




**CITY OF HOLLYWOOD, FLORIDA  
INTER-OFFICE MEMORANDUM  
OFFICE OF PLANNING**

**DATE:** September 27, 2011 **FILE:** 09-CV-40a

**TO:** Historic Preservation Board

**VIA:** Andria Wingett, Planning Manager 

**VIA:** Julie Walls Krolak, Principle Planner 

**FROM:** Leander Hamilton, Planning & Development Services Administrator 

**SUBJECT:** ALG Holdings II, LLC requests a Variances and modifications to a previously approved Certificate of Appropriateness for Design for renovations to a restaurant located at 1211B N. Surf Road within the Hollywood Beach Historic Overlay District (Sahara Greek Restaurant).

**APPLICANT REQUEST**

Modifications to a previously approved design for renovations to an existing restaurant.

Variance to waive the minimum front (east) building setback of 5' on the first floor to provide 0'.

Variance to waive the minimum side (north) setback of 5' on the first and second floor to allow 0'.

**STAFF'S RECOMMENDATION**

Variance 1: Approval.

Variance 2: Approval.

Certificate of Appropriateness for Design Modifications: Approval, if Variances are granted.

**BACKGROUND**

On July 28, 2009, the Historic Preservation Board approved a Variance and Certificate of Appropriateness for Design for renovations to a three-story building on the Broadwalk, which is home to Sahara Greek restaurant. The approved design included extension of the second floor balcony to create a permanent covered seating area below. While functionality of the area will remain unchanged, the existing temporary covering which currently creates the covered seating area will be replaced with a permanent structure. As such, the required front building setback of 5' from the Broadwalk applies. However, to maintain a sense of uniformity with neighboring buildings, the Board granted a Variance to build up to the east property line thus providing no setback.

The Board and staff found this design to be appropriate as it attempts to unify the old and new and is consistent with establishments located to the north and south as well as other properties on the

beach. An opening glass wall system was used in to maintain transparency and direct access to the Boardwalk. This feature also gives the option for protection from sun and inclement weather. Also included were new railings on the residential balconies (2<sup>nd</sup> and 3<sup>rd</sup> floors) and a landscaped trellis extending along the north building elevation on the first floor.

## **REQUEST**

The aforementioned approvals expired in January 2011. Subsequently, the applicant is making the following requests: 1) modify the previously approved Certificate of Appropriateness for Design; 2) reapproval of the original Variance to provide a 0' setback on the first floor facing the Boardwalk; 3) one additional Variance to provide a 0' setback on the north side. In the previous design the second floor balcony was extended and remained open to the sky. Now, the applicant is proposing to cover a portion of this area and combine it with the existing interior second floor space to create another covered seating area. The applicant has worked with staff to incorporate this feature in a manner which still respects the original building and the Boardwalk. Additionally, the trellis which previously extended along the north elevation will be replaced with a stairway leading to the second floor. Finally, the third floor residential space will be expanded (thus reducing the third floor balcony) and used for storage.

These modifications help the applicant maximize use of this building and provide enhanced services to patrons. The additional seating will help this business thrive and provide an experience offered by no other restaurant on the beach – balcony dining. This feature will allow patrons to overlook the Boardwalk from an elevated perspective similar to establishments at Ft. Lauderdale Beach and Miami Beach. In reference to the proposed architectural features, maintaining the angular walls on the third floor and tying them in on the ground level create unity between the old and new. Further, apart from the second floor modification, integrity of the previous design is still maintained and continues to contribute to the unique charm of Hollywood Beach.

The Historic Preservation Board is guided by the *Secretary of the Interior's Standards for Rehabilitation* and the City of Hollywood's *Design Guidelines for Historic Properties and Districts*. Although there are no specific guidelines for the Historic Hollywood Beach Overlay District, these documents offer design controls for materials, scale, massing and location for all properties within historic districts. Additionally, newly established requirement in the City's Zoning and Land Development Regulations provide guidelines for design features such as covered entrances and building transparency. The renovated building is consistent with the character of the Beach and designed in such a way that maintains the spatial relationship with surrounding properties in its scale and massing.

## **SITE BACKGROUND**

**Owners/Applicants:** ALG Holdings II, LLC/Joseph Kaller Architects  
**Address/Location:** 1211B N. Surf Road  
**Size of Property:** 0.04 acres  
**Present Zoning:** Boardwalk Historic District (BWK-25-HD-C)  
Hollywood Beach Historic Overlay District  
**Present Land Use:** General Business  
**Year Built:** circa 1979

**Adjacent Zoning:**

**North:** Broadwalk Historic District (BWK-25-HD-C)  
Hollywood Beach Historic Overlay District  
**South:** Broadwalk Historic District (BWK-25-HD-C)  
Hollywood Beach Historic Overlay District  
**East:** Broadwalk  
**West:** Beach Resort Commercial (BRT-25C)  
Hollywood Beach Historic Overlay District

### **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

Within the Comprehensive Plan, the primary goal of the Land Use Element is to "promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property."

By allowing improvements to this structure, the City is accomplishing desired reinvestment in an existing contributing site in the Historic Hollywood Beach Overlay District while maintaining the character of the Broadwalk. The renovated structure will enhance the area and provide a more enjoyable experience to patrons.

### **CONSISTENCY WITH THE CITY-WIDE MASTER PLAN**

The City-Wide Master Plan places a priority on protecting and preserving Hollywood Beach and its contribution to the quality of life for all residents and visitors of the City. It addresses the need for strict design controls to maintain the individual character of each neighborhood and the Broadwalk. The proposed renovations are sensitive to the character of the Historic Beach Overlay District.

*Policy 4.1: Recognize and protect the unique character of Hollywood Beach and each of the three areas that comprise it; North, Central and South Beach; and provide a clear vision for creating a more harmonious and attractive community.*

*Policy 4.36: Identify obsolete structures and work to have them demolished and redeveloped, while preserving buildings of historical value.*

Design of the renovated structure is an extension of the clean-cut, angular façade which exists on the second and third floors. New glass features will be added to compliment this modern design while at the same time maintaining immediate access to the Broadwalk. These elements help unify the old and new, subsequently remaining consistent with residents' desire to maintain the Beach's unique charm. Additionally, these improvements will allow the structure to last longer allowing for continued enjoyment of the business by residents and visitors.

### **CONSISTENCY WITH THE HOLLYWOOD BEACH CRA MASTER PLAN**

The Hollywood Beach CRA Master Plan places an emphasis on preserving the character and scale of Hollywood Beach. Hollywood Beach is notable for its natural beauty, intimate scale of architecture and the Broadwalk, which helps define the Beach as a unique resort destination in South Florida. The Master Plan is based on two overarching principles with a series of recommended strategies and actions to establish Hollywood Beach as an economically and environmentally sustainable community.

The intent of Strategy 1.1 is to protect features of the Broadwalk that are unique, character defining features of the Beach's urban form. Additionally, Action Item 5 under this strategy expresses creative

design on the ground floor of structures. The proposed renovations create a fresh look for the establishment while preserving a restaurant which contributes to the Broadwalk as a unique sense of place. Additionally, it provides an enhanced experience for patrons thus also contributing to the economic viability of the Beach.

## **VARIANCES**

**Variance 1: Waive the minimum front (east) building setback of 5' on the first floor to provide 0'.**

**Variance 2: Waive the minimum side (north) setback of 5' on the first and second floor to allow 0'.**

The following criteria are listed in the Zoning and Land Development Regulations § 5.6 J(1) and are utilized in evaluating Variances:

**CRITERION 1:** That the requested variance maintains the basic intent and purpose of the subject regulations including the Historic District Regulations, Design Guidelines for Historic Properties and Districts and Resolutions, particularly as it affects the stability and appearance of the City.

**ANALYSIS:** The intent of setback regulations on the beach is to create an overall layout which allows for development and redevelopment while still maintaining a walkable environment free of buildings which overpower the Broadwalk. Today, there are a number of restaurants along the Broadwalk which are built to the property lines, thus providing no front or side setbacks. This design works well for small properties with less intense uses, such as the Sahara. It aligns the exterior with the buildings to the north and south thus strengthening its relationship with its surroundings. Additionally, it will allow the applicant to provide a stairway to the second floor where the proposed new dining area is located. This gives the applicant an opportunity to maximize use of his property and provide a unique service to the beach by having balcony dining. Moreover, cafe tables are still permitted to be placed beyond the property lines within a designated area along the Broadwalk.

