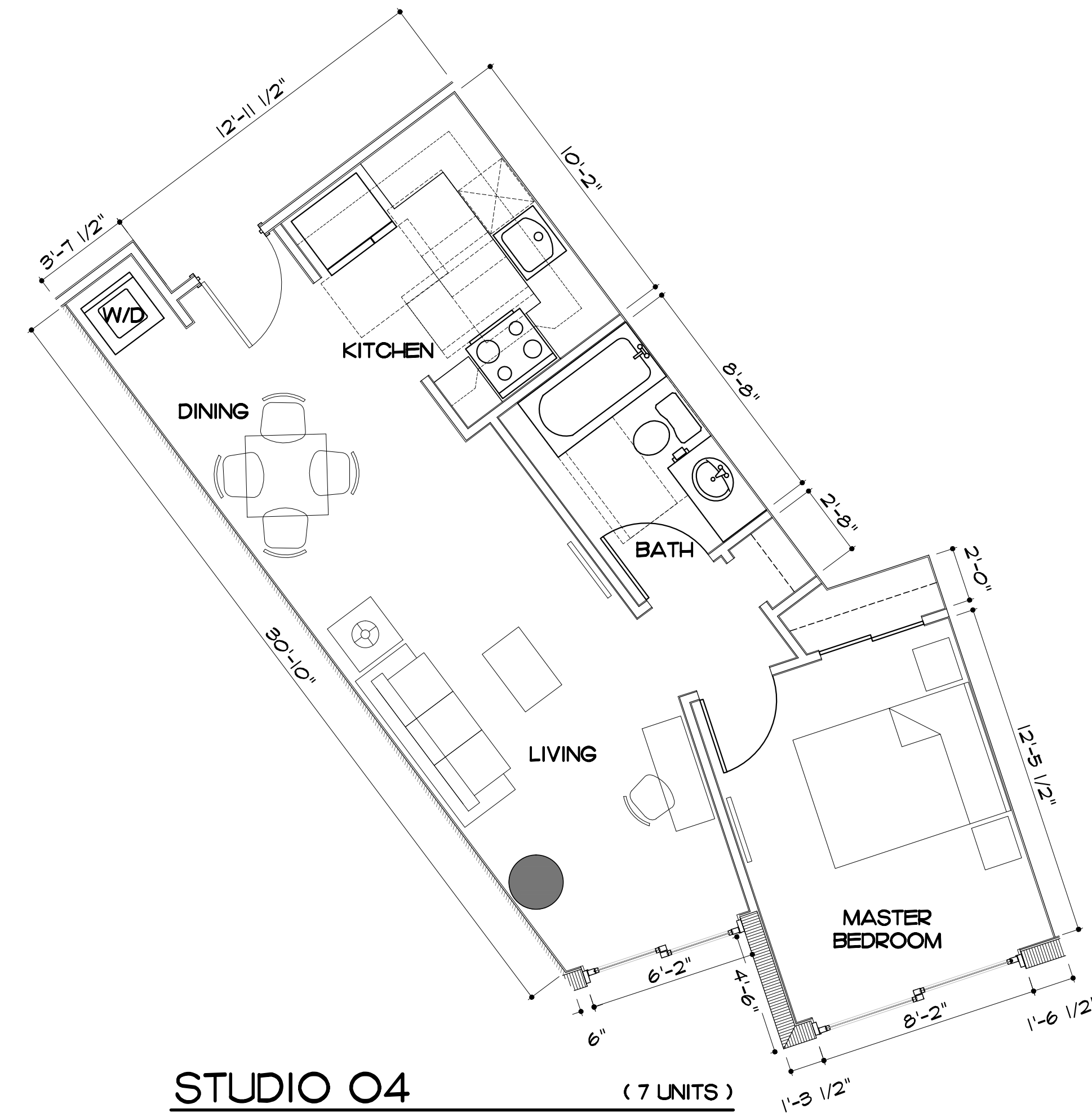
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SCALE 1/4"=1'-0" AREA: 625 S.F.



STUDIO 02 ( 7 UNITS )  
SCALE 1/4"=1'-0" AREA: 525 S.F.



**STUDIO 03** ( 7 UNITS )  
SCALE 1/4"=1'-0" AREA: 585 S.F.



STUDIO 04 ( 7 UNITS )  
SCALE 1/4"=1'-0" AREA: 610 S.F.

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

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**JED EQUITIES LLC.**  
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group

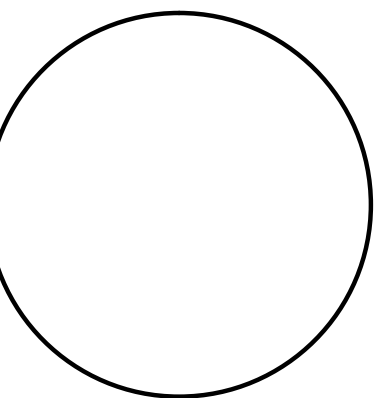
ARCHITECTS

URBAN PLANNING

**SALAZAR ARCHITECTURAL GROUP**

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MIAMI, FL 33149  
781.216.0023 • [salazar.sag@gmail.com](mailto:salazar.sag@gmail.com)

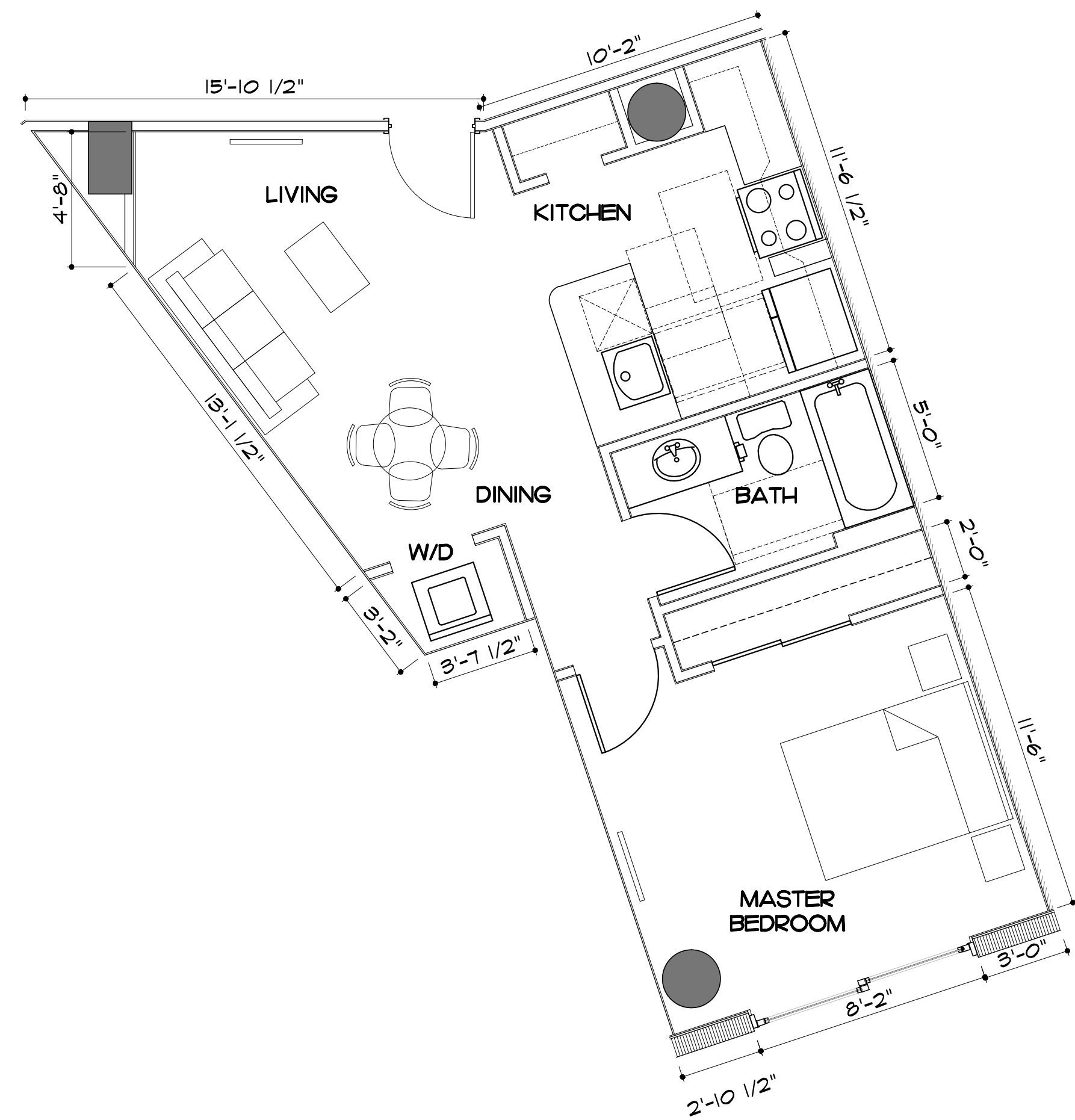
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GABRIEL SALAZAR  
AR # 0009297



