

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 21-D-54a

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR APPROVAL OF DESIGN MODIFICATIONS TO THE FACADES OF AN APPROVED MIXED-USE DEVELOPMENT (ALTA HOLLYWOOD) LOCATED AT 401 N. FEDERAL HIGHWAY PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, Alta Hollywood, LLC. ("Applicant"), has applied for a Design modifications to the facades of an approved mixed-use development (Alta Hollywood) located at 401 N. Federal Highway, as more particularly described in the attached Exhibit "A" (the "Property"); and

WHEREAS, the Department of Development Services, Planning and Urban Design Division, following analysis of the application and its associated documents, has determined that the proposed request for Design modifications to the facades of an approved mixed-use development meets the applicable criteria set forth in Section 5.3.1.4. of the Zoning and Land Development Regulations and have therefore recommended approval of the Design modifications; and

WHEREAS, on September 9, 2025, the Board met and held an advertised public hearing to consider the Applicants' requests; and

WHEREAS, the Board reviewed the application and the Department of Development Services, Planning and Urban Design Division staff report and recommendations for the Design approval, considered the following criteria pursuant to Section 5.3.1.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and have determined that the following criteria have been met:

- (1) The Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The Design should consider architectural elements that are characteristic of the surrounding neighborhood.
- (2) Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area.
- (3) Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings.
- (4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth herein for approving/denying the requested Design modifications to the facades of an approved mixed-use Development (Alta Hollywood) located at 401 N. Federal Highway, the Board finds that the necessary criteria have been met, and the Design modifications request is hereby approved.

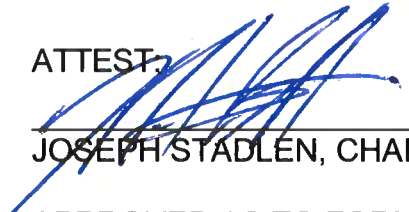
Section 3: That the Applicants shall have up to 24 months from the date of this Design modifications approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the require time period shall render all approvals null and void.

Section 4: That the Applicants shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

Section 5: That the Department of Development Services Planning and Urban Design Division is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 9TH SEPTEMBER 2025

ATTEST:

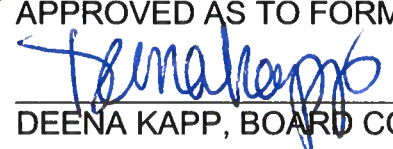


JOSEPH STADLEN, CHAIR



ROBERT GLICKMAN, SECRETARY

APPROVED AS TO FORM:



DEENA KAPP, BOARD COUNSEL

Exhibit A

LEGAL DESCRIPTION

Parcel I:

Lot 1, LESS the West 15 feet thereof, and ALL of Lot 2 in Block 53, HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida. LESS that part of Lot 1, Block 53 of Hollywood according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida, in Section 15, Township 51 South, Range 42 East which is included in the external area formed by a 15-foot arc which is tangent to the South line of Said Lot 1 and tangent to a line which is 15 feet East of and parallel to the West line of said Lot 1.

Parcel II:

Lot 8, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel III:

Lot 10, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel IV:

Lots 13 and 14, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel V:

Lots 15, 16 and 17, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VI:

Lot 18, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VII:

Lot 19, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VIII:

Lots 20 and 21 Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel IX:

Lot 22, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel X:

Lots 3, 4 and 5, Less the East 14.7 feet thereof, in Block 53, TOWN OF HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page Public Records of Broward County, Florida.

Parcel XI:

Lot 5, the East 14.7 feet thereof, and All of Lots 6 and 7, in Block 53, TOWN OF HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel XII:

Lot 9, in Block 53, TOWN OF HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

DEVELOPER:



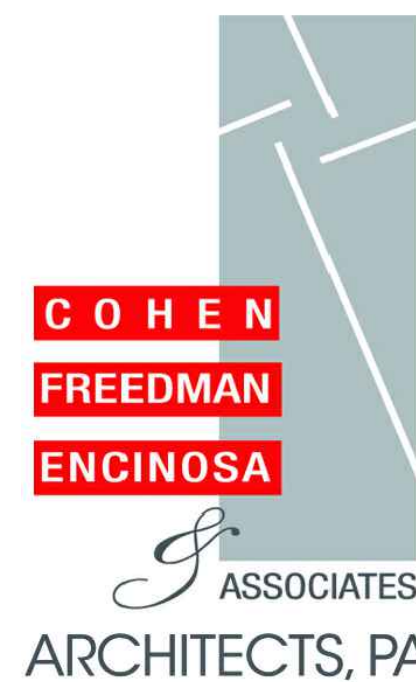
2950 SW 27 AVENUE, SUITE 220
MIAMI, FLORIDA 33133
TEL. (786) 230-1040

ZONING ATTORNEY:

Holland & Knight

515 EAST LAS OLAS BLVD, SUITE 1200
FORT LAUDERDALE, FLORIDA 33301
TEL. (954) 468-7871

ARCHITECTURE:



8085 NW 115TH STREET
MIAMI, FLORIDA 33016
TEL. (305) 826-3999

LANDSCAPE ARCHITECTURE:



307 South 21st Avenue Hollywood,
Florida 33020
TEL. (954)923-9681

CIVIL ENGINEERING:



3409 NW 9TH AVENUE, SUITE 1102
FORT LAUDERDALE, FLORIDA 33309
TEL. (954) 568-0888

Exhibit "B" Design and Site Plan

HOLLYWOOD RESIDENCES HOLLYWOOD, FLORIDA TAC SUBMISSION



INDEX OF SHEETS

PRELIMINARY TECHNICAL ADVISORY COMMITTEE:
-DATE: 10/18/2021

ARCHITECTURE

A0.0	COVER SHEET
	SURVEY
A1.0	DATA SHEET
A1.1	TRUCK TURN DIAGRAM
A1.2	COLOR SITE PLAN
A2.0	PROPOSED 1ST LEVEL PLAN & PROJECT DATA
A2.1	PROPOSED 2ND LEVEL PLAN
A2.2	PROPOSED 3RD
A2.3	PROPOSED 4TH LEVEL PLAN
A2.4	PROPOSED 5TH LEVEL PLAN
A2.5	PROPOSED 6TH-18TH LEVEL PLAN
A2.6	PROPOSED ROOF PLAN
A2.7	ENLARGED UNIT PLANS
A2.8	ENLARGED UNIT PLANS
A4.0	EAST ELEVATION
A4.1	WEST ELEVATION
A4.2	NORTH ELEVATION
A4.3	SOUTH ELEVATION
A4.4	CONTEXT ELEVATIONS
A4.5	CONTEXT ELEVATIONS
A4.6	GARAGE DETAIL
A7.0	RENDERINGS
A7.1	RENDERINGS
A7.2	RENDERINGS

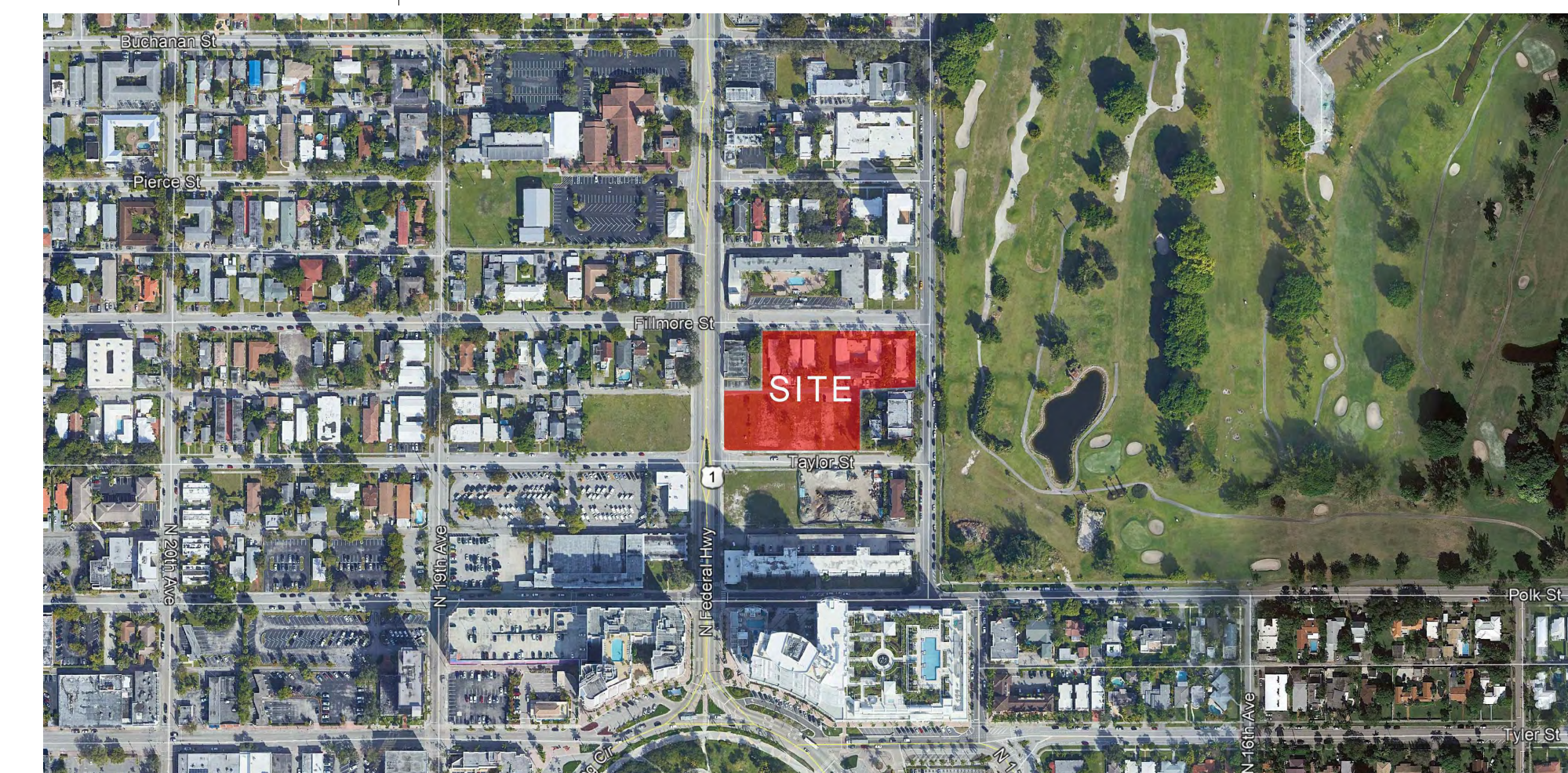
LANDSCAPE

L-1	GROUND LEVEL LANDSCAPE PLAN
L-2	AMENITY LEVEL LANDSCAPE PLAN
L-3	LANDSCAPE DETAILS
TD-1	TREE DISPOSITION
TD-2	TREE DISPOSITION