Allowing these Variances will not hinder the intent of the setback regulation as they are consistent with the existing environment and will not change the use. As expressed by the applicant, "The propose plan is to replace the existing canvas structure with a permanent more secure structure that would be in line with both adjacent properties and be able to be used as a seating deck on the second floor. The appearance would be a significant improvement to what already exists."

**FINDING:** Consistent

**CRITERION 2:** That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

**ANALYSIS:** The majority of restaurants on the Beach are built to the property line. This type of layout allows owners to maximize use of the commonly small parcels available in this area. As such, the requested Variances to waive the required

setbacks would allow the applicant to create a design which is in-tune with other properties along the Broadwalk. This is consistent with the City of Hollywood Design Guidelines for Historic Properties and Districts which encourage symmetry of setbacks to maintain relationships between buildings. Furthermore, they will provide a more structurally sound seating area that still offers immediate access to the Broadwalk as well as an enhanced, enjoyable outdoor experience for customers.

**FINDING:** Consistent

**CRITERION 3:** That the requested variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time.

**ANALYSIS:** As mentioned earlier, the City of Hollywood Comprehensive Plan states as a main goal of the Land Use Element to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property.* The requested Variances allow the applicant to use valuable space to improve building's appearance and also provided an enhanced outside seating experience to customers. "This is also in keeping with the goals of the Beach CRA with regards to façade renovations and improvements throughout the Beach Community."

When considering properties within one of the Historic Districts, it is necessary to consider equally, the conditions specific to the individual District. This design is an appropriate balance of guidelines as set forth in this criterion.

**FINDING:** Consistent

**CRITERION 4:** That the need for the requested Variance is not economically based or self-imposed.

**ANALYSIS:** "The Variance request is not economically based or self-imposed. It is a request that is mainly geared towards maintaining the look and feel of this part of the Broadwalk. By eliminating the 5' -0" alley from the Broadwalk to Surf Road...it also promotes security for patrons," states the applicant.

Currently setback regulations are intended to provide more specific guidance for new construction rather than renovations and additions to the small buildings which exist in this area. The requested front setback Variance is the minimum to avoid disrupting the relationship it has with buildings to the north and south, which is discouraged by the City of Hollywood Design Guidelines for Historic Properties. The area to be converted is covered today by a temporary structure. Therefore, functionality of the space will remain the same.

The second Variance is being requested so the applicant can provide a stairway to access to the proposed second floor dining area. This is a unique feature on the beach and would provide additional service and an enhanced view of the Broadwalk.

Accommodation of these requests would only allow the applicant to continue making use of valuable space while improving the look and structural sustainability of his business.

**FINDING:** Consistent

**CRITERION 5:** That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

**FINDING:** Not applicable

### **DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DESIGN**

A decision on an application for a Certificate of Appropriateness for Design for new building construction, additions to existing building, major renovation work or substantial alteration shall be based upon evaluation of the compatibility of the physical alteration or improvement with and adherence to the criteria for designation listed in § 5.6.F(1).

**Criteria:** integrity of location, design, setting, materials, workmanship and association.

#### **CRITERION 1: INTEGRITY OF LOCATION**

**ANALYSIS:** The previously approved renovations included updates to the east façade (facing the Broadwalk), and were mostly maintained on the first level. The applicant is now proposing a modification to this design to include extending the second floor roof to create an additional covered seating area. This will bring the second floor towards the Broadwalk an additional 16'. However, it will still be approximately 10' from the Broadwalk. This intensifies the impact to the Broadwalk, but not in a manner which would act as a detriment to this important area. Additionally, the design is similar to the newly renovated Sheldon Hotel which softens its massing by stepping back above the first floor, thus blending with the existing environment and not overpowering the Broadwalk from a pedestrian viewpoint.

With the proposed modifications, the building will still help preserve the District's character by rehabilitating a dated structure and continuing to provide a long-time service to the area. And still, lot proportions are consistent with other businesses along the Broadwalk and will not have negative impacts on adjacent properties.

**FINDING:** Consistent

#### **CRITERION 2: DESIGN**

**ANALYSIS:** This building was developed as a mirror image of the structure to the south. However, it eventually came to have a separate owner and both buildings have seen numerous alterations over time. Constructed in the late 1970's, it has not been identified as individually historic, but still contributes to the unique character of the Beach through its angular walls and staggered setbacks.

The approved renovations will help improve upon a dated structure thereby creating a more appealing establishment to visitors and the Beach Community overall. The modification which introduces a second level dining area further enhances patrons' experience and adds a unique element which will help this business thrive over time. Further, the continued use of the angular walls and open space through an opening glass wall system is consistent with the Historic Guidelines which recommend the *retention of commercial character of the building through contemporary design that is compatible with the scale, design, materials, color and texture of the historic buildings.*

As detailed by the applicant, "The two seating levels will offer slightly different experiences for the patrons with the ground level allowing more movement between the inside and the Broadwalk and more interaction with passerby's. The Second Floor will provide a more relaxed and removed experience looking out at the breath taking views of the ocean not mention good people watching."

FINDING: Consistent, if Variances are granted.

**CRITERION 3: SETTING**

ANALYSIS: The Historic District Design Guidelines describe setting as *the relationship of buildings within the Historic District and the surrounding site and neighborhood.* When making alterations or additions it is recommended *distinctive features such as size, mass, color, and materials of buildings* are retained. The proposed improvements are for the purpose of renovating an outdated structure and creating a more enjoyable dining experience while providing fresh architecture on the Beach. Additionally, they will help a valuable business increase its ability to thrive and last over time. The only change to the footprint will be to add a stairway to the second level dining area and a small chair lift at the rear, thus respecting existing size and mass. Upon completion, the building will remain consistent with the surrounding Broadwalk area.

FINDING: Consistent.

**CRITERION 4: MATERIALS**

ANALYSIS: The applicant is still proposing to use materials consistent with the existing building and those typically seen on the beach. "All materials used in the renovation are authentic to the original construction. Textured stucco on concrete block is the main element of construction," provides the applicant. This selection of materials is consistent with the Design Guidelines for Historic Properties and Districts which state *where historic or architecturally significant structures predominate, the use of similar exterior construction materials are appropriate.*

FINDING: Consistent.

**CRITERION 5: WORKMANSHIP**

**ANALYSIS:** Design Guidelines for Historic Properties and Districts state *new construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings*. Using most of the same materials and textures unifies the renovated portion with the original structure. The angled wall design currently existing on the upper levels will still be maintained on the third floor and tied in on the ground level to create unity between the old and new. Although the building design is more modern, this workmanship is consistent with the 1970's structure.

**FINDING:** Consistent

**CRITERION 6: ASSOCIATION**

**ANALYSIS:** Design Guidelines for Historic Properties and Districts recommend avoiding incorporating elements which are incompatible with the other buildings in the neighborhood in materials, size, scale, and texture.

While the Guidelines do not specifically outline recommendations for restaurants, similar to storefronts and other commercial buildings, it is important to avoid *removing or radically changing [the front of buildings] and their features that are important in defining the overall historic character of the building*. The covered dining area on the second floor balcony adds a new element to this building and the beach as a whole. The applicant has worked with staff to accommodate this feature while still maintaining the step-down effect of the building, thus respecting its original form. The mass and scale of the modified design is still consistent with the surrounding neighborhood and creates a polished look which enhances the Broadwalk.

As explained by the applicant, "The building sits on a 40' wide lot. This is the typical width that gives the unique rhythm as your travel along the Broadwalk. The large openings will promote an inside/outside feel and movement that contributes to the energy of this special location along the beach."

**FINDING:** Consistent.

**RECOMMENDATION**

Variance 1: Approval.

Variance 2: Approval

Certificate of Appropriateness for Design Modifications: Approval, if Variances are granted.