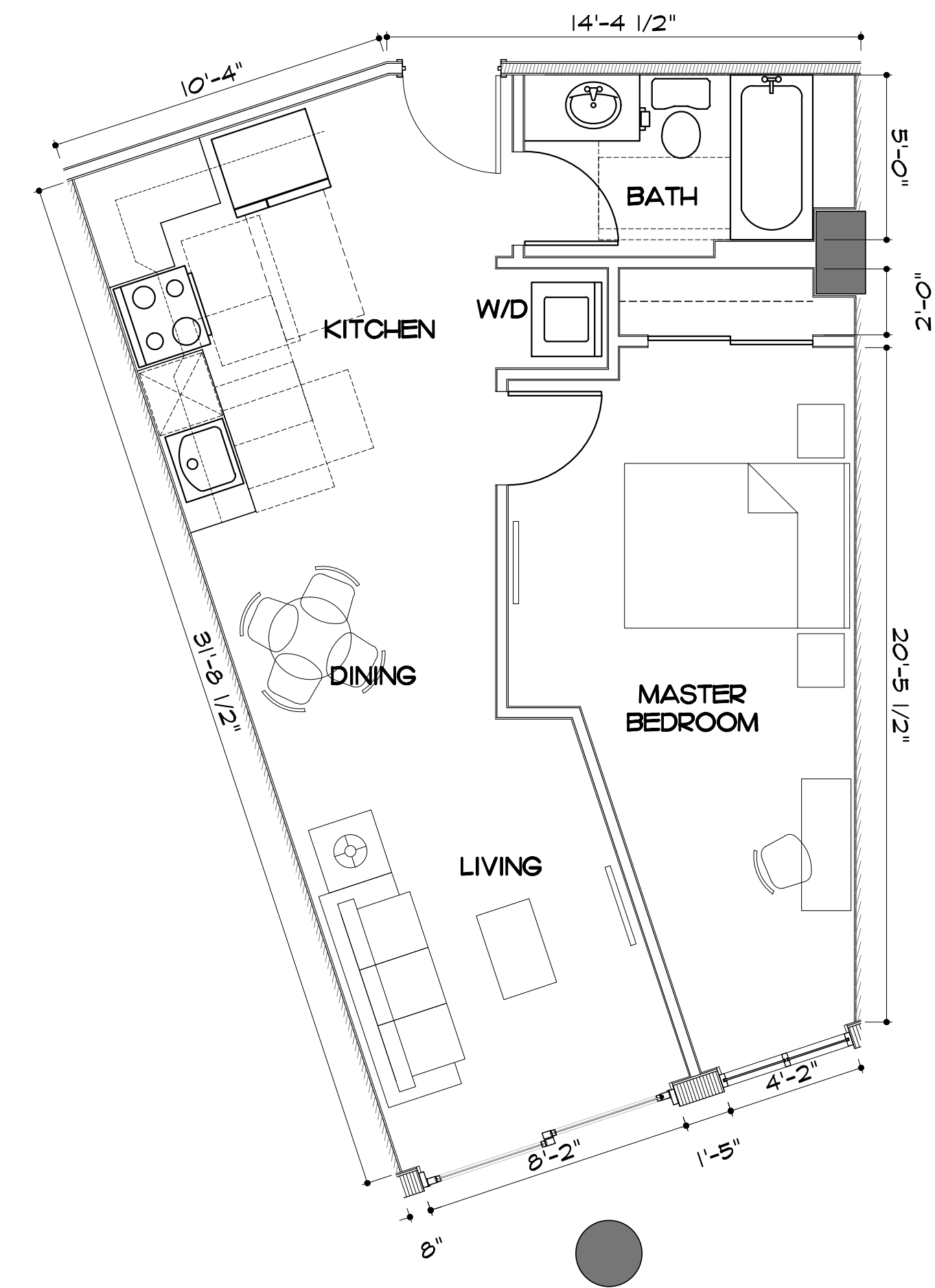
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Project Manager \_\_\_\_\_ J.O.  
Drawn by \_\_\_\_\_ J.O.  
Scale \_\_\_\_\_ AS NOTED  
Date \_\_\_\_\_ 04-13-2015

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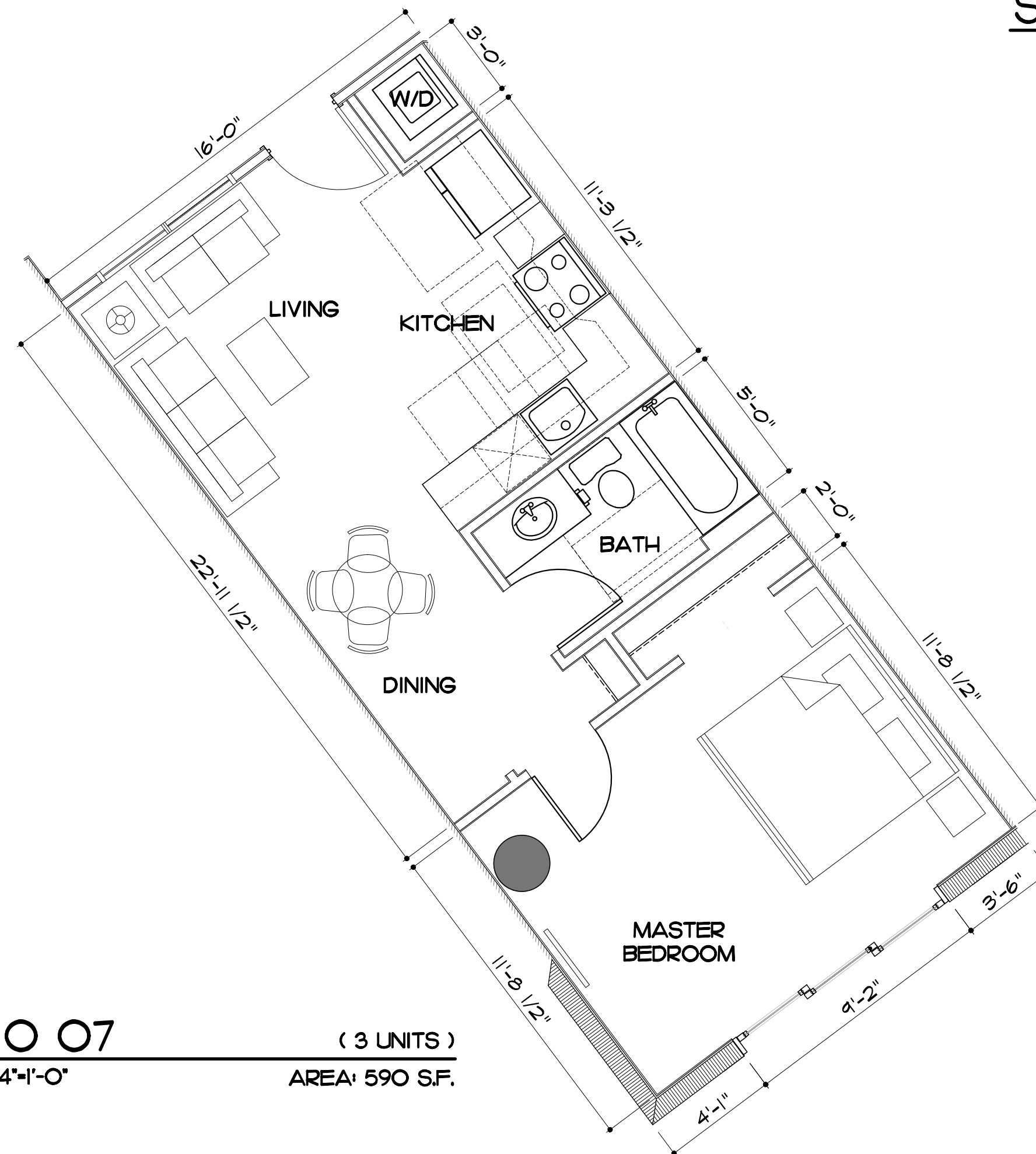
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SCALE 1/4"=1'-0" AREA: 620 S.F.



STUDIO 06 ( 7 UNITS )  
SCALE 1/4"=1'-0" AREA: 630 S.F.



STUDIO 07 ( 3 UNITS )  
SCALE 1/4"=1'-0" AREA: 590 S.F.

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

---

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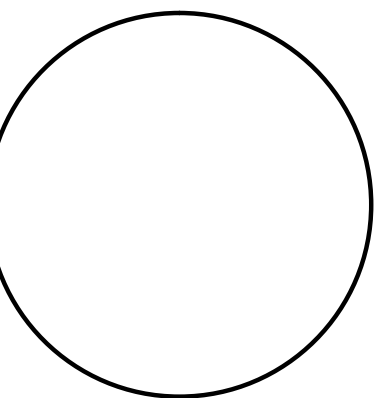
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Signed and Sealed by:  
GABRIEL SALAZAR  
AR # 0009297




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

SHEET No.

## SP-4.2



**JED EQUITIES LLC.**  
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SHEET No.

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

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**JED EQUITIES LLC.**  
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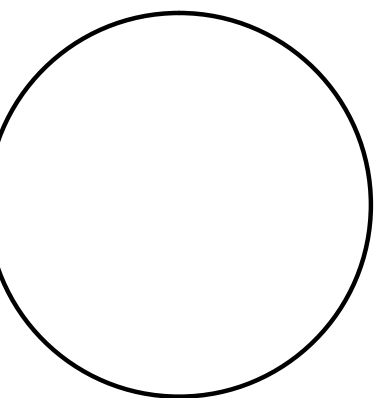
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4970 SW 72nd Ave, SUITE 102  
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[info@salazar-arch.com](mailto:info@salazar-arch.com)