CIVIL

C-0	CIVIL COVER SHEET
C-1	CIVIL GENERAL NOTES AND SPECIFICATIONS
C-2	ALLEY UTILITY VACATION PLAN
C-3	PAVING AND GRADIN PGLAN
C-3.1	OFFSITEP AVING AND GRADIN PGLAN
C-3.2	PAVING AND GRADING SECTIONS
C-3.3	PAVING AND GRADING DETAILS
C-4	DRAINAGE PLAN
C-4.1	DRAINAGE DETAILS
C-5	WATER AND SANITARY SEWER PLAN
C-5.1, 5.2, 5.3	WATER AND SANITARY SEWER DETAILS
C-6	PAVEMENT MARKING AND SIGNAGE PLAN
C-6.1	PAVEMENT MARKING AND SIGNAGE DETAILS
C-7	POLLUTION AND EROSION CONTROL PLAN
C-8	SITE DEMOLITION PLAN

LOCATION MAP



COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR:
Hollywood Residences
Hollywood, FL

revisions:

drawn by:
LF/SP/JG

date:
1/08/2025

sheet no:

A0.0

project:
3807

Total Building Area									
Non-FAR					FAR				
Levels	Garage	FPL, Elect.Rm, Bldg. Services	Amenity Deck	Total Non FAR	Unit Area	Circulation	Tower Services	Amenities	Retail
Level 1	48,621 sf	7,070 sf	0 sf	55,691 sf	8,919 sf	12,755 sf	0 sf	2,328 sf	6,893 sf
Level 2	59,306 sf	0 sf	0 sf	59,306 sf	16,310 sf	3,284 sf	250 sf	0 sf	0 sf
Level 3	59,306 sf	0 sf	0 sf	59,306 sf	16,310 sf	3,384 sf	250 sf	0 sf	0 sf
Level 4	59,306 sf	0 sf	0 sf	59,306 sf	16,310 sf	3,384 sf	250 sf	0 sf	0 sf
Level 5	0 sf	0 sf	49,147 sf	49,147 sf	19,100 sf	3,384 sf	250 sf	7,161 sf	0 sf
Level 6	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 7	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 8	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 9	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 10	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 11	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 12	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 13	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 14	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 15	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 16	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 17	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 18	0 sf	0 sf	0 sf	0 sf	27,231 sf	3,384 sf	250 sf	0 sf	0 sf
Level 19	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	2,296 sf	0 sf
Total	226,539 sf	7,070 sf	49,147 sf	282,756 sf	430,952 sf	70,183 sf	4,250 sf	11,785 sf	6,893 sf

NORTH TOWER									
UNIT	AREA	LEVEL						TOTAL	TOTAL
NAME	SF	1st	2nd	3rd	4th	5th	6th - 18th	UNITS	AREA SF
S1 (STUDIO)	535			1	1	1	1 X 13 = 13	16	8,560
S1-L (STUDIO)	535		1					1	535
S2 (STUDIO)	560								
S2-L (STUDIO)	560								
S3 (STUDIO)	615								
S3-L (STUDIO)	615								
A1 (1BD / 1BA)	690								
A1-R (1BD / 1BA)	690								
A1-L (1BD / 1BA)	690								
A1-LR (1BD / 1BA)	690								
A1a (1BD / 1BA)	690								
A1a-L (1BD / 1BA)	690								
A2 (1BD / 1BA)	700						1 X 13 = 13	13	9,100
A2-R (1BD / 1BA)	700						1 X 13 = 13	13	9,100
A2-L (1BD / 1BA)	700					1		1	700
A2-LR (1BD / 1BA)	700					1		1	700
A3 (1BD / 1BA)	740			1	1	1	1 X 13 = 13	16	11,840
A3-R (1BD / 1BA)	740			1	1	1	1 X 13 = 13	16	11,840
A3-L (1BD / 1BA)	740		1					1	740
A3-LR (1BD / 1BA)	740		1					1	740
A4 (1BD / 1BA +DEN)	820			1	1	1	1 X 13 = 13	16	13,120
A4-L (1BD / 1BA +DEN)	820		1					1	820
A5 (1BD / 1BA +DEN)	885	2						2	1,770
A6 (1BD / 1BA +DEN)	835	1						1	835
A7 (1BD / 1BA +DEN)	895	1						1	895
A8 (1BD / 1BA +DEN)	885	1						1	885
B1 (2BD / 2BA)	1050			1	1	1	1 X 13 = 13	16	16,800
B1-R (2BD / 2BA)	1050			1	1	1	1 X 13 = 13	16	16,800
B1-L (2BD / 2BA)	1050		1					1	1,050
B1-LR (2BD / 2BA)	1050		1					1	1,050
B2 (2BD / 2BA)	1050						1 X 13 = 13	13	13,650
B2a (2BD / 2BA)	1050						1 X 13 = 13	13	13,650
B2-L (2BD / 2BA)	1050					1		1	1,050
B3 (2BD / 2BA)	1075			1	1	1		3	3,225
B3-L (2BD / 2BA)	1075		1					1	1,075
B4 (2BD / 2BA)	1080			1	1	1	1 X 13 = 13	16	17,280
B4-R (2BD / 2BA)	1080			1	1	1	1 X 13 = 13	16	17,280
B4-L (2BD / 2BA)	1080		1					1	1,080
B4-LR (2BD / 2BA)	1080		1					1	1,080
B4a (2BD / 2BA)	1080						1 X 13 = 13	13	14,040
C1 (3BD / 2BA)	1300						1 X 13 = 13	13	16,900
TOTAL		5	9	9	9	12	182	226	208,190
AVERAGE UNIT SIZE =	921.19 SF								

SOUTH TOWER									
UNIT	AREA	LEVEL						TOTAL	TOTAL
NAME	SF	1st	2nd	3rd	4th	5th	6th - 18th	UNITS	AREA SF
S1 (STUDIO)	535								
S1-L (STUDIO)	535								
S2 (STUDIO)	560			1	1	1	1 X 13 = 13	16	8,960
S2-L (STUDIO)	560		1					1	560
S3 (STUDIO)	615			1	1			2	1,230
S3-L (STUDIO)	615		1					1	615
A1 (1BD / 1BA)	690			1	1	1	1 X 13 = 13	16	11,040
A1-R (1BD / 1BA)	690			1	1	1	1 X 13 = 13	16	11,040
A1-L (1BD / 1BA)	690		1					1	690
A1-LR (1BD / 1BA)	690		1					1	690
A1a (1BD / 1BA)	690			1	1	1	1 X 13 = 13	16	11,040
A1a-L (1BD / 1BA)	690		1					1	690
A2 (1BD / 1BA)	700						1 X 13 = 13	13	9,100
A2-R (1BD / 1BA)	700						1 X 13 = 13	13	9,100
A2-L (1BD / 1BA)	700							0	0
A2-LR (1BD / 1BA)	700							0	0
A3 (1BD / 1BA)	740			1	1	1	1 X 13 = 13	16	11,840
A3-R (1BD / 1BA)	740			1	1	1	1 X 13 = 13	16	11,840
A3-L (1BD / 1BA)	740		1					1	740
A3-LR (1BD / 1BA)	740		1					1	740
A4 (1BD / 1BA +DEN)	820						1 X 13 = 13	13	10,660
A4-L (1BD / 1BA +DEN)	820							0	0
A5 (1BD / 1BA +DEN)	885	2						2	1,770
A6 (1BD / 1BA +DEN)	835	1						1	835
A7 (1BD / 1BA +DEN)	895	1						1	895
A8 (1BD / 1BA +DEN)	885	1						1	885
B1 (2BD / 2BA)	1050							0	0
B1-R (2BD / 2BA)	1050							0	0
B1-L (2BD / 2BA)	1050							0	0
B1-LR (2BD / 2BA)	1050							0	0
B2 (2BD / 2BA)	1050						1 X 13 = 13	13	13,650
B2a (2BD / 2BA)	1050						1 X 13 = 13	13	13,650
B2-L (2BD / 2BA)	1050							0	0
B3 (2BD / 2BA)	1075			1	1			2	2,150
B3-L (2BD / 2BA)	1075		1					1	1,075
B4 (2BD / 2BA)	1080			1	1	1	1 X 13 = 13	16	17,280
B4-R (2BD / 2BA)	1080			1	1	1	1 X 13 = 13	16	17,280
B4-L (2BD / 2BA)	1080		1					1	1,080
B4-LR (2BD / 2BA)	1080		1					1	1,080
B4a (2BD / 2BA)	1080						1 X 13 = 13	13	14,040
C1 (3BD / 2BA)	1300						1 X 13 = 13	13	16,900
TOTAL		5	10	10	10	8	195	238	203,145
AVERAGE UNIT SIZE =	853.55 SF								

UNIT MIX			UNIT MIX		
NORTH TOWER			SOUTH TOWER		
UNIT TYPE	QUANTITY	PERCENTAGE	UNIT TYPE	QUANTITY	PERCENTAGE
STUDIO	17	8%	STUDIO	20	8%
1BD / 1BA	62	27%	1BD / 1BA	111	47%
1BD / 1BA + DEN	22	10%	1BD / 1BA + DEN	18	8%
2BD / 2BA	112	50%	2BD / 2BA	76	32%
3BD / 2BA	13	6%	3BD / 2BA	13	5%
TOTAL	226	100%	TOTAL	238	100%
UNIT MIX			UNIT MIX		
UNIT TYPE	QUANTITY	PERCENTAGE	UNIT TYPE	QUANTITY	PERCENTAGE
STUDIO	37	8%	STUDIO	37	8%
1BD / 1BA	173	37%	1BD / 1BA	173	37%
1BD / 1BA + DEN	40	9%	1BD / 1BA + DEN	40	9%
2BD / 2BA	188	41%	2BD / 2BA	188	41%
3BD / 2BA	26	6%	3BD / 2BA	26	6%
TOTAL	464	100%	TOTAL	464	100%

OFF-STREET PARKING:

REQUIRED:	RESIDENTIAL:	251 UNITS X 1.0	=	251	SPACES
		215 UNITS X 1.5	=	323	SPACES
	GUESTS:	466 UNITS X 0.1	=	47	SPACES
	RETAIL:	7,000 SF X 3/1000	=	21	SPACES
				642	SPACES

SHARED PARKING REDUCTION:

SHARED PARKING					
USE	WEEKDAY			WEEKEND	
	NIGHT	DAY	EVENING	DAY	NIGHT/EVENING
RESIDENTIAL (621)	621 ^{100%}	372.6 ^{60%}	558.9 ^{90%}	496.8 ^{80%}	558.9 ^{90%}
RETAIL (11)	.5 ^{5%}	9.9 ^{90%}	7.7 ^{70%}	11 ^{100%}	7.7 ^{70%}
RESTAURANT (11)	1.1 ^{10%}	5.5 ^{50%}	11 ^{100%}	5.5 ^{50%}	11 ^{100%}
	623	388	578	514	578

TOTAL REQUIRED / REDUCTION: 623 = 623 SPACES

PROVIDED: 639 PARKING SPACES (INC. 64T SPACES & 54 STACKERS)

SPACES PER LEVEL:	STANDARD	ADA	TANDEM	STACKER	TOTAL
LEVEL 1	63	2 VAN	21	0	86 SPACES
LEVEL 2	147	4	11	0	162 SPACES
LEVEL 3	158	4	16	0	178 SPACES
LEVEL 4	139	4	16	54	213 SPACES
TOTAL	507	14	64	54	639 SPACES

ON STREET PARKING PROVIDED: 13 SPACES

ON STREET BIKE RACKS: 6 (12 SPACES)