**ATTACHMENTS**

ATTACHMENT A: Application Package  
ATTACHMENT B: Aerial Photograph  
ATTACHMENT C: Previous Resolution



# Attachment A

## Application Package

OFFICE OF PLANNING



File No. (to be filled by the Office of Planning):

9-CV-40a

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 4/21/11

Location Address: 1811B North Surf Road Hollywood  
 Lot(s): 2 Block(s): 1 Subdivision: Hollywood Beach  
 Folio Number(s): 514212010310 First Add.  
 Zoning Classification: BWR-25-HD-C Land Use Classification: General Business  
 Existing Property Use: Restaurant Sq Ft/Number of Units: 1377 sq ft.  
 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): Historic 09-CV-40

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

Explanation of Request: Review of Removation by the Historic Preservation Board

Number of units/rooms: N/A Sq Ft: N/A  
 Value of Improvement: 250,000.00 Estimated Date of Completion: 12/11  
 Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase

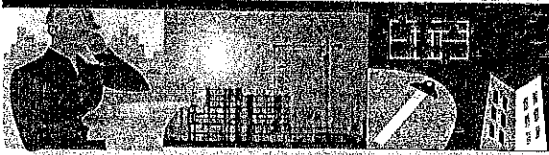
Name of Current Property Owner: Giovanni D'Arpino  
 Address of Property Owner: 1220 DIPLOMAT PKWY., HOLLYWOOD 33009  
 Telephone: 954-920-6058 Fax: Email Address:

Name of Consultant/Representative/Tenant (circle one): Joseph B. Kauer  
 Address: 2417 Hollywood Blvd Hollywood Telephone: 954-920-5740  
 Fax: 954-920-2841 Email Address: Joseph@kauerarchitects.com  
 Date of Purchase: 1976 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: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

OFFICE OF PLANNING



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. 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. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning 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: Linda D'Arpino Vazquez Date: 4/21/11

PRINT NAME: Linda D'ARPINO VAZQUEZ Date: 4/21/11

Signature of Consultant/Representative: Joseph B. Kauer Date: 4/21/11

owner Giovanni D'Arpino Date: 4/21/11

PRINT NAME: GIOVANNI D'ARPINO Date: 4/21/11

Signature of Tenant: Giovanni D'Arpino Date: \_\_\_\_\_

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

CURRENT OWNER POWER OF ATTORNEY

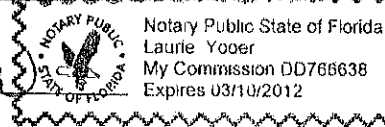
I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Historic Preservation Review to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Joseph B. Kauer to be my legal representative before the Historic Preservation Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 21 day of April, 2011

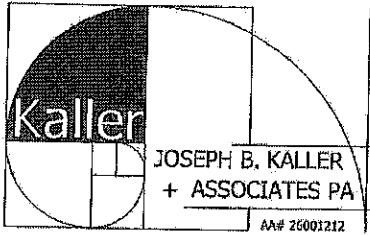
Giovanni D'Arpino  
SIGNATURE OF CURRENT OWNER

Laurie Yoger  
Notary Public State of Florida



Giovanni D'Arpino  
PRINT NAME

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



architecture - interiors - planning

September 19, 2011

City of Hollywood  
Building Department  
2600 Hollywood Boulevard  
Hollywood, Florida 33020

Reference: Variance Criteria  
1211B North Surf Road  
Hollywood, Florida 33019  
Architect's Project #08170

To Whom It May Concern:

The following is the Variance Criteria as required by the City of Hollywood for submission to the Historic Preservation Board for Review.

- A. That the requested Variance maintains the basic intent and purpose of the subject regulations including the Historic District Regulations, Design Guidelines for Historic Properties and Districts and Resolutions, particularly as it affects the stability and appearance of the City:

The Variance requested is for eliminating the 5'-0" front and north side base set back required under the new Beach Zoning Code. The Site is located between two popular Restaurants, Nick's to the north and Oasis by the Sea to the south. Both Nick's and Oasis by the Sea are on their front property lines adjacent to the Broadwalk, both these Restaurants have the main customer seating area in these locations. Oasis by the sea sits on both their north and south property lines. The Site also has an existing seating area covered with a canvas structure also to the property line. The Proposed plans is to replace the existing canvas structure with a permanent more secure structure that would be in line with both adjacent properties and be able to be used as a seating deck on the second floor. The appearance would be a significant improvement to what already exists.

2417 Hollywood Blvd.  
Hollywood, Florida 33020-6605

(954) 920-5746 phone (954) 926-2841 fax

kaller@bellsouth.net  
www.kallerarchitects.com

- B. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

The Variance requested makes the proposed plan compatible with the surrounding uses. The proposed structure is a permanent open covered seating area exactly like what is found in both adjacent neighbors. The permanent structure would provide a more stable, secure and aesthetically pleasing environment to the Broadwalk and Beach Community. And seating on both levels allows for different experiences.

- C. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time.

Placing the covered dining area structure on both the east and north property lines provides continuity, to this small, but very popular line of restaurants on the Beach. Replacing the canvas structure with a permanent structure that is architecturally pleasing does enhance the goals and objectives of the Comprehensive Plan. Replacing the upper balcony railings will also provide an overall updated and finished look to the building. This is also in keeping with the goals of the Beach CRA with regards to promoting façade renovations and improvements throughout the Beach Community.

- D. That the need for requested Variance is not economically based or self-imposed

The Variance request is not economically based or self-imposed. It is a request that is mainly geared towards maintaining the look and feel of this part of the Broadwalk. By eliminating the 5'-0" alley from the Broadwalk to Surf Road and it also promotes security for patrons.

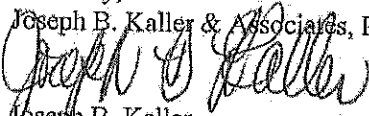
- E. That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

The Variance requested is the minimum necessary to maintain the rhythm and character of this popular part of the Broadwalk. The open, indoor/outdoor feel of these restaurants is unique and enticing to patrons.

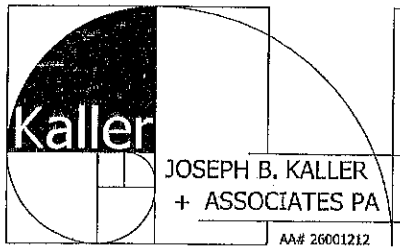
Should you have any questions, please feel free to contact this office.

Sincerely,

Joseph B. Kaller & Associates, P.A.

  
Joseph B. Kaller

President



architecture - interiors - planning

April 22, 2011

City of Hollywood  
Planning and Development Services  
2600 Hollywood Boulevard  
Hollywood, Florida 33020

Reference: Renovation and Addition to  
The Sahara Restaurant  
121 1B North Surf Road  
Hollywood, Florida  
Architect's Project #08170

To The Historic Preservation Board:

The Project is located just south of Minnesota Street along the Broadwalk. It is the Bar & Restaurant Sahara's which has been operating for quite a while in this location and is a very popular casual dining establishment.

The Building, built in 1978, was previously approved by the Historic Preservation Board. The previous approval was for a permanent concrete slab canopy to replace the canvas canopy that currently exists. The client later decided that he would like to take advantage of this new concrete covering by providing seating on the second level as well. This would be covered as well but partially in order to preserve the step back nature of the existing building. A staircase, as well as a wheel chair lift will be provided as vertical accessibility.

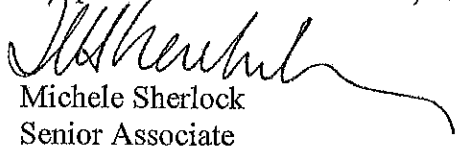
The two seating levels will offer slightly different experiences for the patrons with the ground level allowing more movement between the inside and the Broadwalk and more interaction with the passerby's. The Second Floor will provide a more relaxed and removed experience looking out at the breath taking views of the ocean not to mention good people watching.

All the windows and doors will now be impact resistant allowing for a much more secure site. The colors will be muted and calm to fit into the beach atmosphere. The design will respect the 1978 structure while allowing for the modern conveniences of today's Building Standards.

Overall the Project will give a refreshed look to that area of the Broadwalk and hopefully encourage other property owners to follow suite.

Should you have any questions concerning this matter, please feel free to contact our office at any time.

Sincerely,  
Joseph B. Kaller & Associates, P.A.

  
Michele Sherlock  
Senior Associate

**CRITERIA OF APPROPRIATENESS FOR DESIGN**  
**The Sahara Restaurant**  
**1211B North Surf Road**  
**Hollywood, FL**

**CRITERION:** INTEGRITY OF LOCATION

**ANALYSIS:** The property is located in the Historic District along Hollywood Beach's Broadwalk. Together with Nick's Restaurant to the north and the Band shell to the south, it sits in an area of the Beach known for entertainment and gatherings. Built in 1978, it stands three stories in height giving it a great visual presence in that area of the Broadwalk.