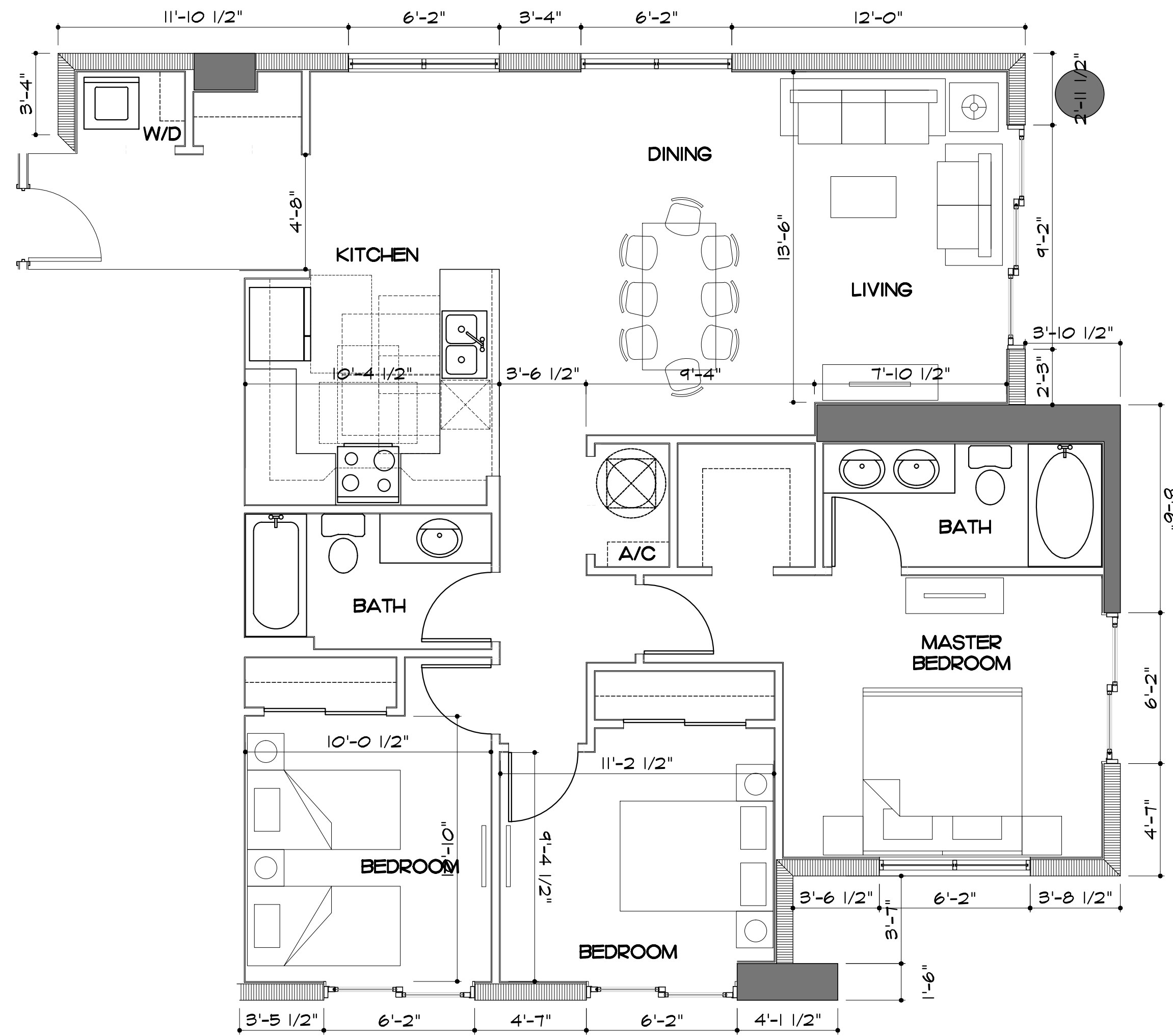
Signed and Sealed by:  
GABRIEL SALAZAR  
AR # 0009297



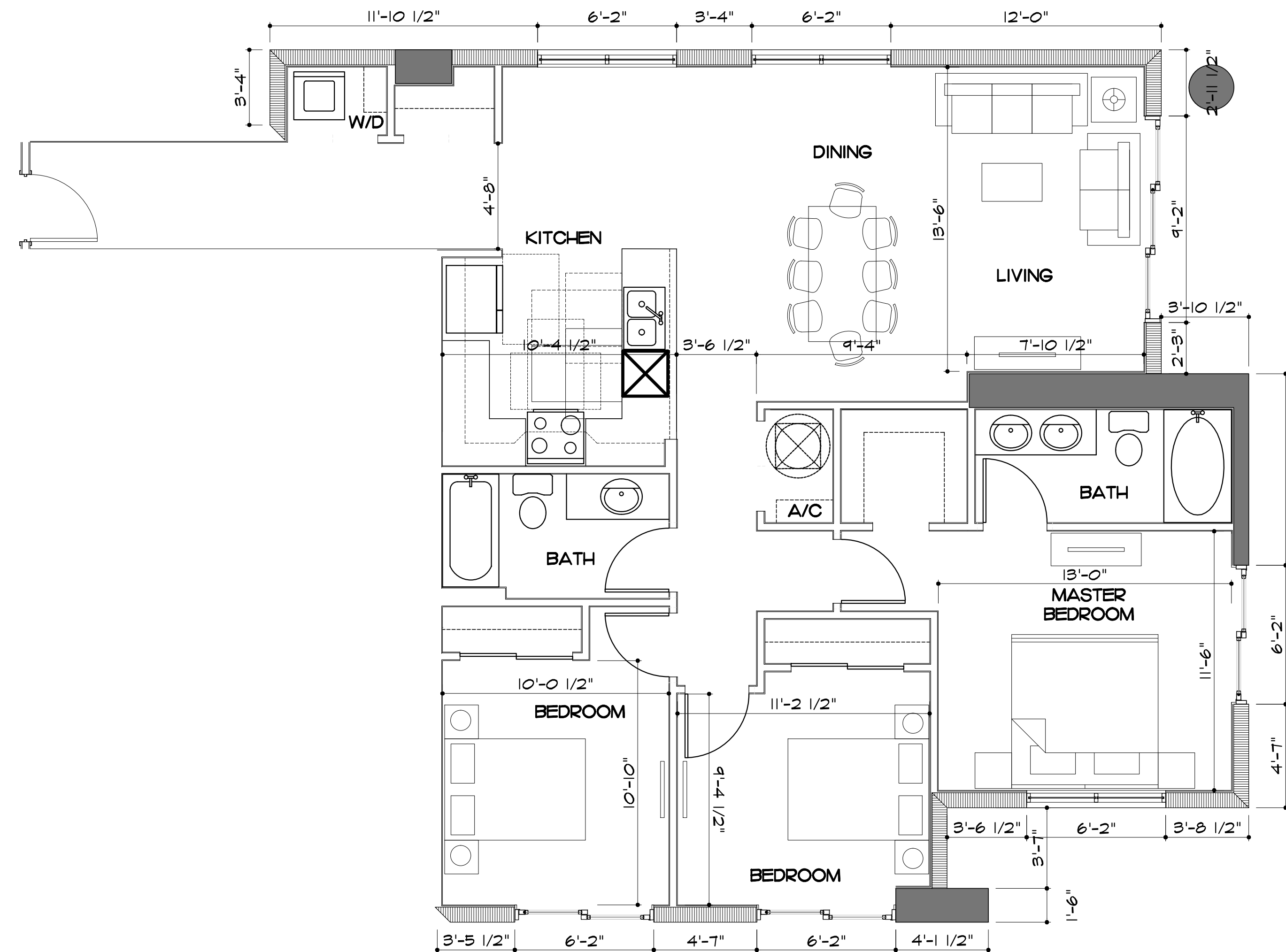
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Project Manager \_\_\_\_\_ J.O.  
Drawn by \_\_\_\_\_ J.O.  
Scale \_\_\_\_\_ AS NOTED  
Date \_\_\_\_\_ 04-22-2015

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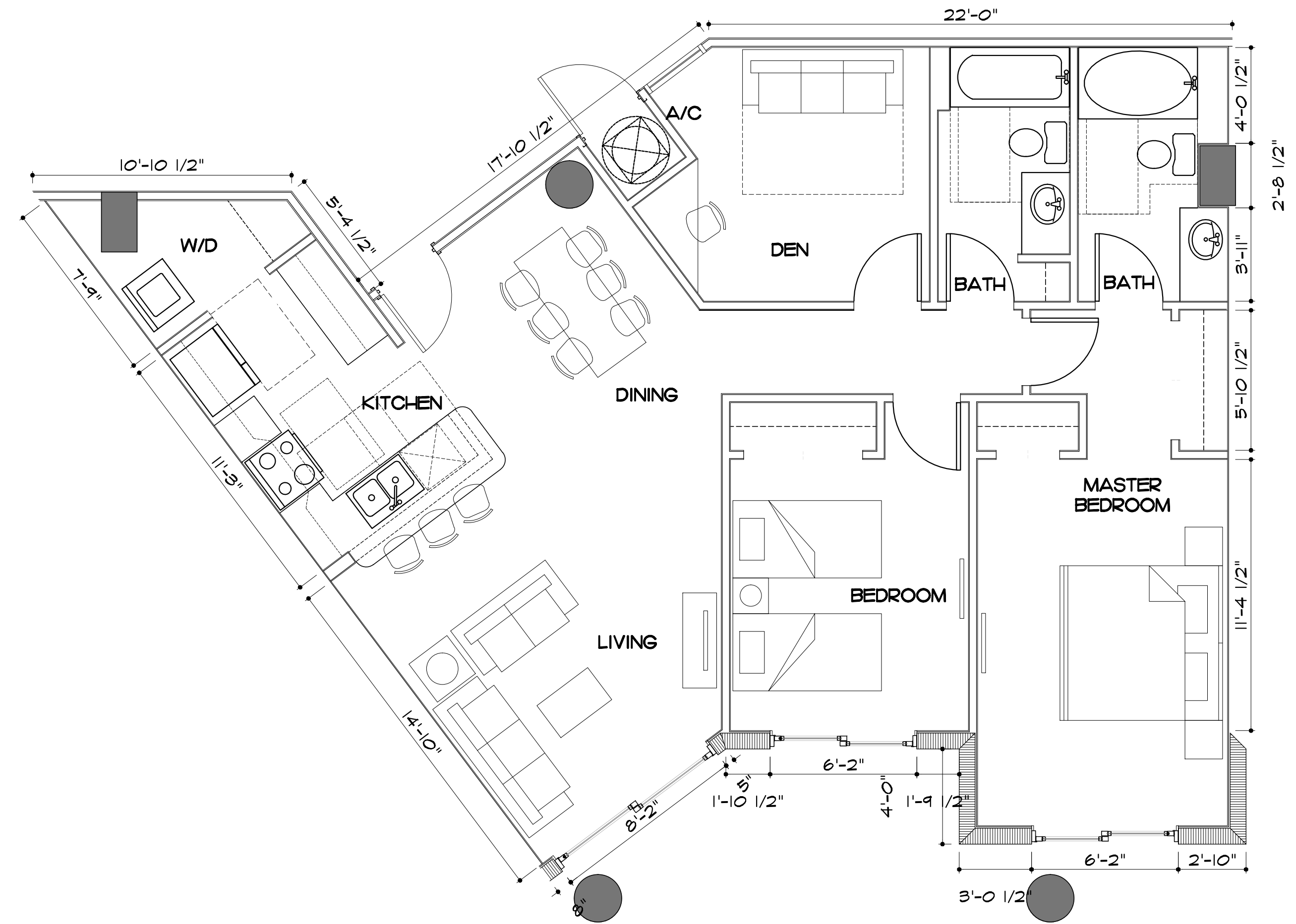
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UNIT C-1 ( 7 UNITS )  
SCALE 1/4"=1'-0" AREA: 1350 S.F.