OFF-STREET LOADING:

REQUIRED - 10'W X25'L X 14' VERTICAL CLEARANCE

RESIDENTIAL: 50-100 UNITS 1 SPACE + 1/100 UNITS OR FRACTION OF
464 UNITS = (5) 10'W X25'L X 14' CLEAR
RETAIL: >10,000= NONE

PROVIDED:

5 LOADING BERTHS
(10' X 25' X14' CLEAR)

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR:
Hollywood Residences
Hollywood, FL

revisions:

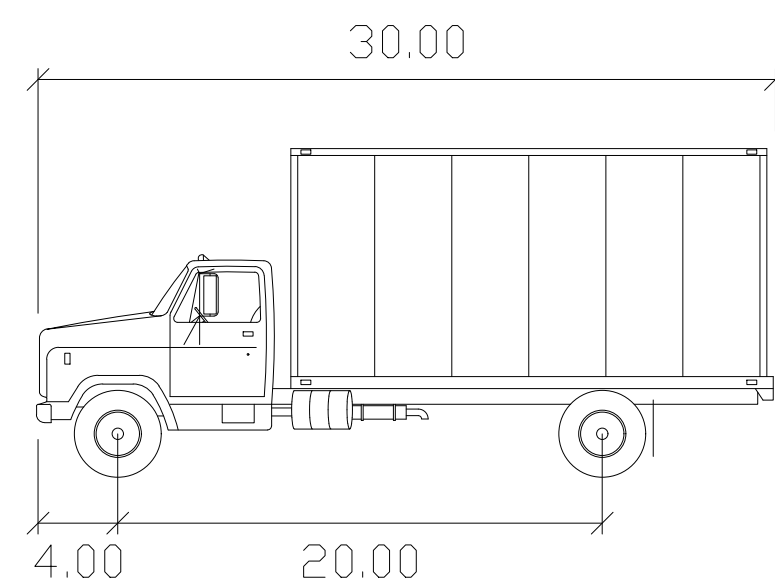
drawn by: LF/SP/JG

date: 7/08/2025

sheet no:

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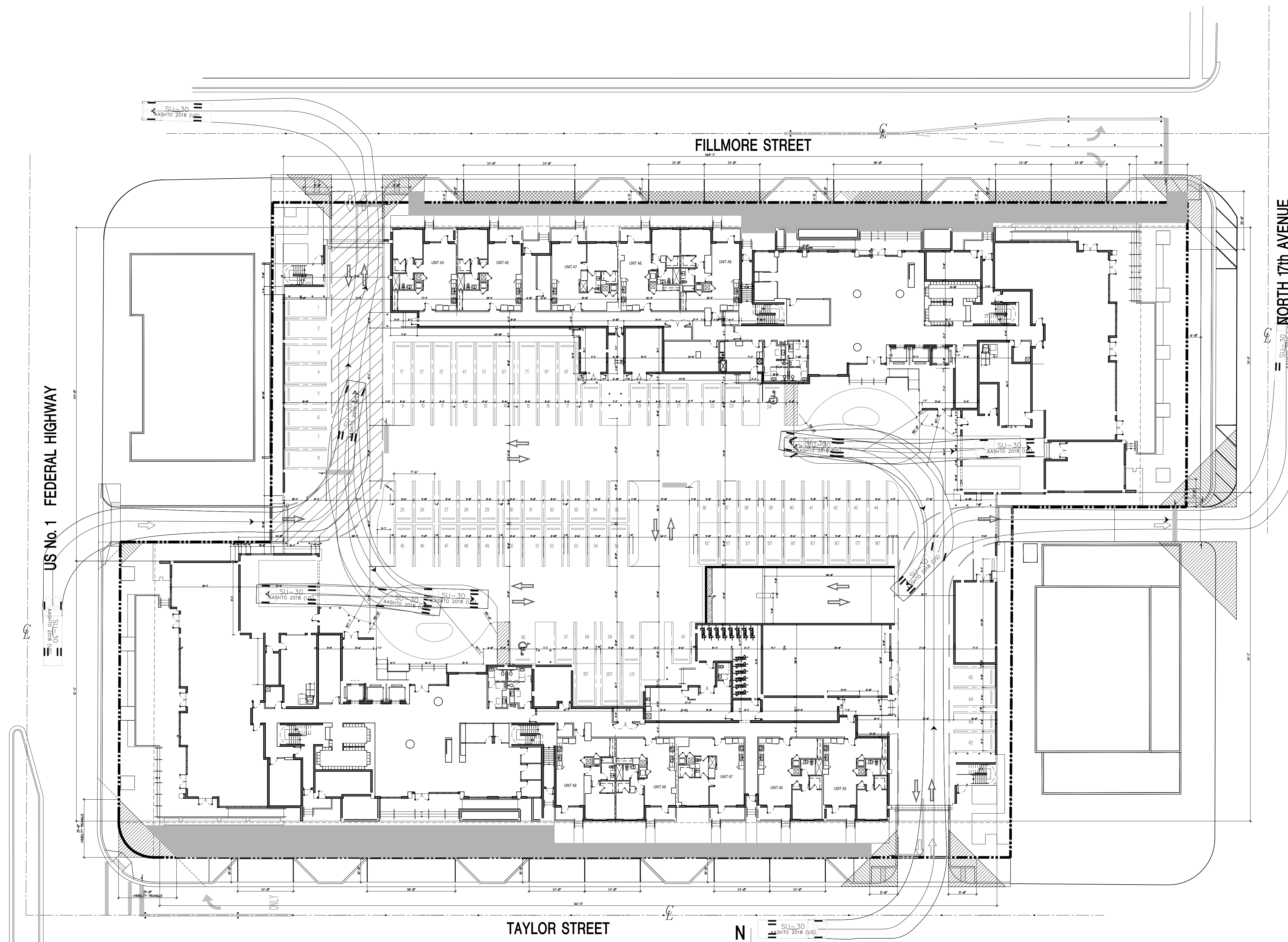
project: 3807



SU-30

feet

Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.8



GROUND LEVEL

TRUCK TURN RADIUS DIAGRAM

SCALE: nts.

PRELIMINARY DESIGN FOR:

Hollywood Residences
Hollywood, FL

revisions:

drawn by:
LF/SP/JG

date:
1/08/2025

sheet no:

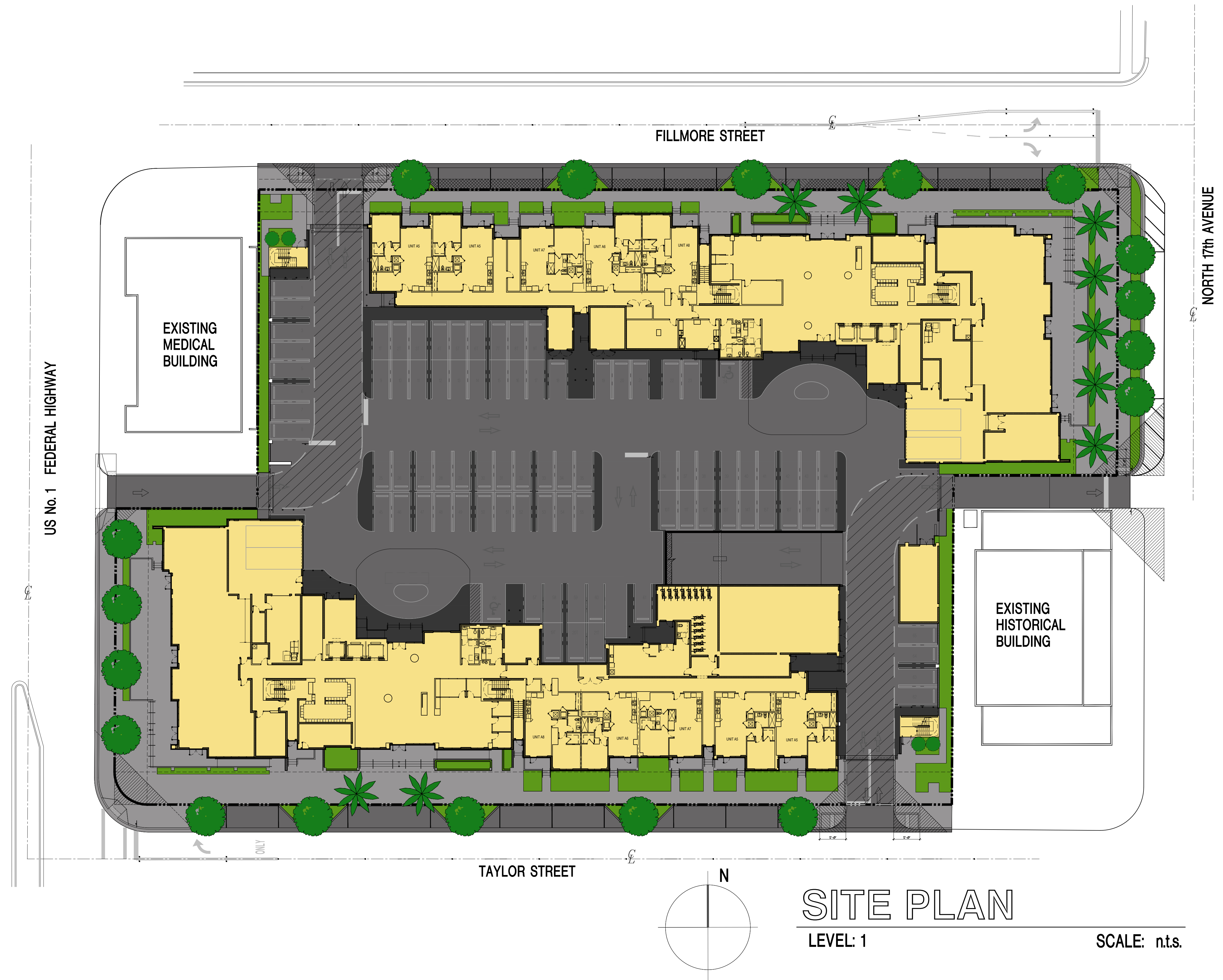
A1.1

project:
3807

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999



SITE PLAN

LEVEL: 1

SCALE: n.t.s.

PRELIMINARY DESIGN FOR:
Hollywood Residences
Hollywood, FL

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

revisions:
drawn by: LF/SP/JG
date: 7/08/2025
sheet no: A1.2
project: 3807

ZONING DATA

PROPERTY ZONING: RAC - FH2
FUTURE LAND USE: REGIONAL ACTIVITY CENTER

RESIDENTIAL UNITS:	464 UNITS	
RETAIL SPACE:	7,000 SF	
LOT AREA	SQUARE FEET	ACRES
NET	111,087	2.5

FAR CALCULATION		
MAXIMUM FAR = 4.75	ALLOWED 527,663 SF	PROPOSED 524,170 SF

BUILDING SETBACKS

	REQUIRED	PROPOSED
FEDERAL HWY	15'-0"	17'-1"
TAYLOR STREET	15'-0"	15'-8"
FILLMORE STREET	10'-0"	10'-11"
NORTH 17TH AVENUE	20'-0"	21'-10"
ALLEY	5'-0"	5'-0"
SIDE INTERIOR	0'-0"	4'-4"

IMPERVIOUS & PERVIOUS		
IMPERVIOUS	15,950 SF	14.4%
PERVIOUS	6,696 SF	6%
BUILDING AREA	88,441 SF	79.6%
TOTAL GROSS ARE	111,087 SF	100%

HEIGHT OF STRUCTURES		
	ALLOWED 18 STORIES	PROPOSED 18 STORIES

LEGAL DESCRIPTION

Parcel I:
Lot 1, LESS the West 15 feet thereof, and ALL of Lot 2 in Block 53, HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida. LESS that part of Lot 1, Block 53 of HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida, in Section 15, Township 51 South, Range 42 East, which is included in the external area formed by a 15-foot arc which is tangent to the South line of said Lot 1 and tangent to a line which is 15 feet East of and parallel to the West line of said Lot 1.