**CRITERION:** DESIGN

**ANALYSIS:** The Design of the Building is modern-with clean lines. It stair steps back from the Broadwalk toward Surf Road. As with the previously approved design the Architecture will maintain its open quality with the use of Nana Wall doors that will open completely during hours of operation. The recommendation made in the original Resolution regarding horizontal picket railing was also incorporated into the design.

**CRITERION:** SETTING

**ANALYSIS:** The Building is not historic itself, but its Architectural Characteristics serve as a contrast to the Buildings along the Broadwalk that do have Historical significance. Its modern presence makes the heavily textured sand castle castellations of Nick's parapet to the north stand out even more by being completely different from it. Smooth versus textured, simple versus exaggerated, a vertical feel versus a horizontal one. This Building is a perfect example of how a contrasting style can serve to support the rich historic aesthetic of the surrounding structures.



**CRITERION: MATERIALS**

**ANALYSIS:** All materials used in the renovation are authentic to the original construction. Textured stucco on concrete block, is the main element of the construction. Openings will be protected by impact resistant glass Nana Wall System that will be left open during hours of operation to give a verandah feeling to the area being added on both levels of the Building.

**CRITERION: WORKMANSHIP**

**ANALYSIS:** All materials and method of construction will be in keeping with the Florida Building Code 2007 as well as the requirements of the Florida Department of Environmental Protection and Florida Fish and Wildlife Protection. This will ensure that the methods of construction will promote the protection of the turtles that use our beach to nest. Our application to DEP also included that any clean sand excavated from the Site will be placed on the beach instead of being hauled away. This practice promotes Erosion Control.

**CRITERION: ASSOCIATION**

**ANALYSIS:** The Building sits on a 40' wide lot. This is the typical width that gives the unique rhythm as you travel along the Broadwalk. The large openings will promote an inside/outside feel and movement that contributes to the energy of this special location along the Beach.

**OWNER - SALAH & GLADWIN**

**JOB NUMBER**

**1984, GEN. BROADWAY APTS.**

**1211 W BUFF RD.**

|                          |                   |            |                |
|--------------------------|-------------------|------------|----------------|
| <b>LEARN DESCRIPTION</b> | <b>LOT NUMBER</b> | <b>BLK</b> | <b>SECTION</b> |
|                          | 2                 | 1          |                |
| <b>PROJECT NO.</b>       | <b>ARCHITECT</b>  | <b>FEE</b> | <b>PERMIT</b>  |
| 78-0226                  | C. D. Villalosa   | \$ 400.40  | \$ 500.00      |

**DESCRIPTION OF CONSTRUCTION**  
**Fill & Grade Base**      **3 story Mercantile/Residential Bldg. -**

| TYPE PERMIT   | NUMBER | DATE    | CONTRACTOR      | TYPE PERMIT  | NUMBER | DATE    | CONTRACTOR      |
|---------------|--------|---------|-----------------|--------------|--------|---------|-----------------|
| BUILDING      | 4282   | 7/28/77 | Clerk O'Connell | MECHANICAL   | 1074   | 7/28/77 | Clerk O'Connell |
| MECH          | 1540   | 4/20/77 | Zimmer          | ALL SERVICES | 1509   | 1/3/77  | Zimmer          |
| ELECTRIC-MERC | 17799  | 7/28/77 | Valentine       | RESIDENTIAL  |        |         |                 |
| ELECTRIC-MER. | 14701  | 7/28/77 | Howe/Clark      | SEWER        |        |         |                 |
| PLUMBING      | 10740  | 8/23/77 | Commisso        | MECHANICAL   | 9543   | 10/2/77 | Commisso        |
| PLUMBING      | 10705  | 4/30/77 | "               | MECHANICAL   |        |         |                 |
| MECH          | 11120  | 7/28/77 | Commisso        | MECHANICAL   |        |         |                 |
| MECH          | 11120  | 7/28/77 | Commisso        | MECHANICAL   |        |         |                 |

**NOTES:** First Floor - Store (2 Stores) SHALL ONLY. 2nd & 3rd Flr. Office & Apartment  
 Apartments (2 in 1st occupied. Finished Floor (stamped) NOT CRACKED

*Not permitted for use until approved*

Run Report

Next Action

CITY OF HOLLYWOOD FLORIDA  
Metropolitan Parcel Information Management System

P E R M I T D E M O G R A P H I C H I S T O R Y R E C O R D

| Permit #                                  | St Numbers | St. Name                        | Type     | Suite         | FOLIO Num    | Date                | ISSUE |
|---|------------|---------------------------------|----------|---------------|--------------|---------------------|-------|
| B9707502                                  | 1211 0     | N SURF                          | RD       |               | 514212010310 | 102997              |       |
| Job Name.....                             |            |                                 |          |               |              | History Date 120397 |       |
| Owner Name.....D'ARPINO, EUGENIO & ADA    |            |                                 |          |               |              | Temp Days           |       |
| Work Description.....ALTERATIONS-EXTERIOR |            |                                 |          |               |              | Desc# 174           |       |
| C/O Fee                                   | Fire Fee   | Value                           | 1,500.00 | C/O Cash Date |              |                     |       |
| Master Permit Number...B9707502           |            | Permit Fee                      | 42.50    | N/C           | Water/Sewer  |                     |       |
| Transferred: To                           |            | Discount                        |          | W/Gal         |              |                     |       |
| PHONE Sticker                             | Fr         | Fee Rebate                      |          | Fee           |              |                     |       |
| Microfilm Number..... 9709358             |            | Surcharge .70                   |          | S/Gal         |              |                     |       |
|   |            | Radon Gas                       |          | Fee           |              |                     |       |
| Contractor.....864393AEX                  |            | AMERICAN MADE AWNINGS           |          | Square Feet   |              |                     |       |
|   |            |                                 |          | Bldg          |              |                     |       |
| Architect.....                            |            | ANGELO TIBERY                   |          | Roof          |              |                     |       |
|   |            |                                 |          | Com Devlp     |              | N                   |       |
| Engineer.....                             |            | N                               |          | Assmby Cap    |              |                     |       |
|   |            |                                 |          | Floors in Bld |              |                     |       |
| Occp Group                                | Occp Load  | Lot 2                           | Block 1  | # Units       |              |                     |       |
| Const Type Req                            |            | Subdiv HOLLYWOOD BEACH FIRST AD |          |               | Xmit:        |                     |       |



Run Report

BYE  Send

Next Action

CITY OF HOLLYWOOD FLORIDA  
Metropolitan Parcel Information Management System

P E R M I T H I S T O R Y I N Q U I R Y

Action NX In,En,Iq,Sq,Nx,By Line 0

| Address       | 750  | 0 | S FEDERAL | HW          | Permit   |
|---------------|--|---|-----------|-------------|----------|
| Permit Number | Work Description                           |   |           | Film Number | Date     |
| 1.B0404908    | RE-ROOF FLAT                               |   |           | 0406558     | 083104   |
| 2.B9004221    | FUMIGATION                                 |   |           | 9002028     | 062690   |
| 3.E9000312    | RECONNECTION OF COMMERCIAL SERVICE-ELECT   |   |           | 9002734     | 020790   |
| 4.E9101197    | RECONNECTION OF COMMERCIAL SERVICE-ELECT   |   |           | F914808     | 052991   |
| 5.E9102112    | RECONNECTION OF COMMERCIAL SERVICE-ELECT   |   |           | F918205     | 082791   |
| 6.M0401440    | MECHANICAL WORK                            |   |           | 0406558     | 092304   |
| 7.B0006458    | SIGN - FLAT WALL                           |   |           | 0109135     | 083000 * |
| 8.B0007148    | FENCE-CHAIN LINK &/OR WOOD                 |   |           | 0043473     | 092900   |
| 9.B0306195    | WINDOW REPLACEMENT                         |   |           | 0802326     | 110603   |
| 10.B0403137   | FENCE-CHAIN LINK &/OR WOOD                 |   |           | 0403402     | 060104   |
| 11.B0608774   | DECK - WITHOUT ROOF                        |   |           | 0803560     | 080806   |
| 12.E0003086   | ELECTRICAL WORK                            |   |           | 0109135     | 083000   |
| 13.B0504418   | DUMPSTER ENCLOSURE                         |   |           | 0505166     | 071805 * |
| 14.B9503461   | RE-ROOF-METAL, TILE, WOOD SHINGLE OR SHAKE |   |           | 9508593     | 070795   |
| 15.P0400558   | PLUMBING WORK                              |   |           | 0403074     | 042704   |
| 16.B0300836   | SIGN - FLAT WALL                           |   |           | 0302949     | 021803 * |