UNIT C-1.1 ( 4 UNITS )  
SCALE 1/4"=1'-0" AREA: 1400 S.F.



UNIT C-2 ( 4 UNITS )  
SCALE 1/4"=1'-0" AREA: 1205 S.F.








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

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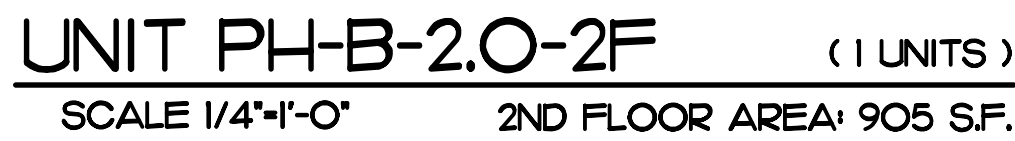
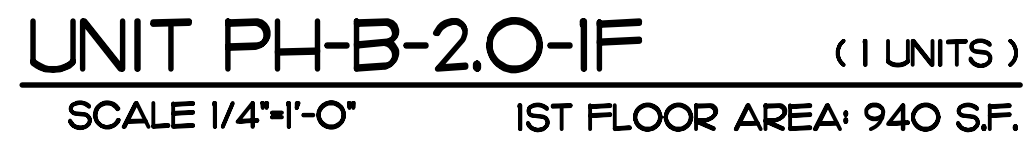
**JED EQUITIES LLC.**  
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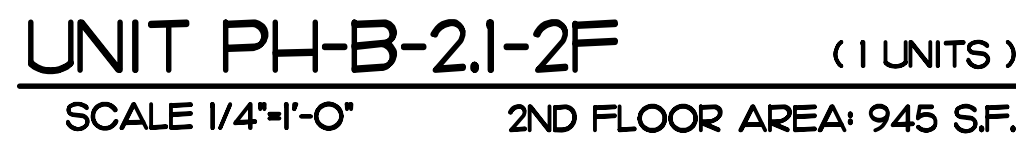
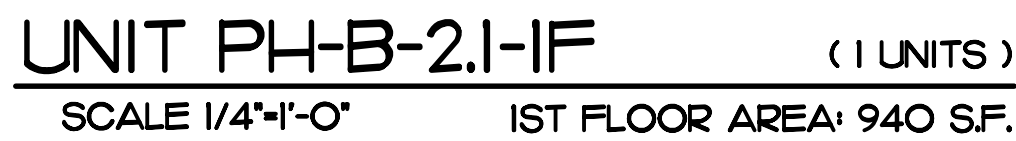
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SHEET No.

## SP-4.8



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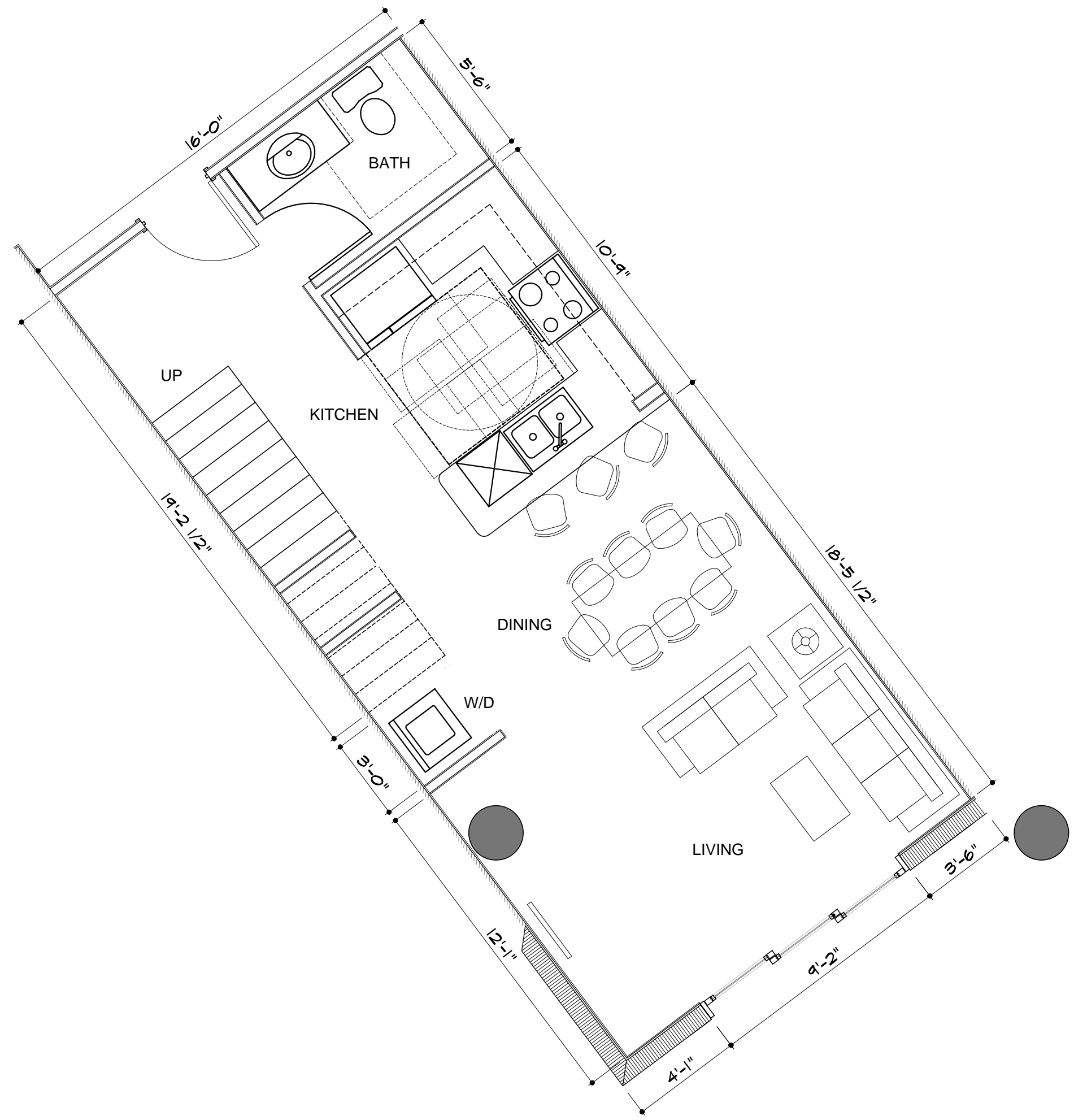
ARCHITECTS