Parcel II:
Lot 8, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel III:
Lot 10, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel IV:
Lots 13 and 14, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel V:
Lots 15, 16 and 17, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VI:
Lots 18, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VII:
Lots 19, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel VIII:
Lots 20 and 21, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel IX:
Lots 22, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

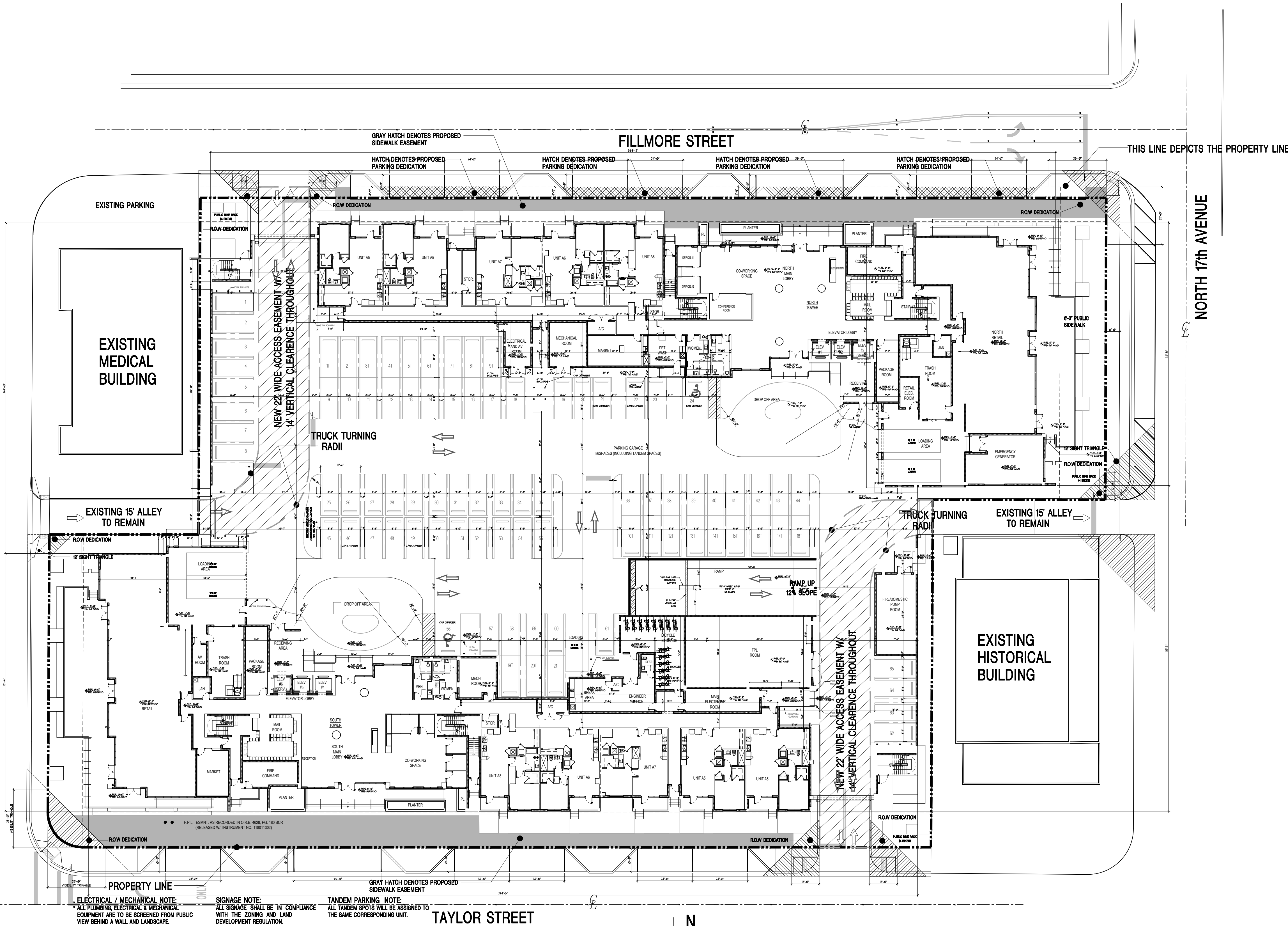
Parcel X:
Lots 3, 4 and 5, Less the East 14.7 feet thereof, in Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel XI:
Lot 5, the East 14.7 feet thereof, and All of Lots 6 and 7, in Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

Parcel XII:
Lot 9, Block 53, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

The Plat shown above is also known as Town of Hollywood, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

US No. 1 FEDERAL HIGHWAY



GROUND LEVEL

LEVEL: 1

SCALE: n.t.s.

PRELIMINARY DESIGN FOR:
Hollywood Residences
Hollywood, FL

revisions:

drawn by: LF/SP/JG

date: 1/08/2025

sheet no:

A2.0

project: 3807

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LEVEL: 2

SCALE: n.t.s.

PRELIMINARY DESIGN FOR:

PRELIMINARY DESIGN FOR:
Hollywood Residences
Hollywood, FL

revisions:

drawn by:
LF/SP/JG

date: 7/08/2025

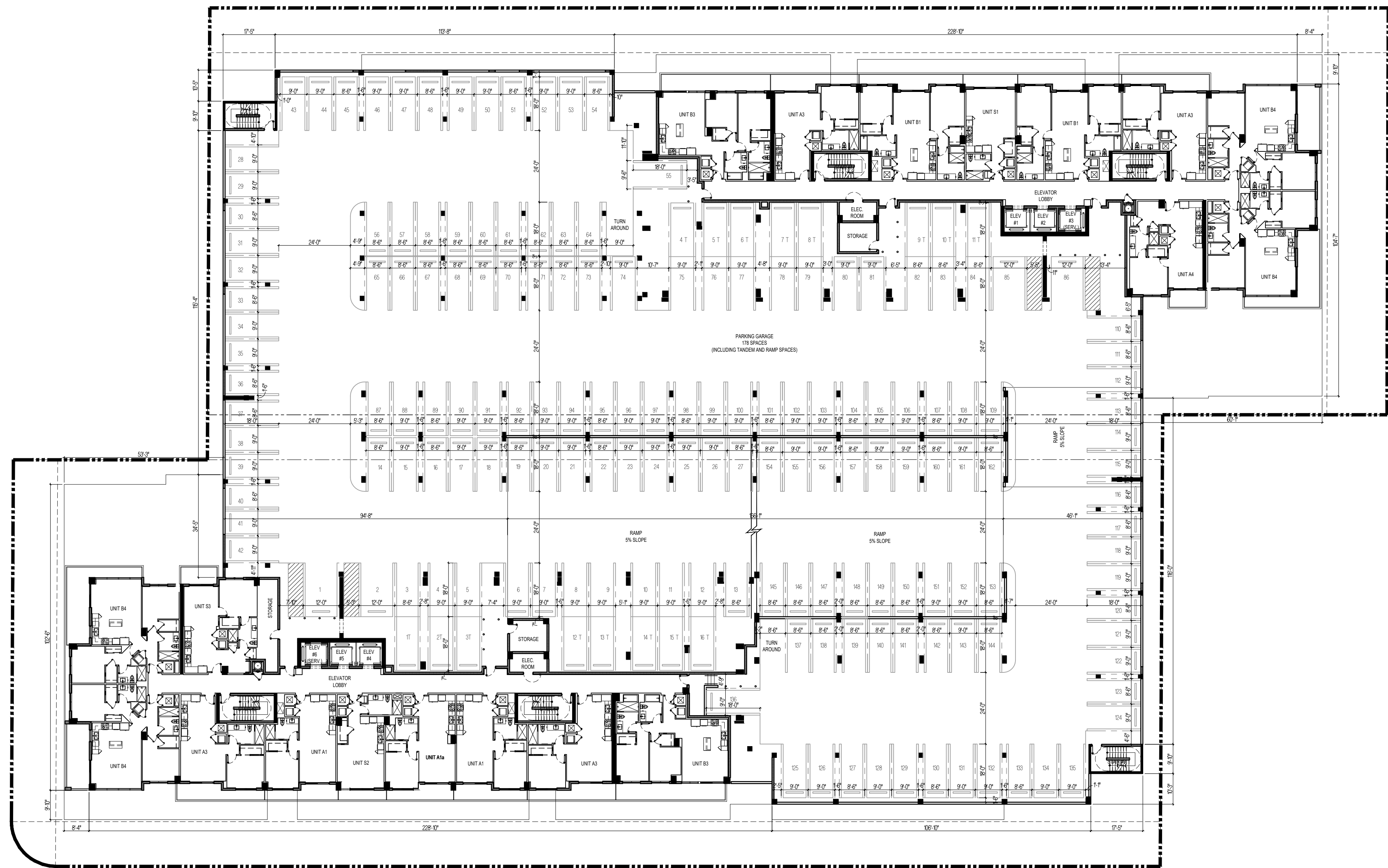
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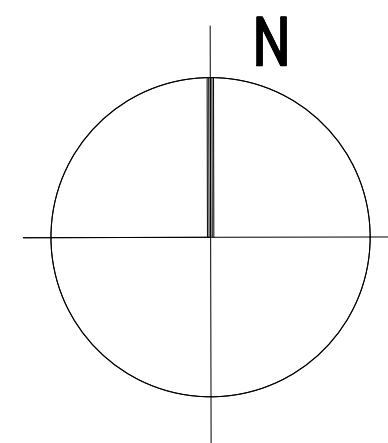
project: 3807

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TANDEM PARKING NOTE:
ALL TANDEM SPOTS WILL BE ASSIGNED TO
THE SAME CORRESPONDING UNIT.



GARAGE LEVEL

LEVEL: 3

SCALE: n.t.s.