Run Report

Next Action

CITY OF HOLLYWOOD FLORIDA  
Metropolitan Parcel Information Management System

PERMIT HISTORY INQUIRY

| Permit Number | Address                               | Action | NX | In, En, Iq, Sq, Nx, By | Line | Film Number | Permit Date |
|---------------|---------------------------------------|--------|----|------------------------|------|-------------|-------------|
|               | 1211                                  |        |    | 0 N SURF               | RD   |             |             |
| 1.B0002277    | SIGN - FLAT WALL                      |        |    |                        |      | 0010897     | 033000      |
| 2.B0100548    | AWNINGS - ALUM OR CANVAS              |        |    |                        |      | 0136190     | 012601      |
| 3.B9001308    | TEMPORARY STRUCTURE                   |        |    |                        |      | F911107     | 030190      |
| 4.B9201799    | RENOVATIONS                           |        |    |                        |      | F923516     | 032492      |
| 5.B9302393    | PAVING-RESURFACE                      |        |    |                        |      | 9302610     | 041593      |
| 6.B9601928    | DEMOLITION-STRUCTURAL(W/O W/S CREDIT) |        |    |                        |      | 9602312     | 032696      |
| 7.B9602619    | RE-ROOF-FLAT                          |        |    |                        |      | 9603298     | 041896      |
| 8.B9606250    | RE-ROOF-FLAT                          |        |    |                        |      | 9606942     | 082996      |
| 9.B9707502    | ALTERATIONS-EXTERIOR                  |        |    |                        |      | 9709358     | 102997      |
| 10.B9708589   | AWNINGS - ALUM OR CANVAS              |        |    |                        |      | 9800489     | 122997      |
| 11.B9803703   | INTERIOR DEMOLITION                   |        |    |                        |      | 9909266     | 060398      |
| 12.B9907104   | REPAIRS-STRUCTURAL                    |        |    |                        |      | 9909243     | 111699      |
| 13.B9907947   | INTERIOR DEMOLITION                   |        |    |                        |      | 9909266     | 122399      |
| 14.E0000097   | ELECTRICAL WORK                       |        |    |                        |      | 0029214     | 011200      |
| 15.E0001119   | SIGN-ELECTRICAL                       |        |    |                        |      | 0010897     | 033000      |
| 16.E0100537   | ELECTRICAL WORK                       |        |    |                        |      | 0128013     | 030501      |



Run Report

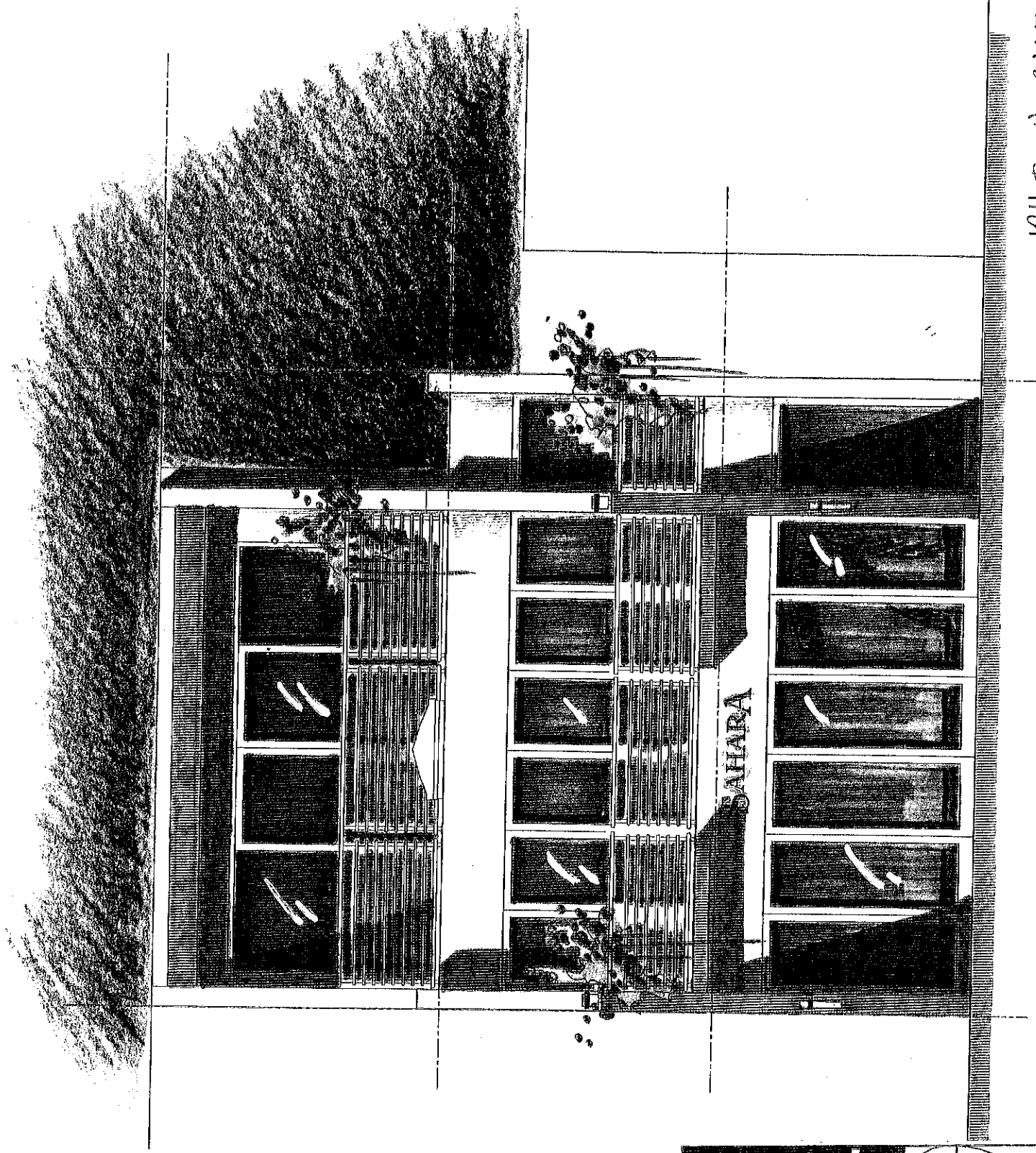
Next Action

CITY OF HOLLYWOOD FLORIDA  
Metropolitan Parcel Information Management System

P E R M I T H I S T O R Y I N Q U I R Y

| Permit Number | Work Description                   | Film Number | Date     |
|---------------|------------------------------------|-------------|----------|
| 1.E8901863    | ELECTRICAL WORK                    | F900034     | 112289   |
| 2.M9300474    | CHEMICAL FIRE EXTINGUISHING SYSTEM | 9503247     | 050793   |
| 3.M9300546    | CHEMICAL FIRE EXTINGUISHING SYSTEM | 9503294     | 052493   |
| 4.B0507390    | AWNINGS - ALUM OR CANVAS           | 0602899     | 121505   |
| 5.E0103261    | ELECTRICAL WORK                    | 0207466     | 122101   |
| 6.E9300342    | SIGN-ELECTRICAL                    | 9304535     | 012793   |
| 7.M0101457    | CHEMICAL FIRE EXTINGUISHING SYSTEM | 0407020     | 111301   |
| 8.B0104644    | REPAIRS-STRUCTURAL                 | 0178853     | 072601   |
| 9.B0105935    | RAILINGS                           | 0178853     | 092701   |
| 10.B0201649   | RE-ROOF COMPOSITION SHINGLES       | 0207048     | 032602   |
| 11.B0502023   | DUMPSTER PAD                       | 0502807     | 040705   |
| 12.E0102154   | ELECTRICAL WORK                    | 0169544     | 081701   |
| 13.M0100660   | CHEMICAL FIRE EXTINGUISHING SYSTEM | 0209647     | 052501   |
| 14.E9103163   | ELECTRICAL WORK                    | F921380     | 121991   |
| 15.M9101784   | WALK IN REFRIGERATOR/COOLER        | F921380     | 121991   |
| 16.B0103642   | WINDOW REPLACEMENT                 | 0205275     | 060801 * |