URBAN PLANNING  
SALAZAR ARCHITECTURAL GROUP

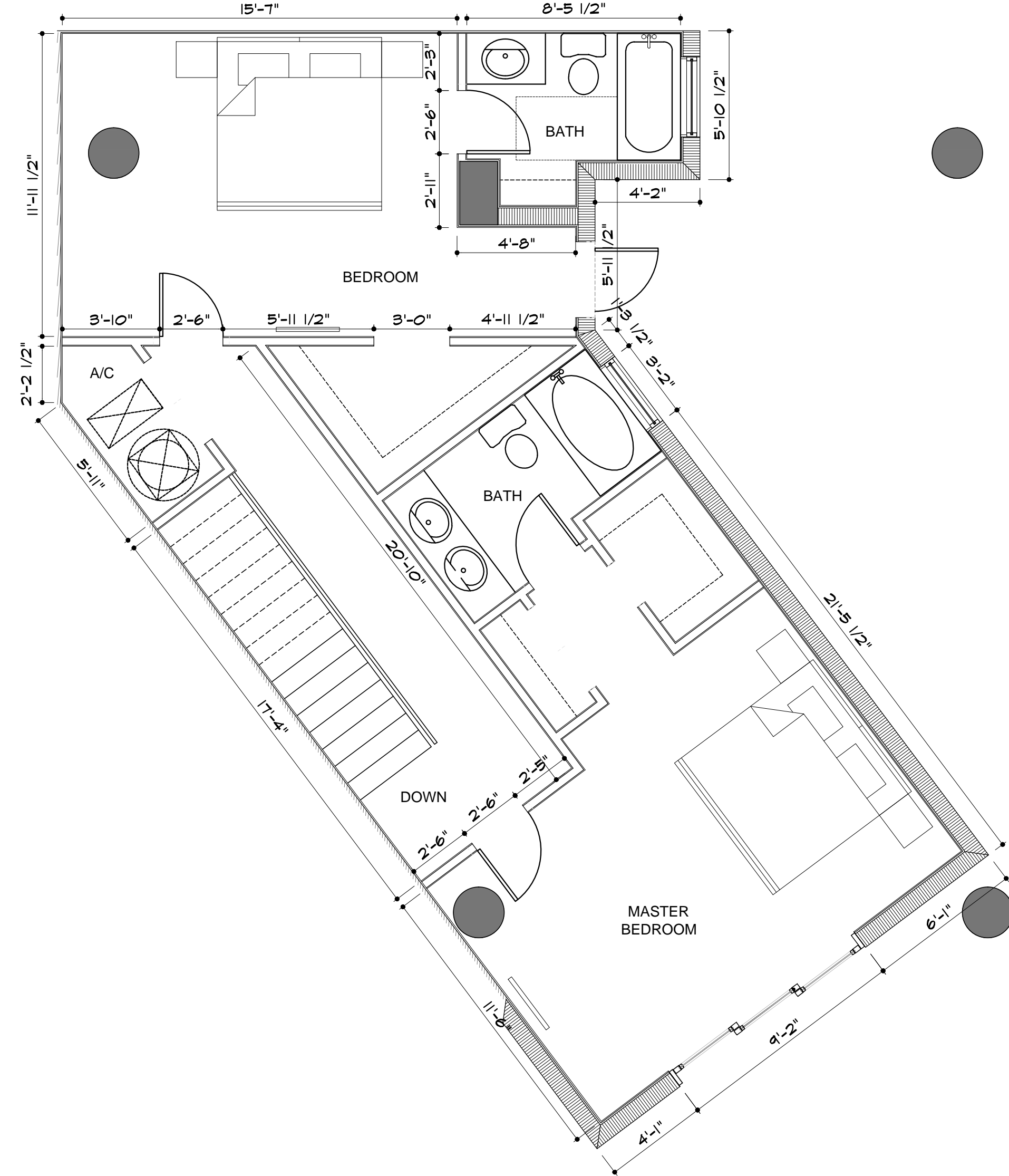
SALASAG GROUP INC. • [www.SalazarArchitecturalGroup.com](http://www.SalazarArchitecturalGroup.com)  
4075 SW 36th AVE, SUITE 102  
MIAMI, FLORIDA 33155  
(786) 206-0023 • [gsalazar.aag@gmail.com](mailto:gsalazar.aag@gmail.com)

SHEET No.

## SP-4.9

[illegible]

UNIT PH-S-O7-IF (1 UNITS)  
SCALE 1/4"=1'-0" 1ST FLOOR AREA: 590 S.F.



UNIT PH-S-07-2F (1 UNITS)  
SCALE 1/4"=1'-0" 2ND FLOOR AREA: 895 S.F.

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

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**JED EQUITIES LLC.**  
CITY COMMISSION SUBMITTAL

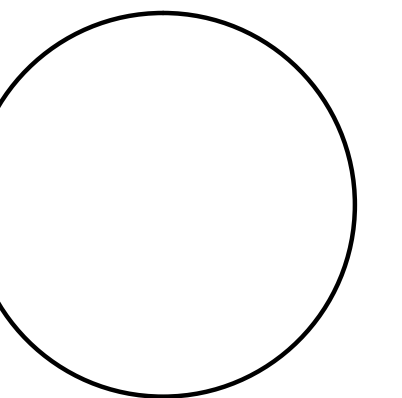
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(786) 206-9023 • [gallazar@sag@gmail.com](mailto:gallazar@sag@gmail.com)

Signed and Sealed by:  
GABRIEL SALAZAR  
AR # 0009297

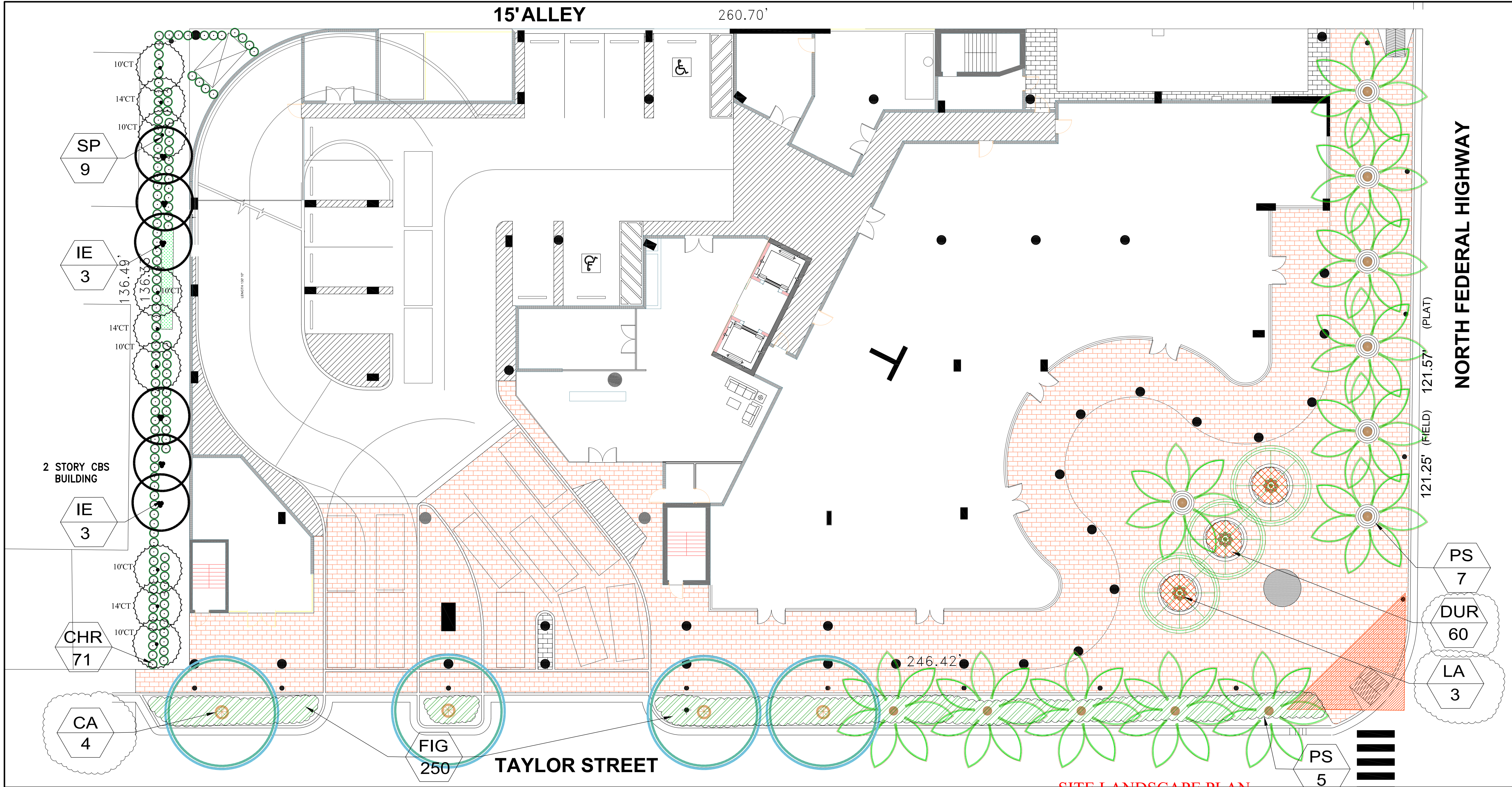


Job No 230  
Project Manager J.O.  
Drawn by J.O.  
Scale AS NOTED  
Date 04-13-2015

SHEET No.

SP-4.10





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. TOLERANCE		REMARKS
								SALT	DROUGHT	
NATIVE PLANTS -TREES and PALMS								HIGH, MED. LOW	FLORIDA # 1 MATERIAL	
CA	4	Calophyllum inophyllum / Beauty Leaf	14'	6'	2"	Medium		High	HIGH	Native Tree for small spaces
LA	3	Lagerstromia indica / Crape Myrtle Tuscarrossa	16	8'	3	Medium		Low	Medium	45 Gallons From Cherry Tree lake
IE	6	Ilex opaca"EAST PALATKA"/ American Holly E. Palatka	16'	8'	5" cal	Large	acorns	Medium	HIGH	Good Tree with narrow space-Native
PS	12	Phoenix Sylvestris" / Sylvester Date Palm	22'		8'-10' GW	PALM		HIGH	HIGH	GOOD ACCENT PALM
SP	9	Sabal palmetto / Sabal Palm = 3 trees	14'-24'	OA		PALM		MEDIUM	HIGH	Food for wildlife and Refuge -16@8' ct, 16@10' ct, 10@12' ct, 10@14' ct
PLANT LIST										
KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	Spacing	TEXTURE Course, Medium or Fine	Flowers Or Fruit	XERISCAPE REQ. TOLERANCE		REMARKS
								SALT	DROUGHT	
								HIGH, MED. LOW	FLORIDA # 1 MATERIAL	
DUR	40	Duranta repens / Yellow Duranta	18"	15"	18"	Fine-Med		Medium	High	Very Colorfull- Does not required 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 at 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.