PRELIMINARY DESIGN FOR:

Hollywood Residences
Hollywood, FL

revisions:

drawn by:
LF/SP/JG

date:
7/08/2025

sheet no:

A2.2

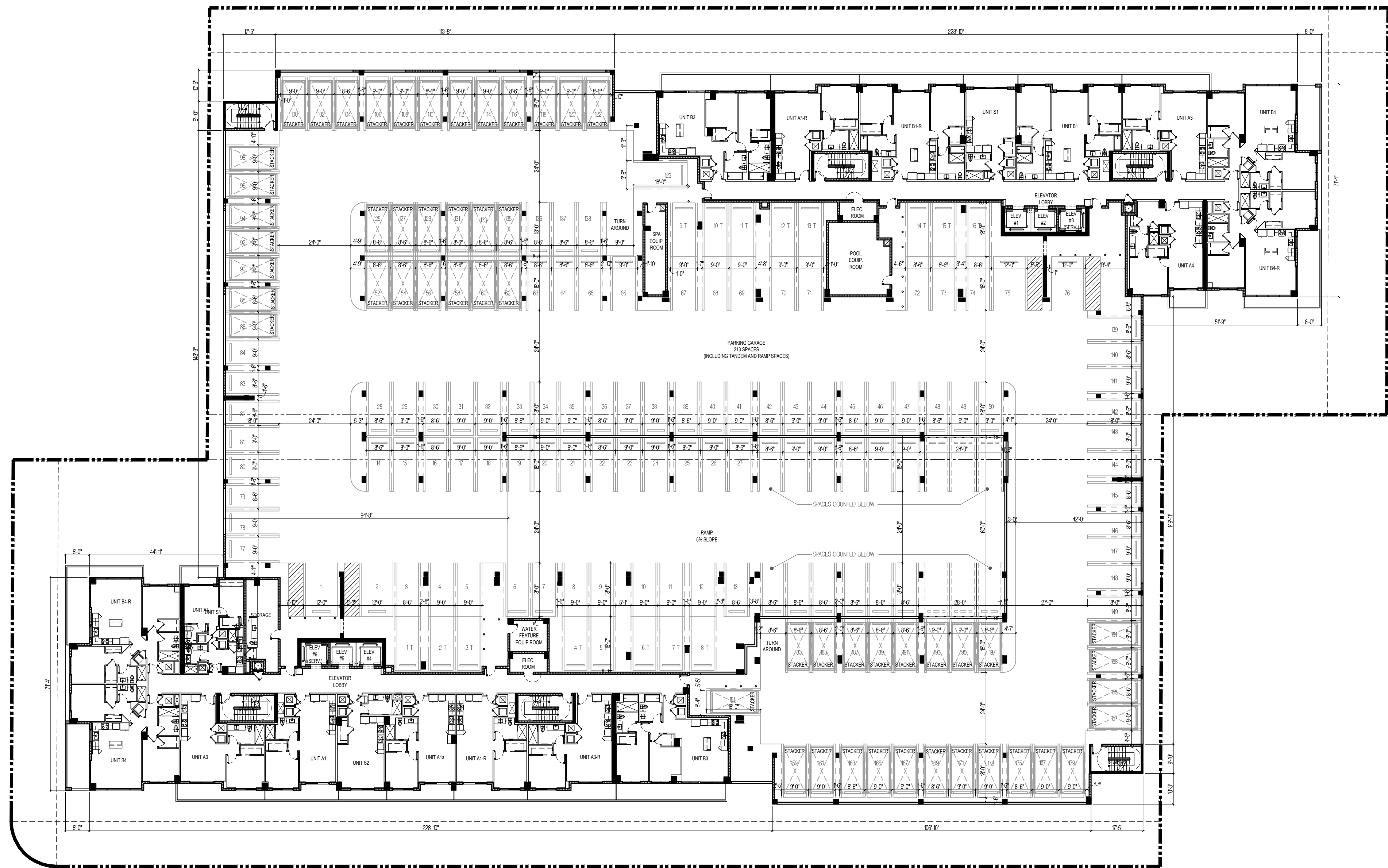
project:

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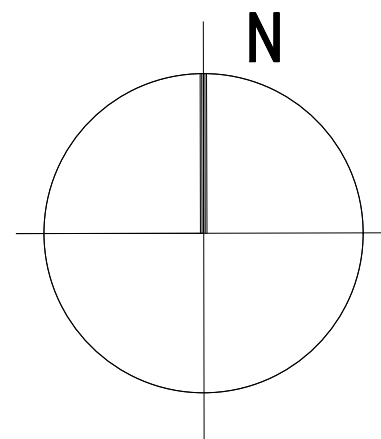
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TANDEM PARKING NOTE:
ALL TANDEM SPOTS WILL BE ASSIGNED TO
THE SAME CORRESPONDING UNIT.



GARAGE LEVEL

LEVEL: 4

SCALE: n.t.s.

PRELIMINARY DESIGN FOR:

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Hollywood, FL

revisions:

drawn by:
LF/SP/JG

date:
1/08/2025

sheet no:

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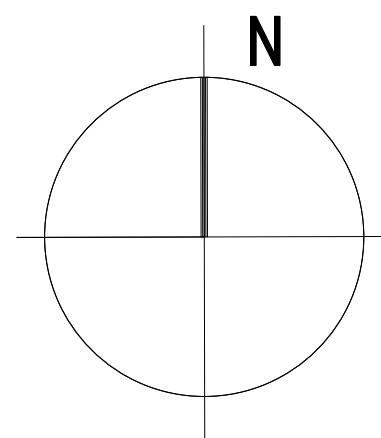
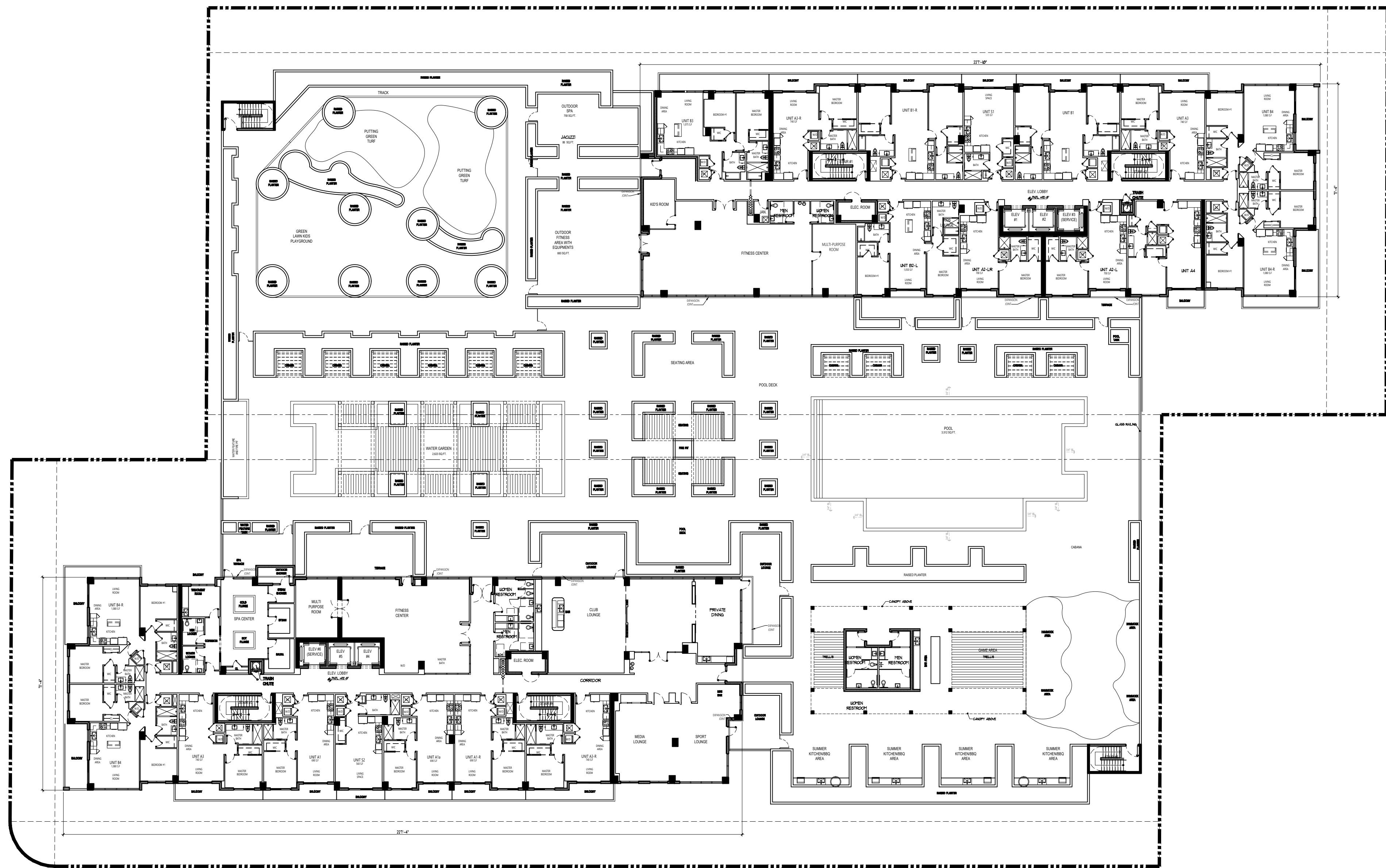
project:

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AMENITY LEVEL

LEVEL: 5

SCALE: n.t.s.

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Hollywood, FL

revisions:

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date:
1/08/2025

sheet no:

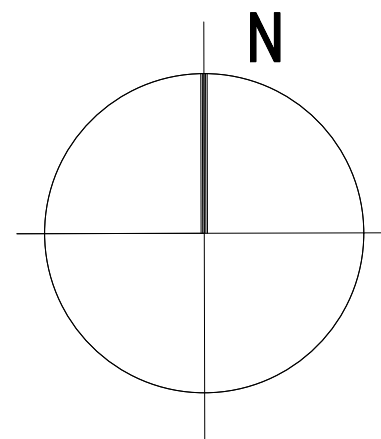
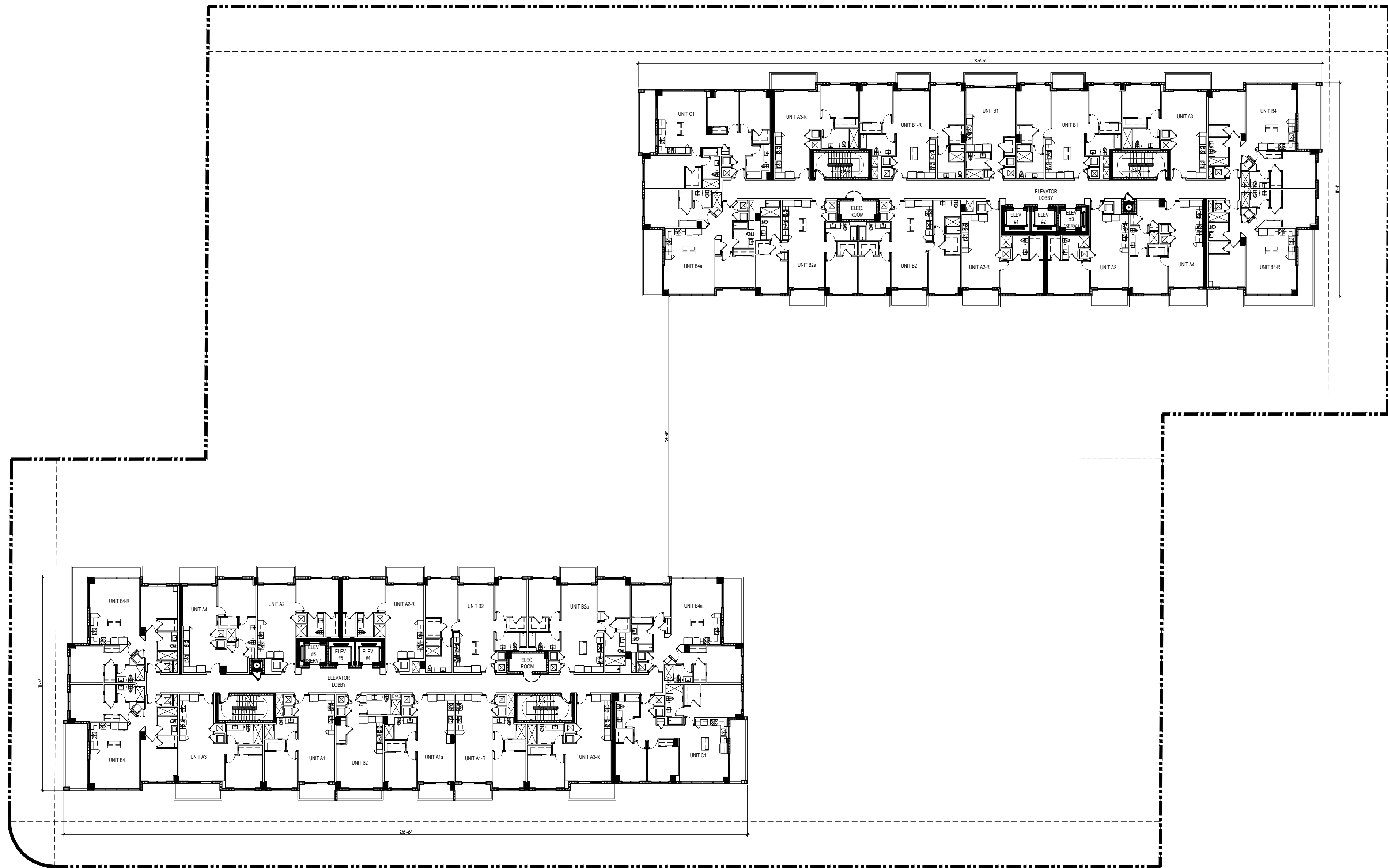
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project:
3807