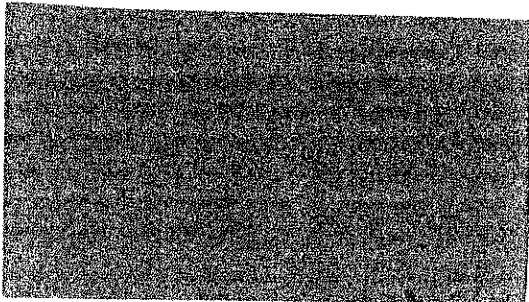


1211 B N. GURF RD

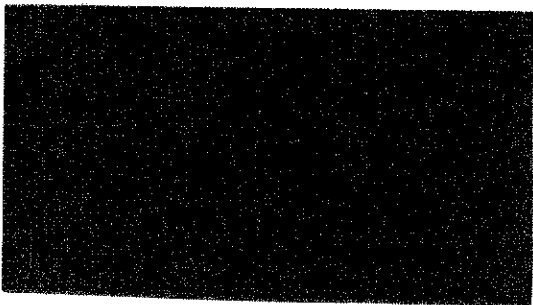
# SAHARA RESTAURANT

1211B SURF ROAD  
HOLLYWOOD BEACH, FLORIDA

MAIN BUILDING COLOR  
BENJAMIN MOORE  
OC-46 HALO

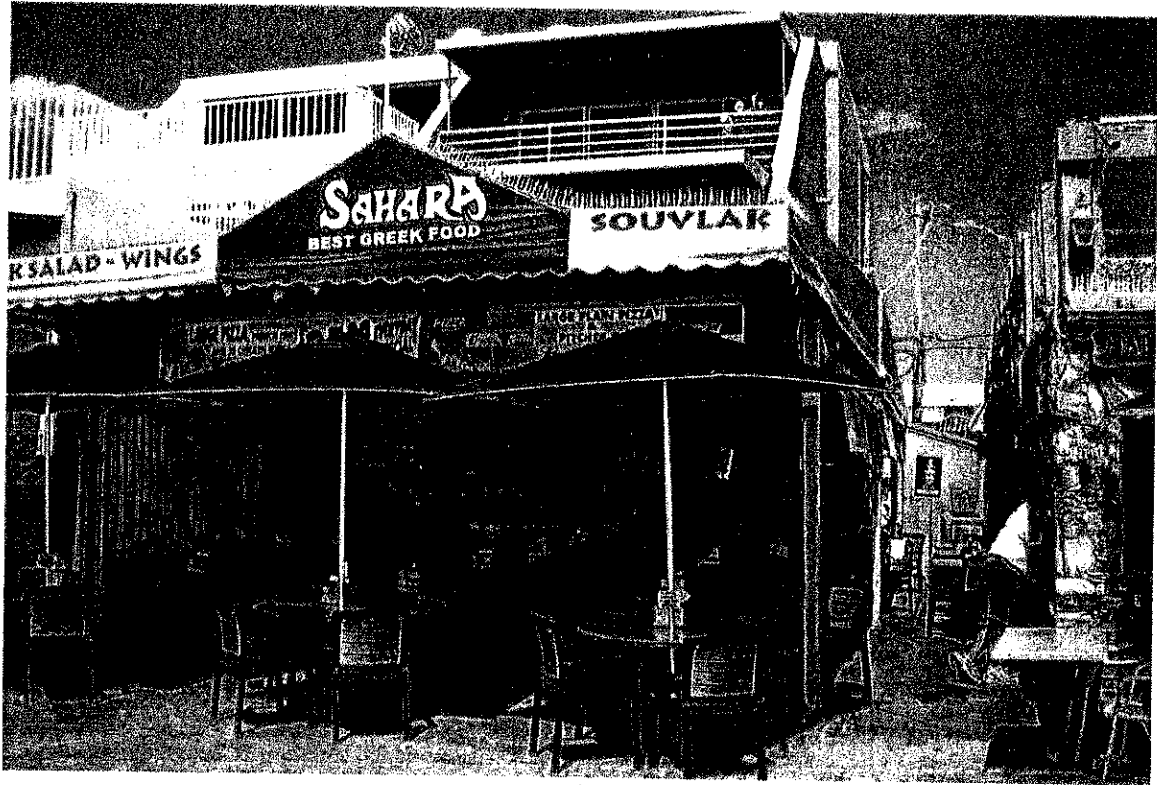


TRIM / ACCENT  
BENJAMIN MOORE  
HC-23 YORKSHIRE TAU

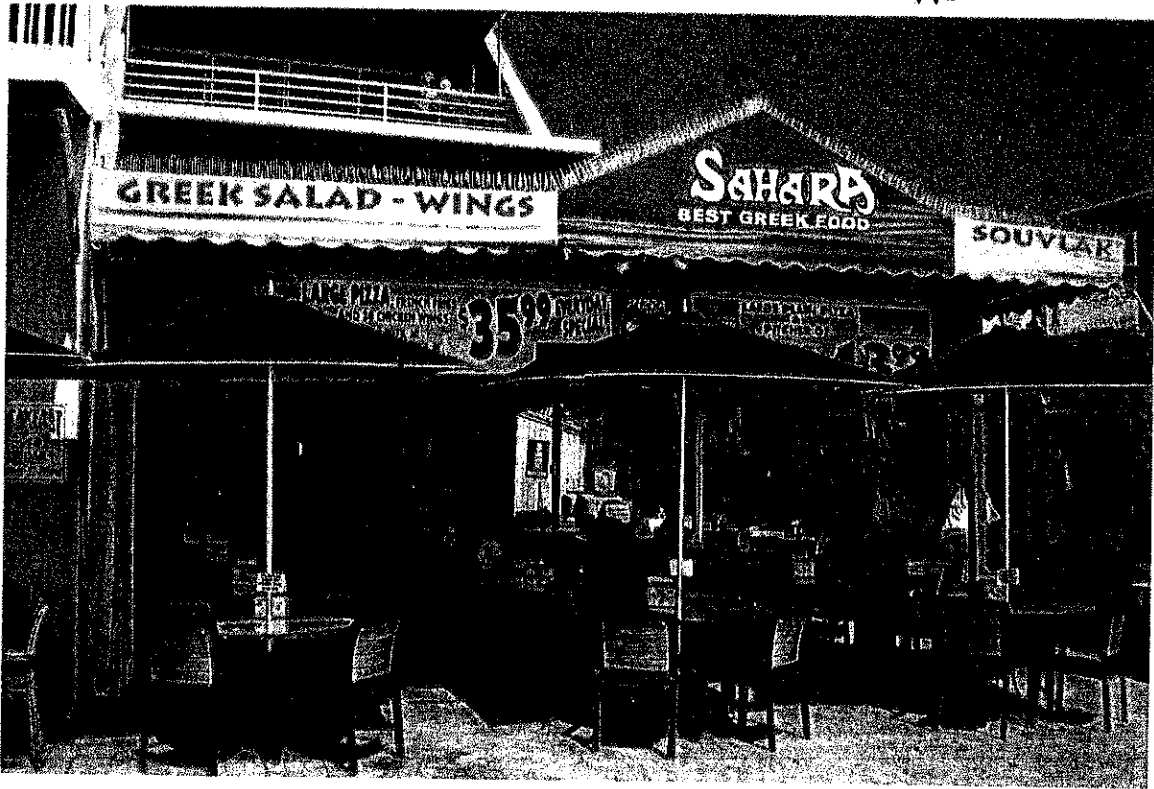


TRIM / ACCENT  
BENJAMIN MOORE  
HC-88 JAMESBORO GOLD.