**Mariano Corral**  
Landscape Architect  
Landscape Architecture  
Golf Course Design  
Land Planning  
Urban Design  
Member of the American Society  
of Landscape Architects

ASSOCIATION WITH  
CHRISTOPHER RODRIGUEZ  
GOLF COURSE DESIGN

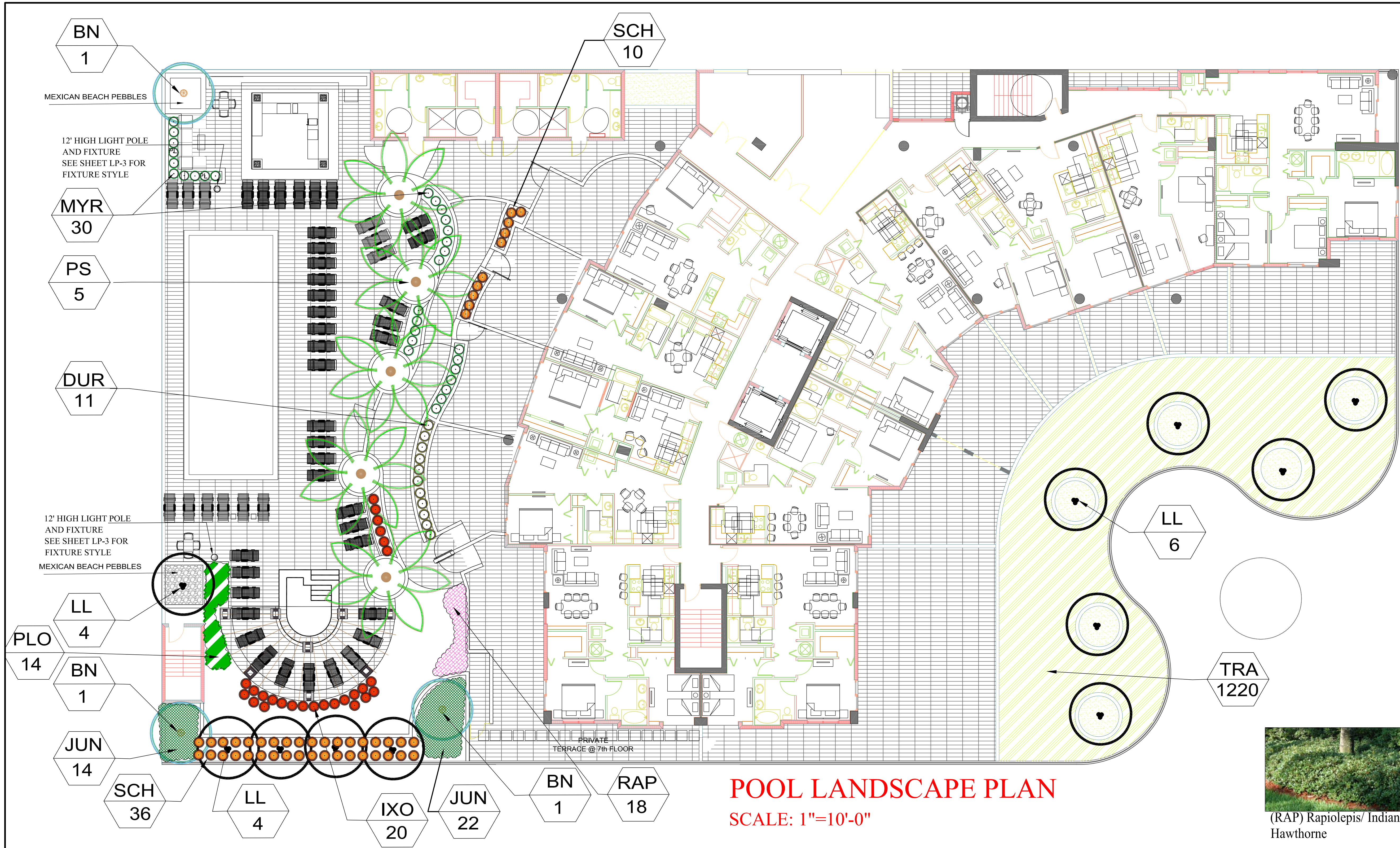
**JED TOWER**  
HOLLYWOOD, FLORIDA

**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  
SEAL:  
I.C.# LA 6666671  
SHEET NUMBER:  
LP-1  
OF:  
3001 SW 109 Court  
Miami, Florida 33165  
OFF : (305) 551-1262  
Fax: (305) 225-4146  
EMAIL: marianocorral@comcast.net

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(PS) SYLVESTER DATE PALM



(BN) BISMARKIA PALM



(LL) LIGUSTRUM TREE



(RAP) Rapirolepis/ Indian Hawthorne



(MYR) MYRSINE SIMPSON STOPPER



(SCH) DWARF SHEFFLERA



(JUN) JUNIPER PARSONI



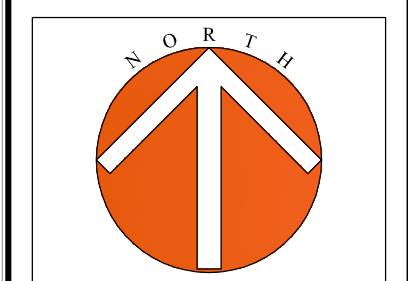
(PLO) WART FERN

**MC**  
**Mariano Corral**  
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ASSOCIATION WITH  
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GOLF COURSE DESIGN

**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  
SEAL:  
LIC.# LA 6666671  
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FAX: (305) 229-4146  
EMAIL: marianocorral@comcast.net

PLANT LIST FOR - POOL AREA										
								XERISCAPE REQ.		
KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	CALIPER	TYPE	FLOWERS	TOLERANCE		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	5' GW
LL	11	Ligustrum japonicum / Japanese Privet	14'	8'	multi-trunk	Medium	white	HIGH	HIGH	TO MATCH
PS	5	Phoenix Sylvestris" / Sylvester Date Palm	22'		8'-10' GW	FALM		HIGH	HIGH	GOOD ACCENT PALM
DUR	11	Duranta Gold Mound / Yellow Duranta	24"	24"	24"	Mediumfine		med	med	Good looking low shrub for tight spaces and leaf color
MYR	30	Myrcianthes fragrans / Simpson's Stopper	24"	20"	24" oc	Medium	Fruit	HIGH	HIGH	Gets large must be maintained for control
PLO	14	Microsorium scolopendrium/ Wart Fern	18"	18"	24" oc	Medium	Fern	HIGH	HIGH	Excellent native fern adjacent to wetlands
IXO	20	Ixora NORA GRANT / Large Leave Ixora	24"	20"	30" oc	Medium	Pink	Medium	Medium	Best shrub for continous flower-and as a filler.
JUN	36	Jasminum simplicifolium / Wax Jasmine	18"	18"	20"	Medium	Pink	Medium	Medium	Continous bloomer- hardy plant in planters
RAP	18	Raphiolepis indica /Dwarf Indina Hawthorne	18"	18"	20"	Medium	Pink	Medium	Medium	Adds color to landscape areas
TRA	1220	Trachelospermum asiaticum dwarf/ Dwarf jasmine	16"	16"	18" oc	fine		Medium	HIGH	Excellent groundcovers that grows up 18" in height-makes a carpet like look
SCH	46	Schefflera arbicola / Dwarf Schefflera Gold Capella	24	20"	24" oc	Medium		Medium	High	Shrub grows to a max ht. of 4' - can be sheered and leaf colr is the interest on this plant