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TOWER LEVELS

LEVELS: 6-18

SCALE: n.t.s.

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date:
1/08/2025

sheet no:

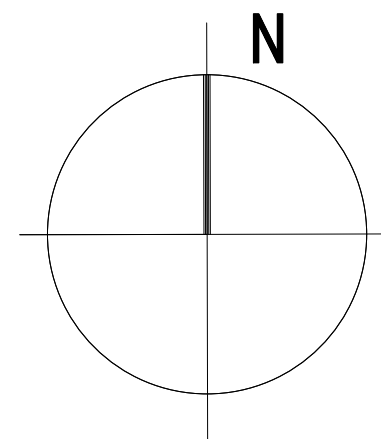
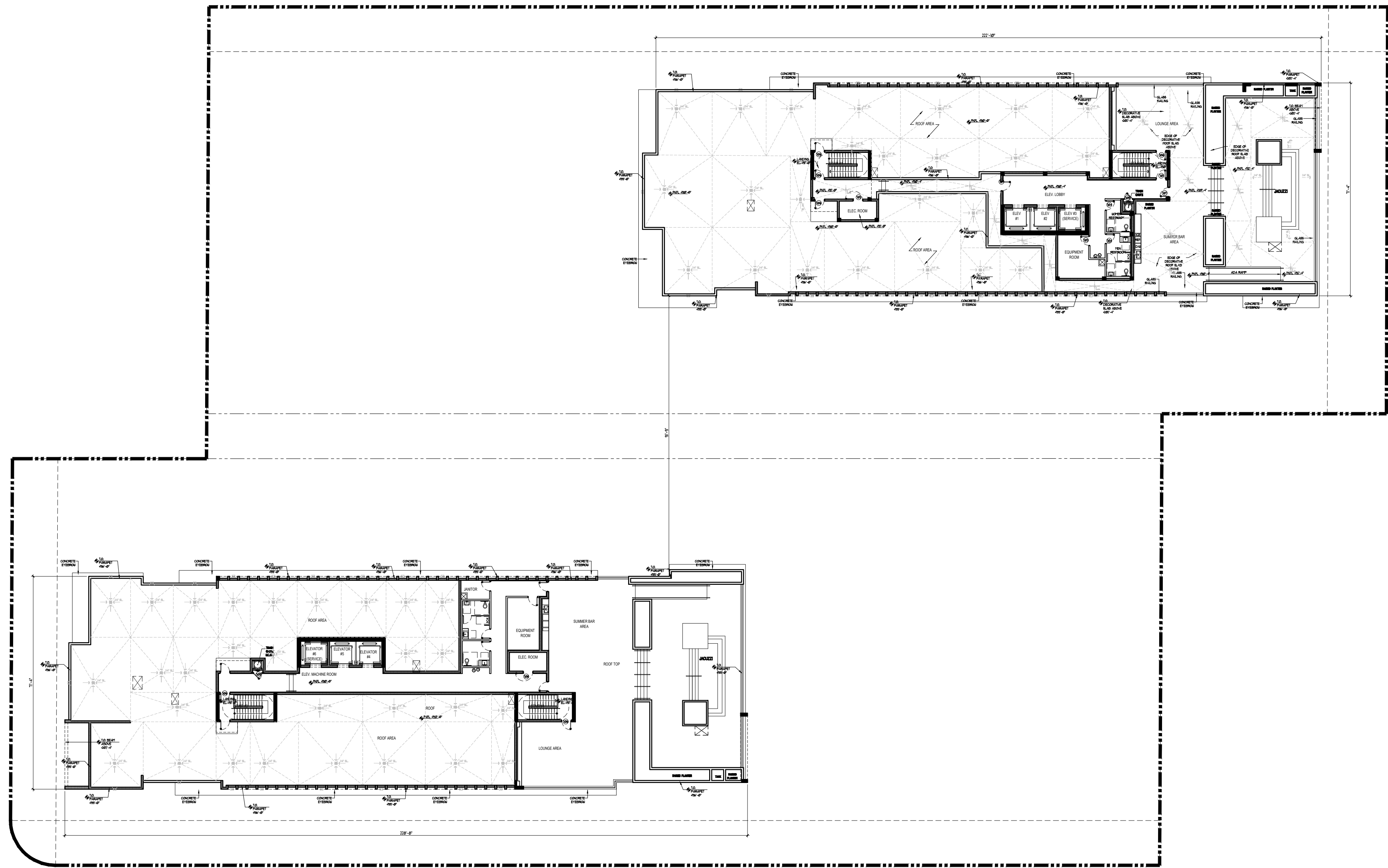
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project:
3807

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ROOF PLAN

LEVEL: 19

SCALE: n.t.s.

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Hollywood Residences

Hollywood, FL

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revisions:

drawn by: LF/SP/JG

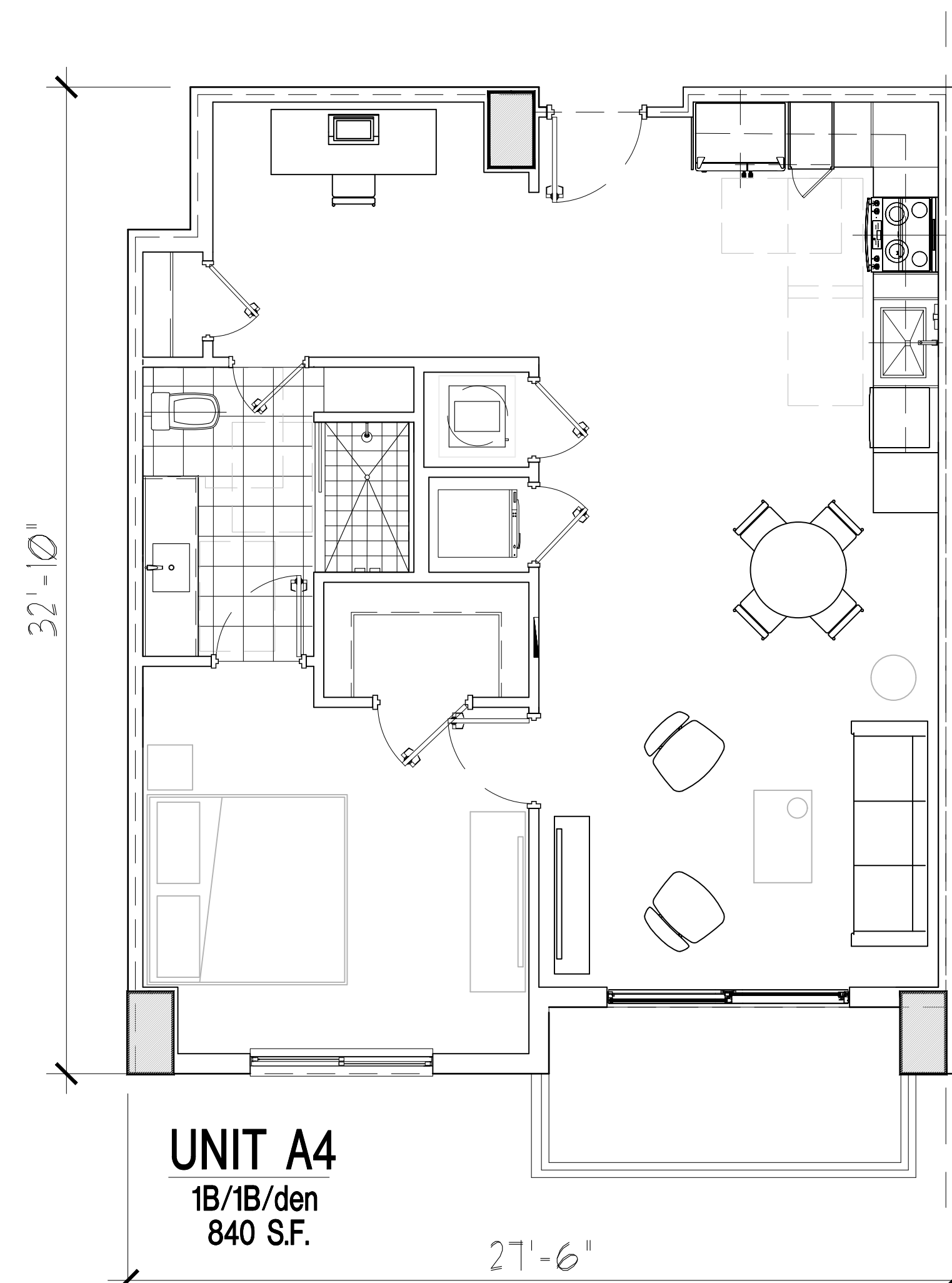
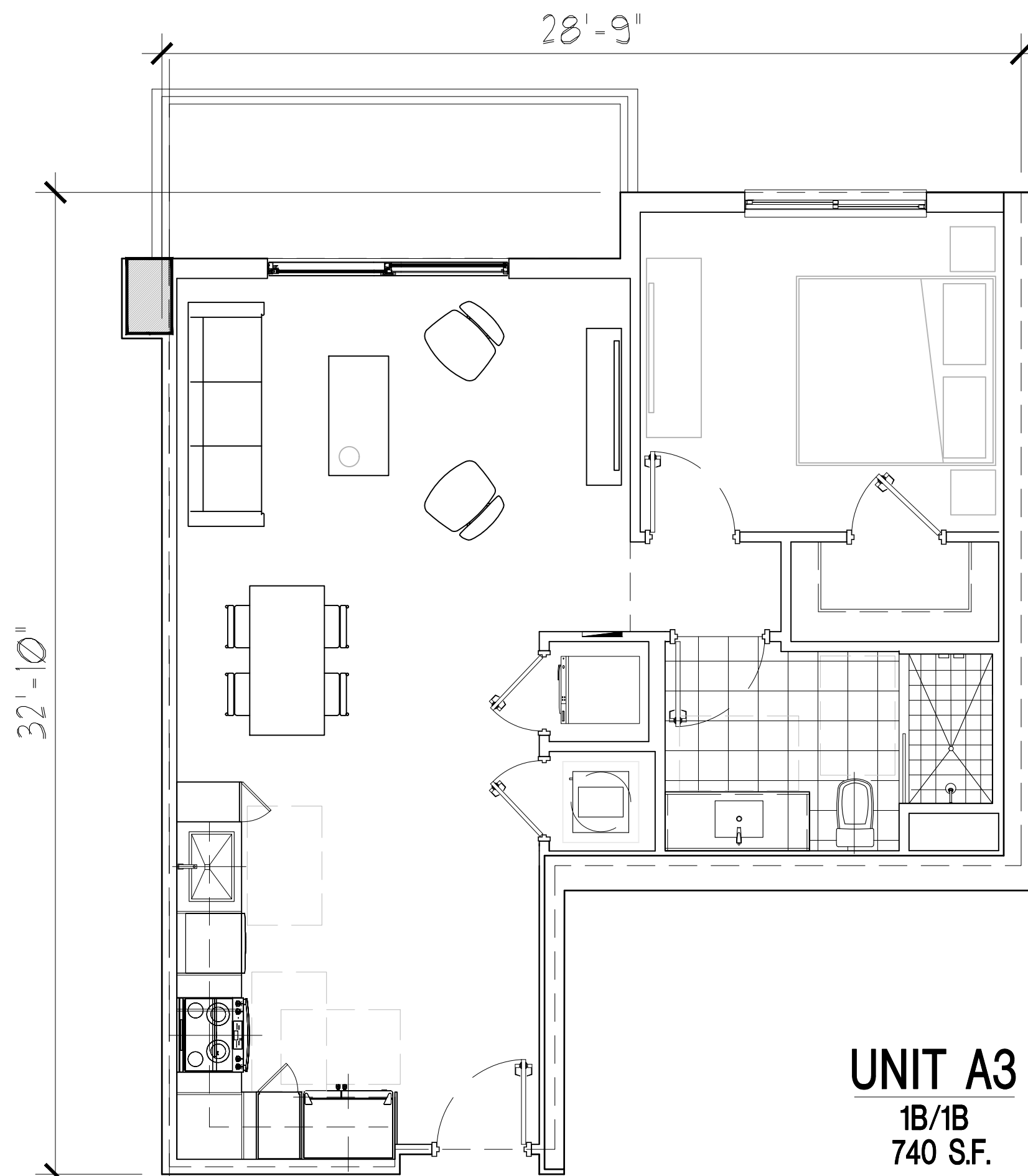
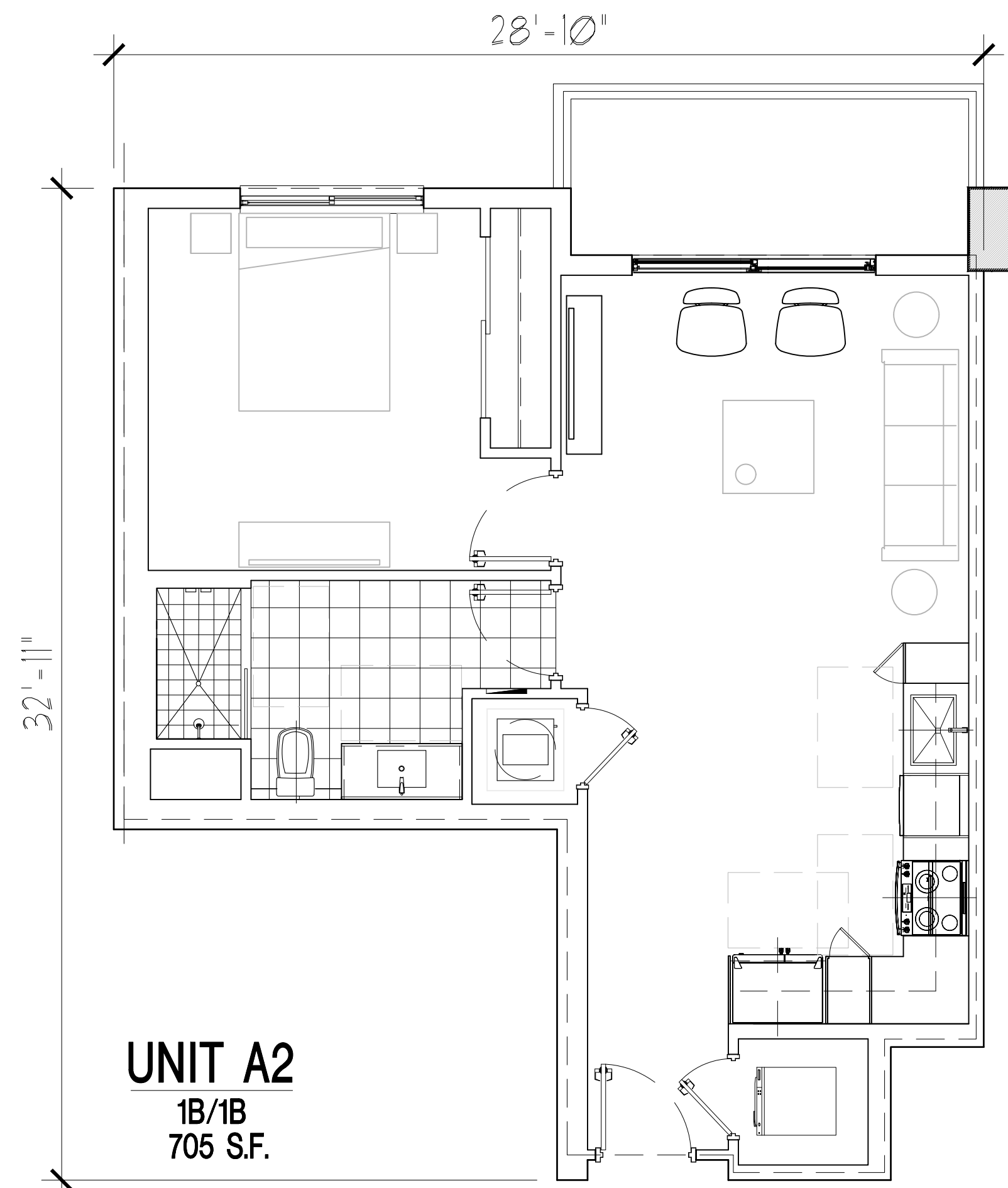
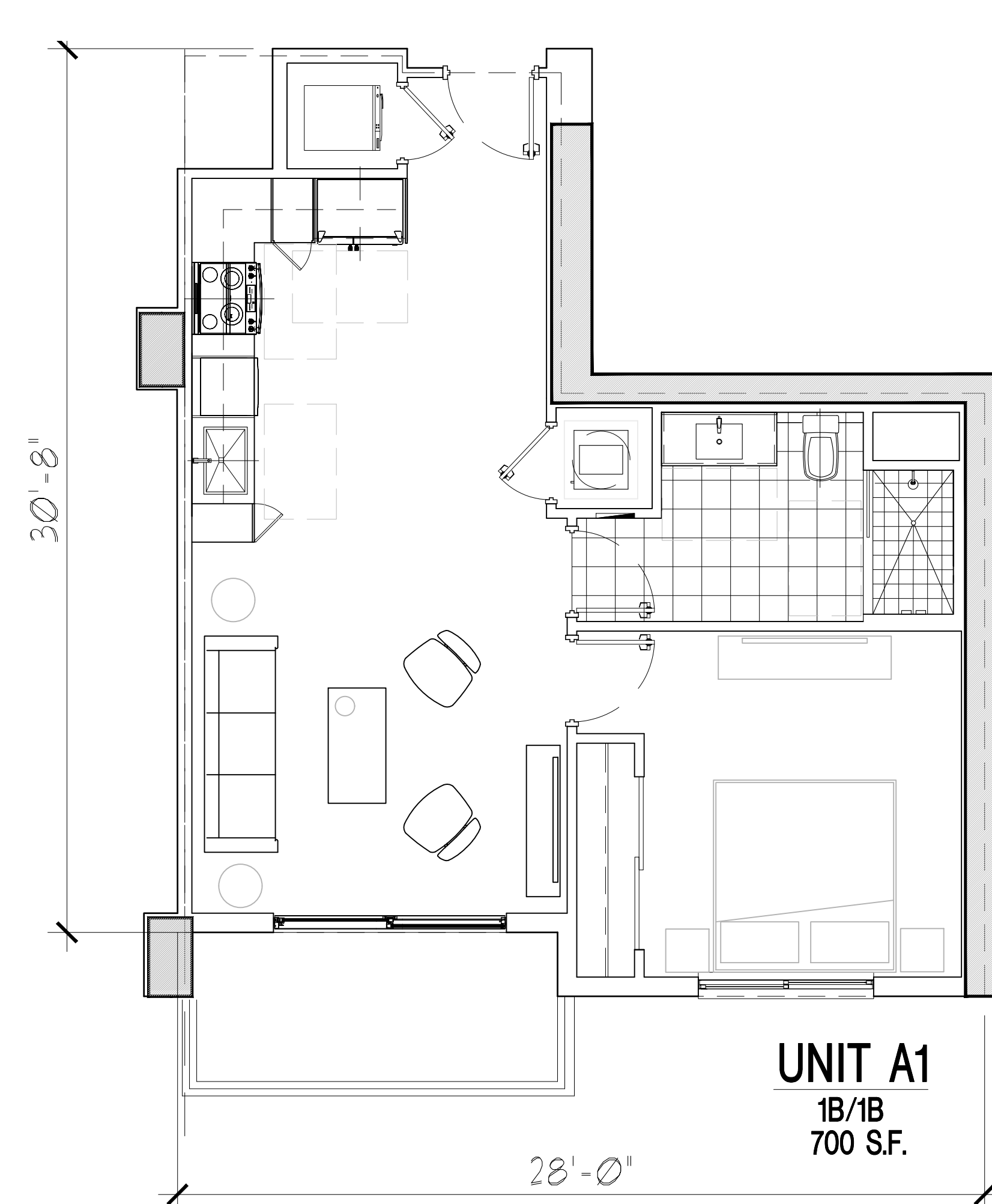
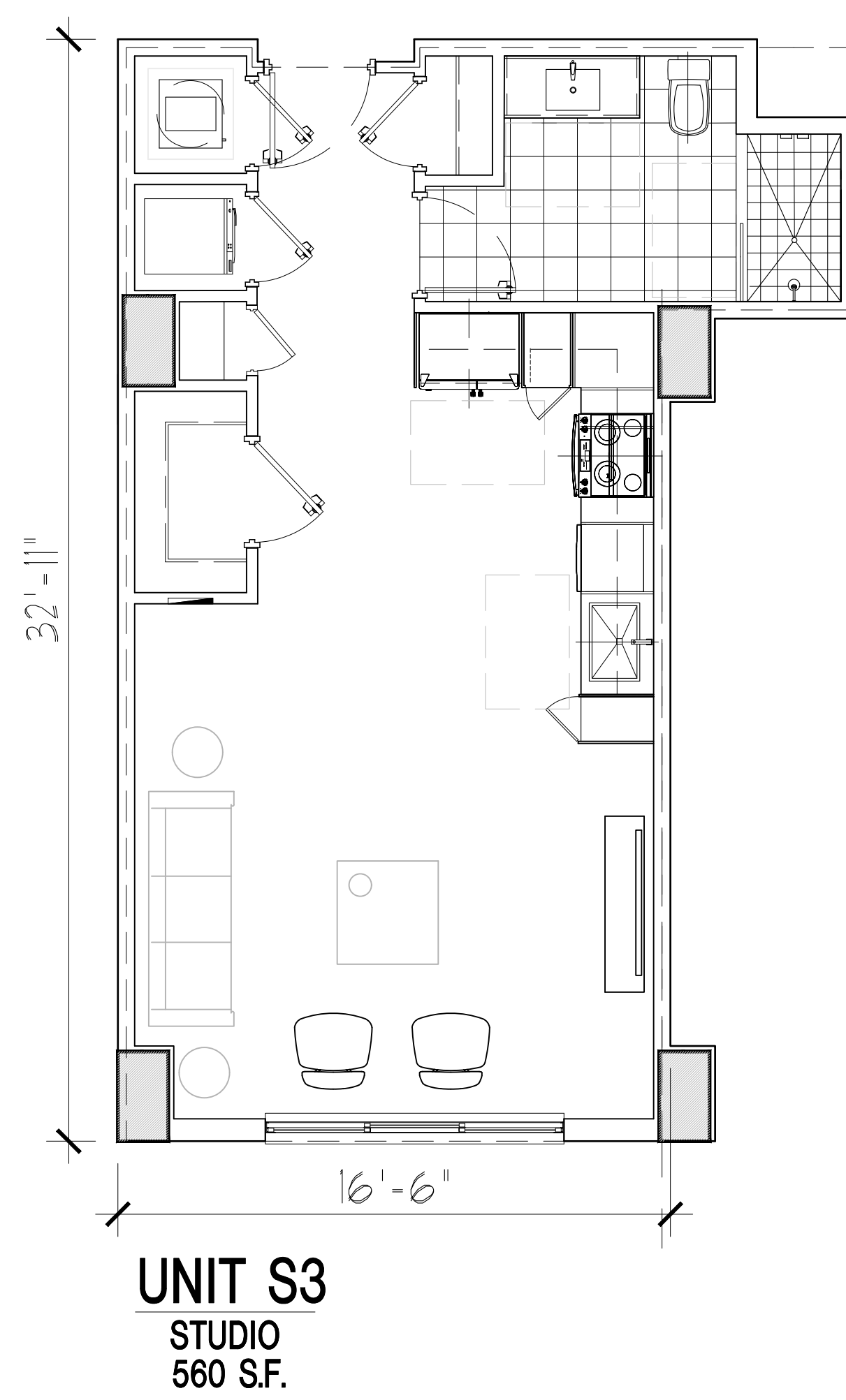