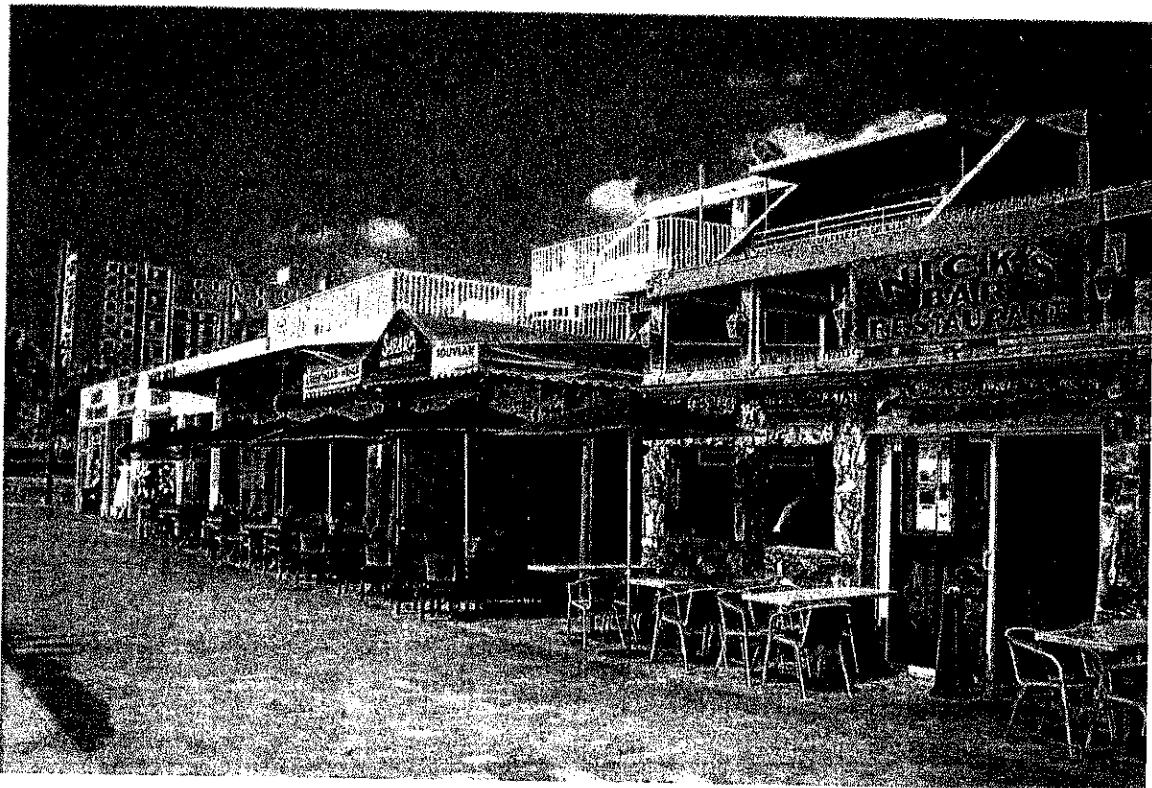


EAST ELEVATION OF PROPOSED  
SITE

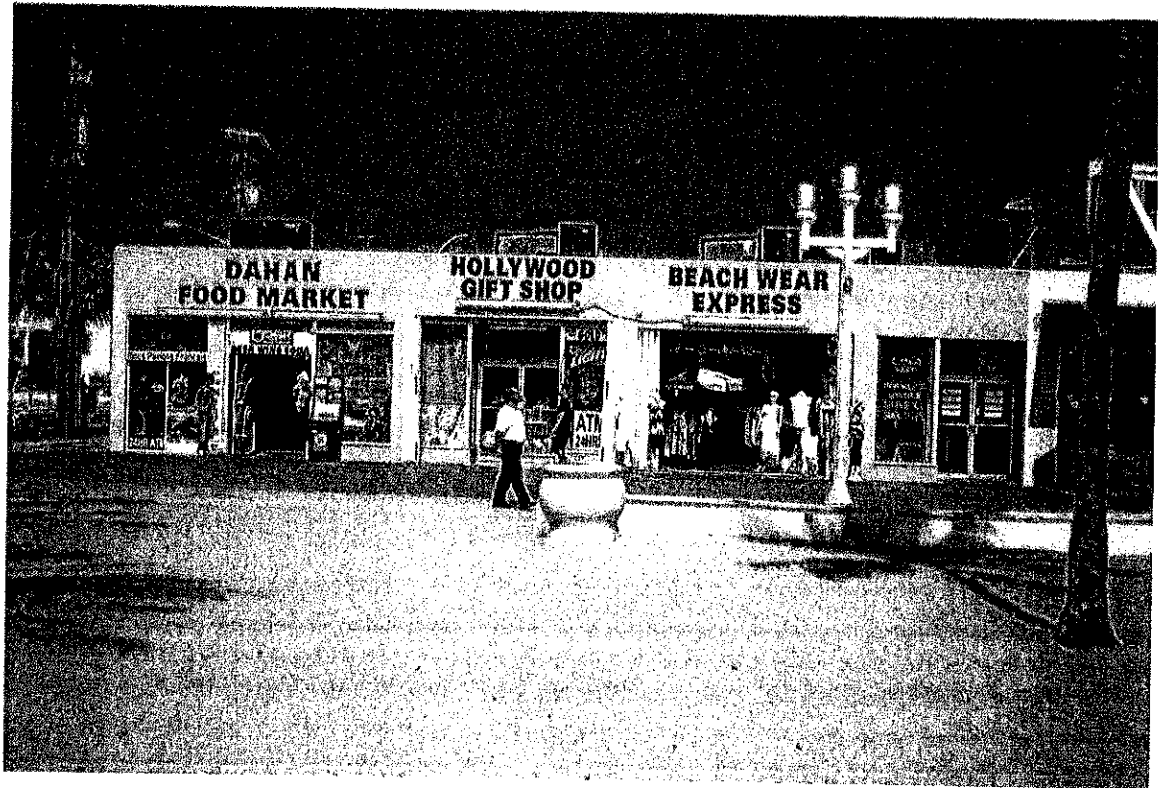




RESTAURANT NORTH OF SITE



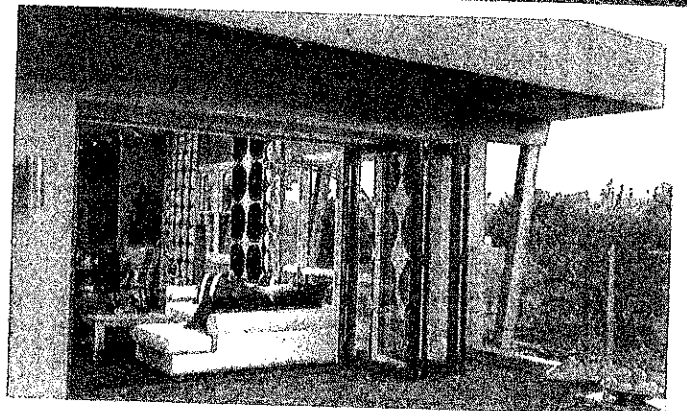
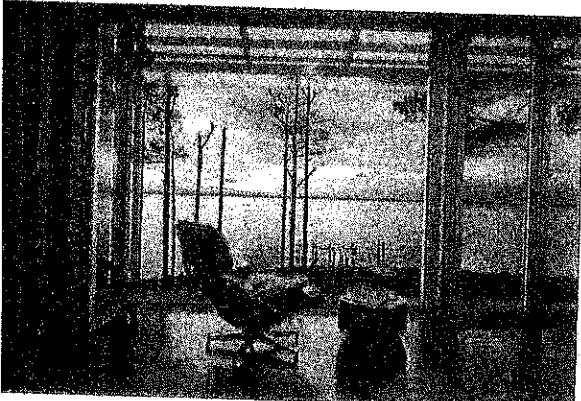
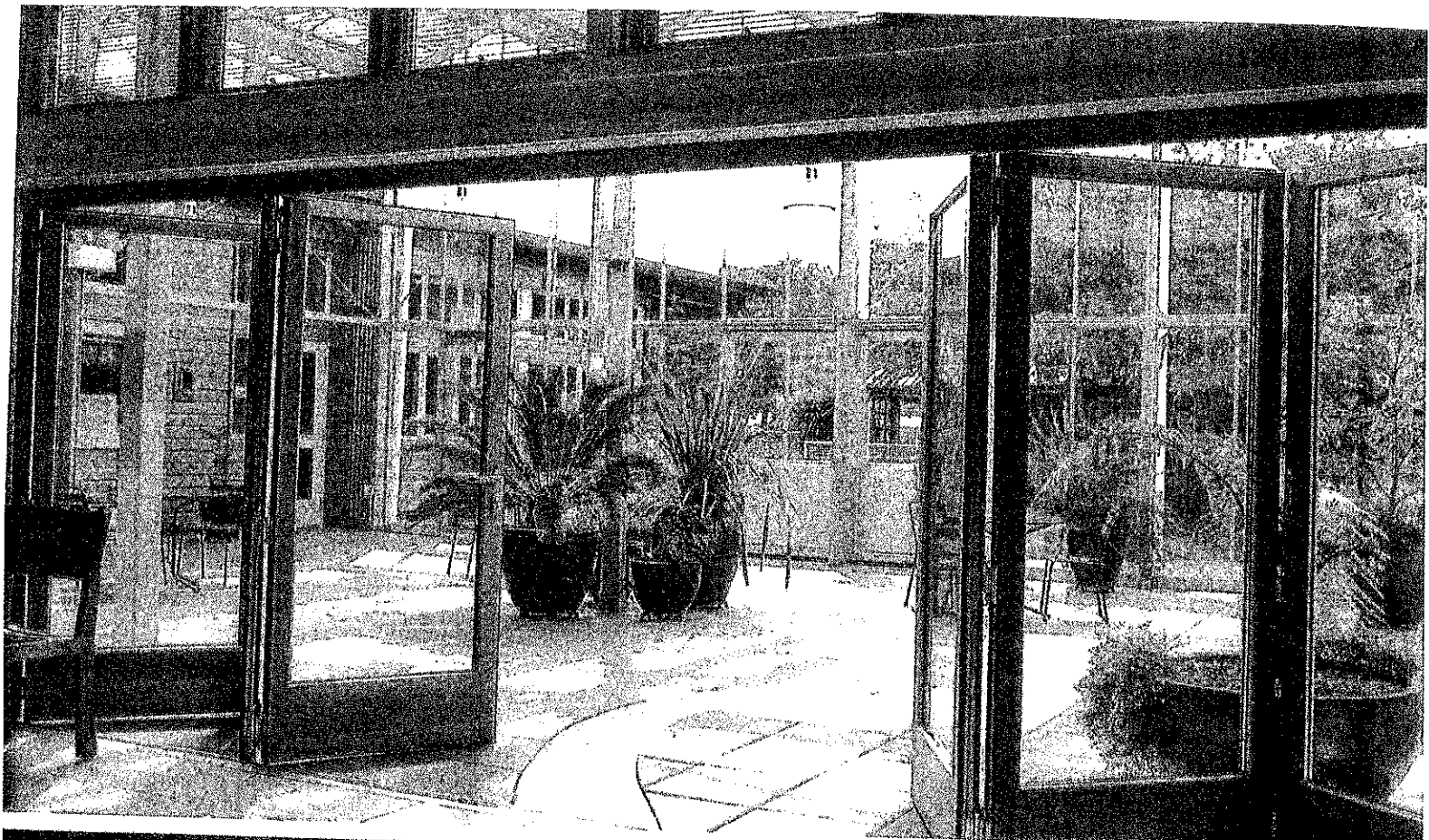
ON THE BROADWALK LOOKING SOUTH