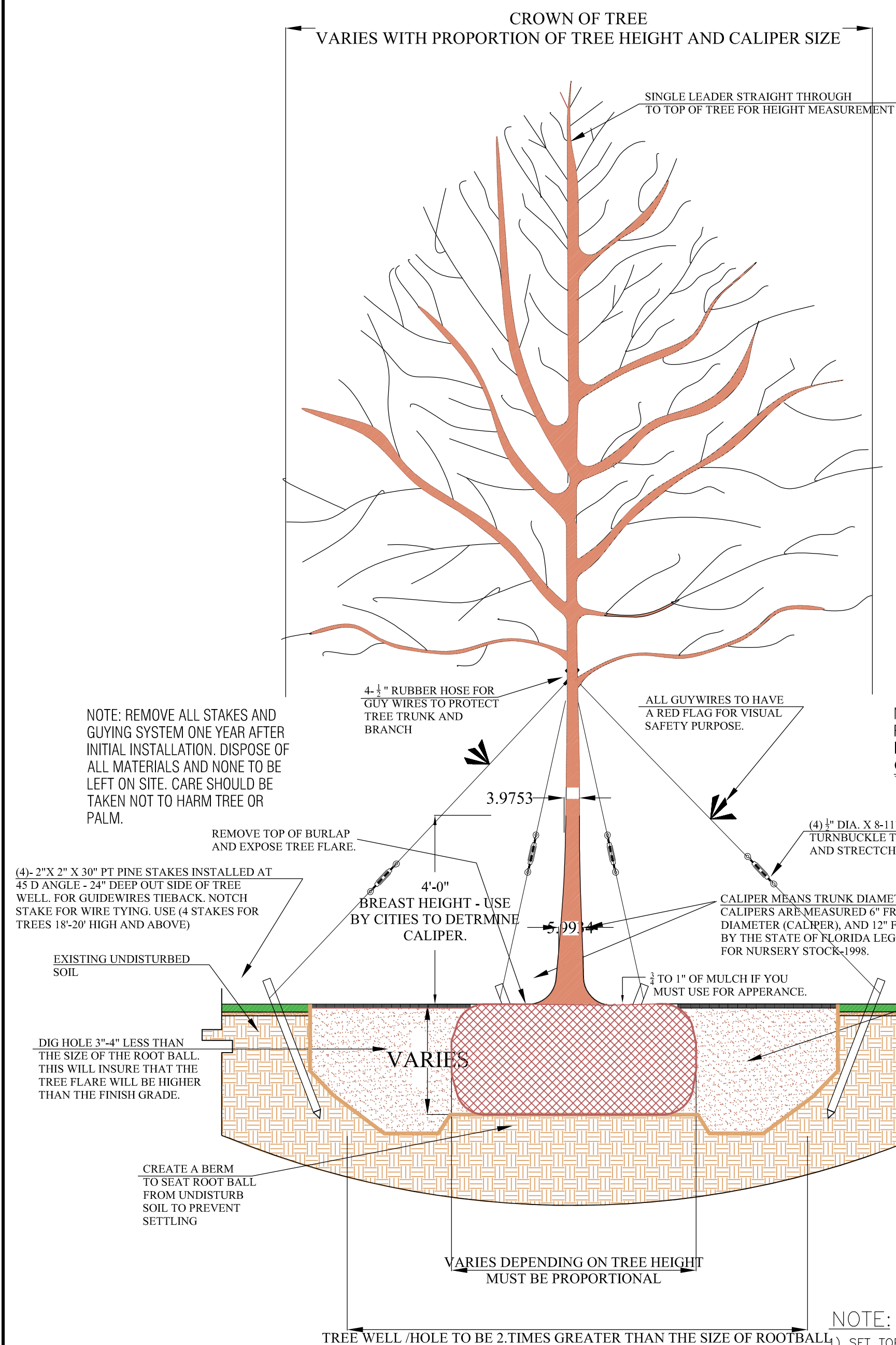
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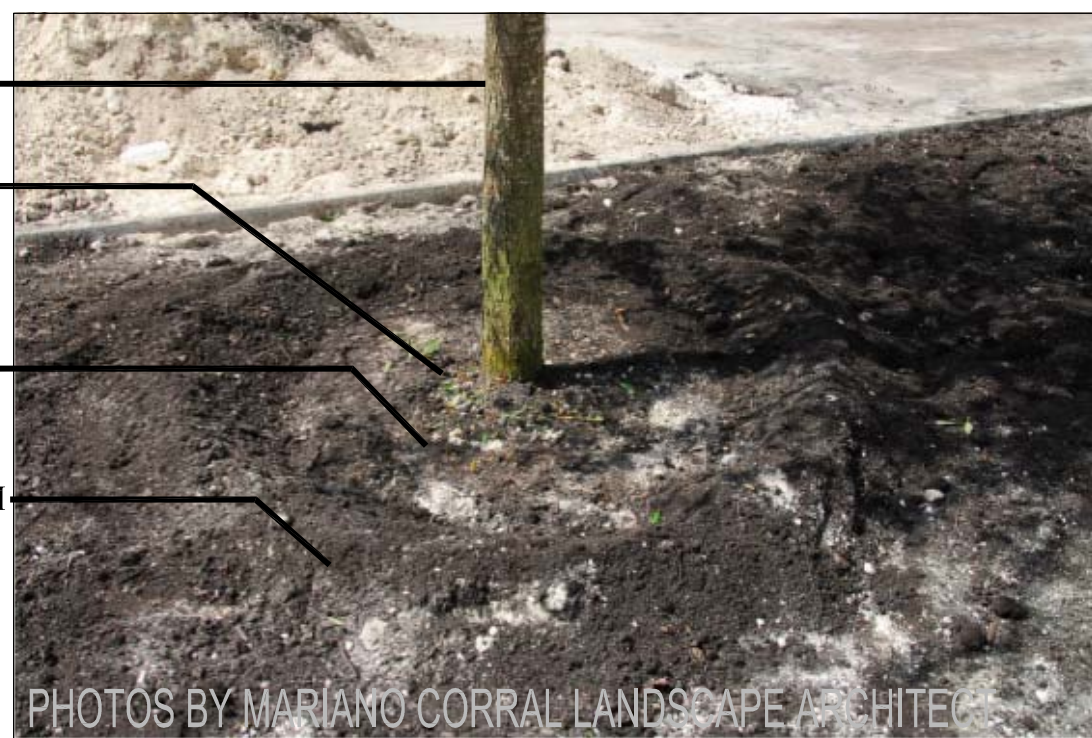
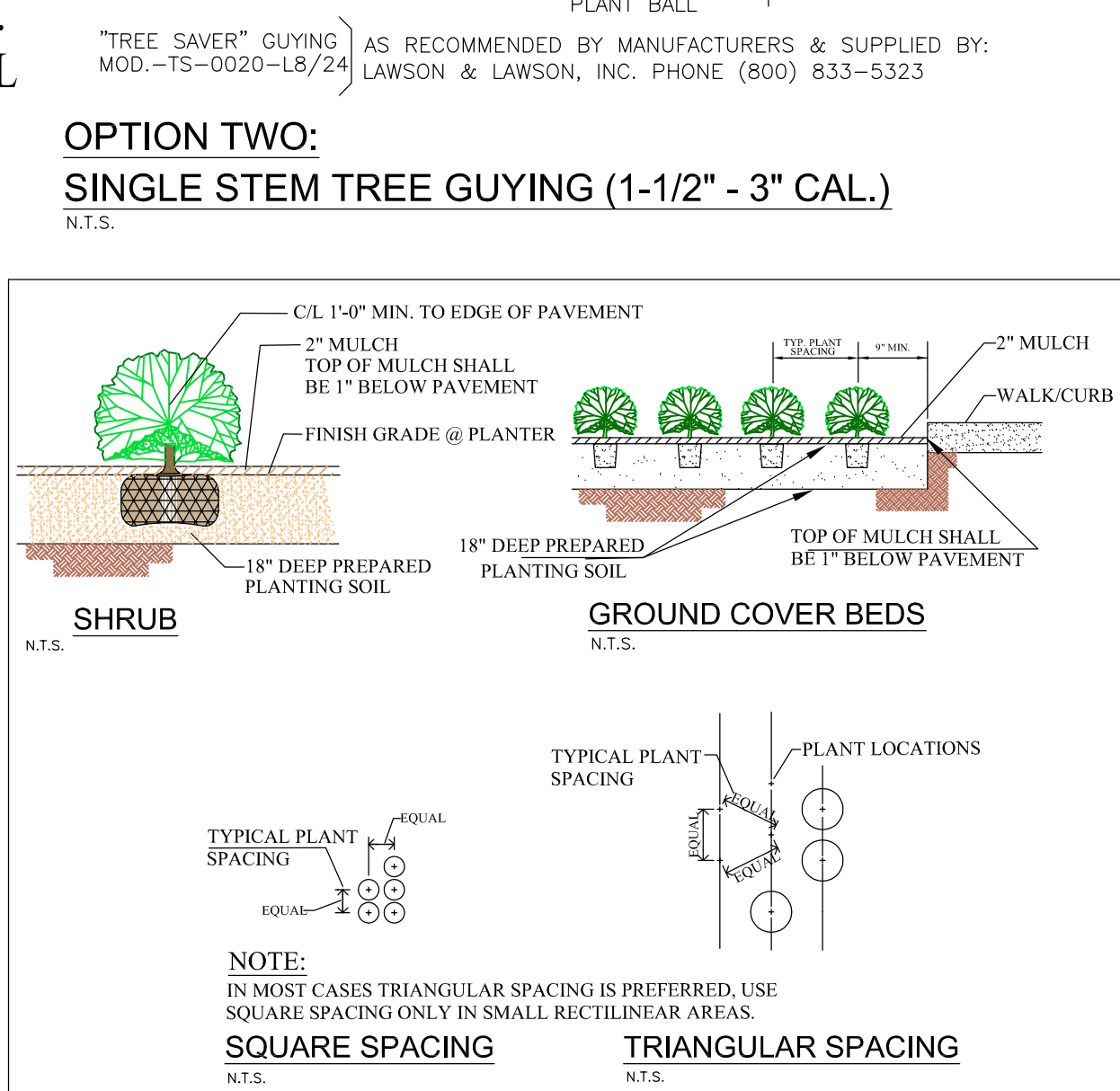
# SPECIFICATIONS AND DETAILS SEE SHEET LP-3 FOR GENERAL NOTES



OPTION ONE TREE BRACING: TREES WITH 2" CALIPER OR LESS:  
USE (3) 2" DIAMETER PRESSURE TREATED LODGE POLE. POLE SHALL BE 9' OVER ALL LENGTH.. BURY POLE 3' DEEP. USE CINCH TIES TO SECURE TREE TRUNK TO POLES.



CINCH TIES TO SECURE TREE TRUNK TO POLES.



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.



Use Four (4) wood planks 8' long to uphold palm tree over 22' height or 10' greywood and above.



ALL PLANTING BEDS TO USE EUCALYPTUS GRADE A MULCH, OR ECO MULCH, OR SHREDDED WOOD PRODUCTS AND AS APPROVED AND CERTIFIED BY THE NATIONAL SOIL AND MULCH COUNCIL. (NO RED MULCH PLEASE)



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.