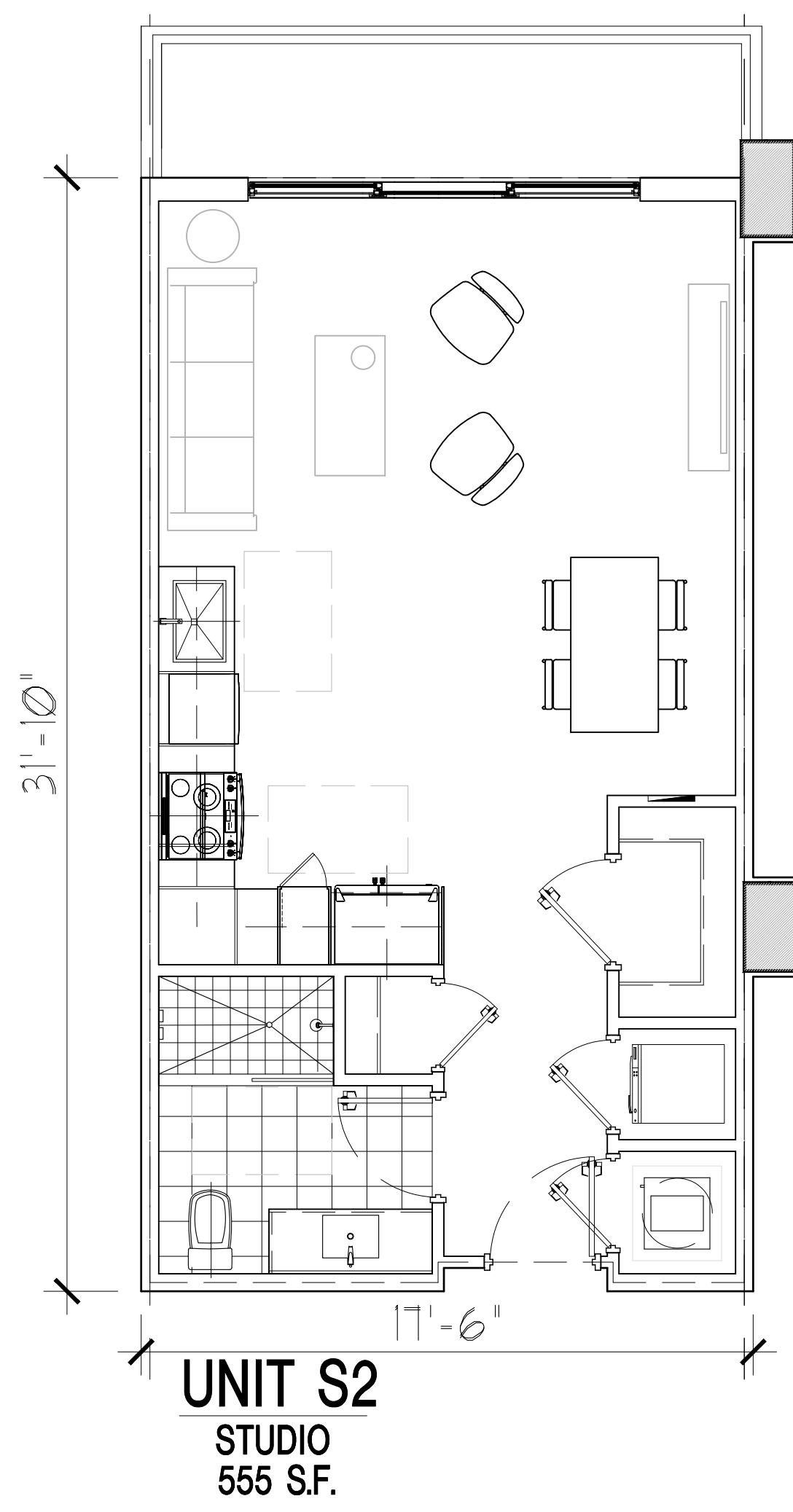
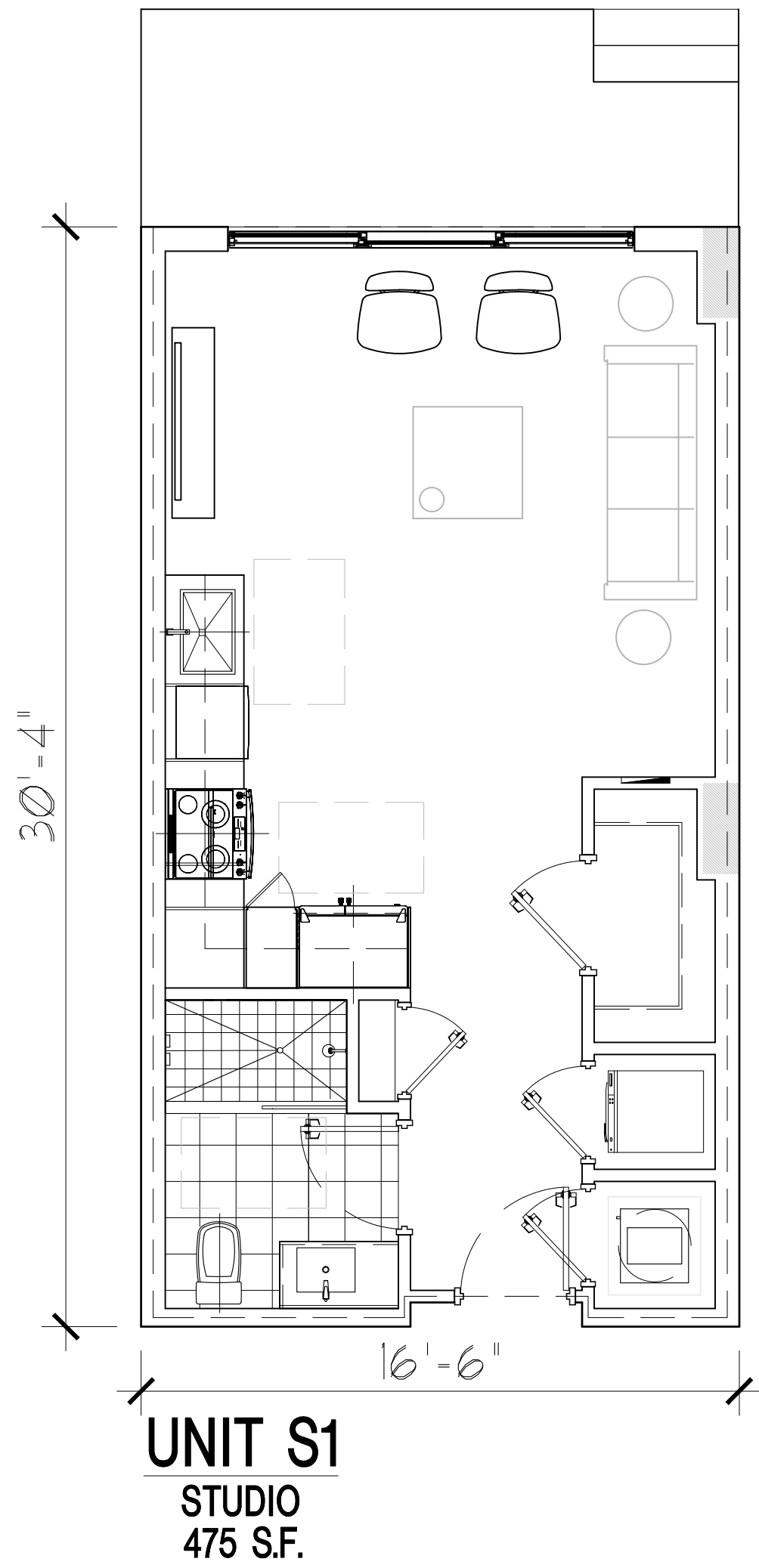
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project:

3807



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sheet no: A2.7
project: 3807