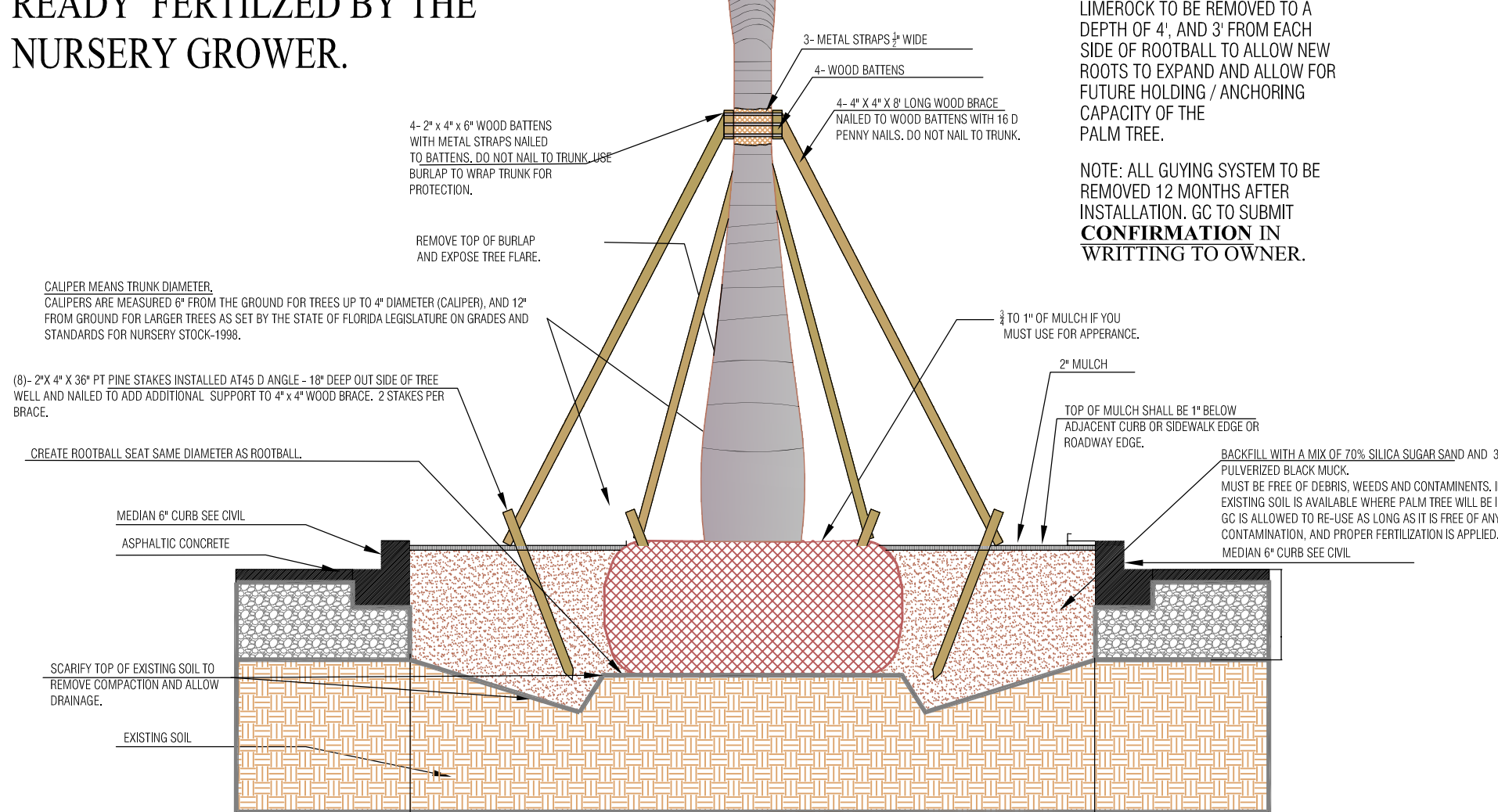


WRAP BURLAP AROUND PALM TREE TRUNK FOR PROTECTION.

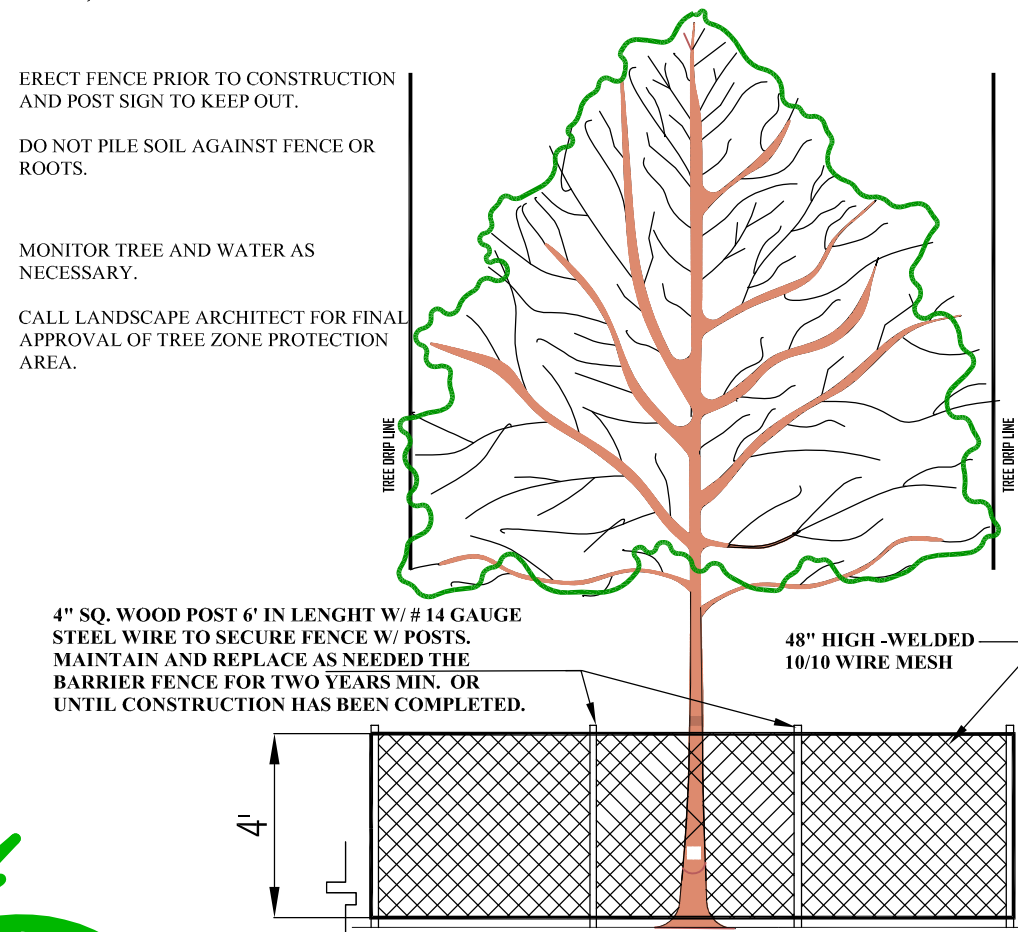
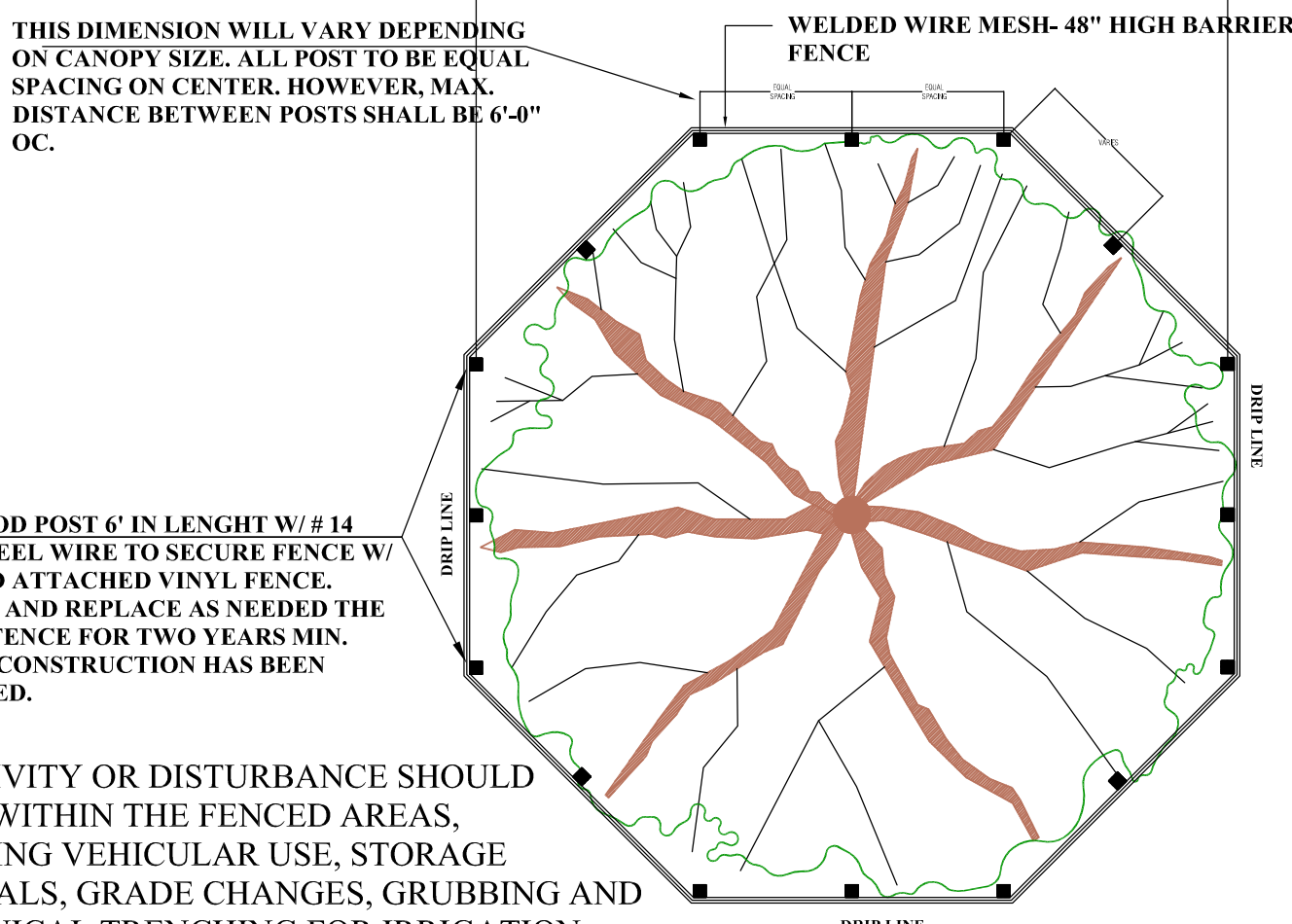
2"X4"X8" WD. BLOCK FOR NAILING THE WOOD PLANKS TO SUPPORT PALM TREE. USE METAL STRAPS TO HOLD WD. BLOCK AND BURLAP.

## 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 DETAIL (NOT TO SCALE)



## TYP. TREE PROTECTION BARRIER FENCE FOR EXISTING TREES

**MC**

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**JED TOWER**  
HOLLYWOOD, FLORIDA

**Consultant**

**North**

**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

**SEAL:**

**LIC.# 1A 6666671**

**SHEET NUMBER: LP-4**

**OF:**

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