STOREFRONTS SOUTH OF SITE



PROPOSED SITE



University of Washington  
Horticultural Center  
Miller Hull Architects

Loblolly House, MD  
Kieran Timberlake Architects  
Photography: Peter Aaron/Esto

The New American Green Design home  
Bloodgood, Sharp Buster Architects and Planners, Inc.

**NanaWall is Ideal for Green Design Projects:**

- NFRC/Energy Star Certified U values
- Weather resistant with excellent air filtration and water penetration ratings
- Non-toxic powder coating on recyclable aluminum frames
- Water based finishes for wood frames
- FSC certified wood available upon request
- Natural Ventilation
- Daylighting- More Natural Light
- Excellent Acoustic Performance
- Innovative crate design shipping

**Sustainable Large Opening Glass Wall Systems from NanaWall**

NanaWall Systems is committed to making the NanaWall a leading product specified by architects and builders focused on Green Design. We are constantly searching for ways to make the NanaWall more environmentally-friendly and sustainable for construction projects.

NanaWall is a member of the U.S. Green Building Council. The goal at NanaWall Systems is to meet or exceed the performance and manufacturing criteria set forth in LEED® specifications.

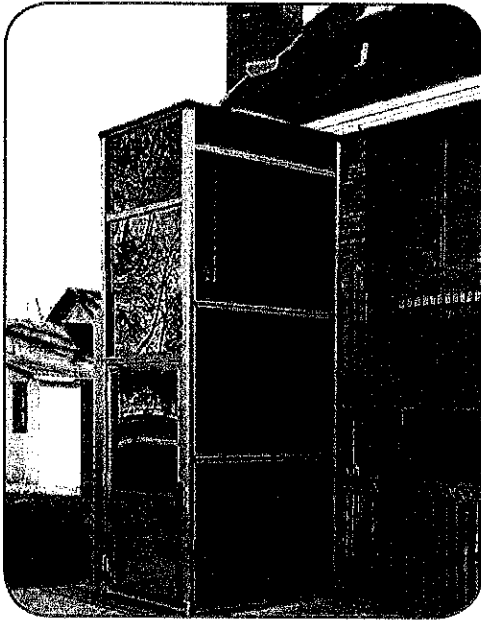


Printed on 100% recycled paper



## Enclosure Model

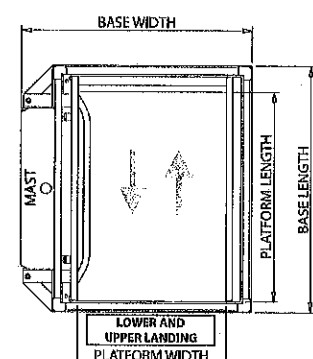
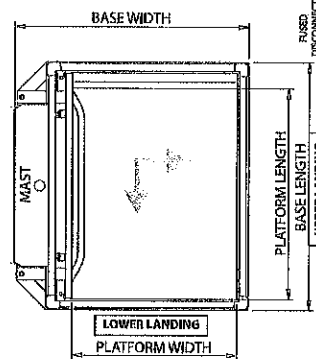
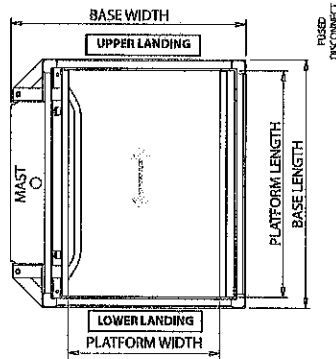
The Genesis Enclosure model is a complete, self-contained vertical access solution. It is similar to the Shaftway Model except it includes its own pre-fabricated enclosure and integrated doors or gates. The enclosure can be built full height and fitted with a Plexiglas dome for weather protection, or can be left open at the top.



This Enclosure model combines anodized aluminum extrusions with Plexiglas panels.

## Genesis Enclosure Dimensions

(for more detailed technical information refer to the Genesis Design and Planning Guide)



| Enclosure Straight Through |                     |                     |                     |                     |
|----------------------------|---------------------|---------------------|---------------------|---------------------|
| Platform Size              | Base Width          | Base Length         | Platform Width      | Platform Length     |
| Standard                   | 1399mm<br>[55 1/8"] | 1505mm<br>[59 1/4"] | 947mm<br>[37 1/4"]  | 1370mm<br>[53 7/8"] |
| Mid-Size                   | 1399mm<br>[55 1/8"] | 1656mm<br>[65 1/8"] | 947mm<br>[37 1/4"]  | 1520mm<br>[59 7/8"] |
| Large                      | 1551mm<br>[61 1/8"] | 1656mm<br>[65 1/8"] | 1099mm<br>[43 1/4"] | 1520mm<br>[59 7/8"] |

| Enclosure 90° Entry/Exit |                     |                     |                     |
|--------------------------|---------------------|---------------------|---------------------|
| Base Width               | Base Length         | Platform Width      | Platform Length     |
| 1399mm<br>[55 1/8"]      | 1505mm<br>[59 1/4"] | 1017mm<br>[40"]     | 1295mm<br>[51"]     |
| 1399mm<br>[55 1/8"]      | 1656mm<br>[65 1/8"] | 1017mm<br>[40"]     | 1446mm<br>[56 7/8"] |
| 1551mm<br>[61 1/8"]      | 1656mm<br>[65 1/8"] | 1155mm<br>[45 1/2"] | 1446mm<br>[56 7/8"] |

| Enclosure On/Off Same Side |                     |                     |                     |
|----------------------------|---------------------|---------------------|---------------------|
| Base Width                 | Base Length         | Platform Width      | Platform Length     |
| 1399mm<br>[55 1/8"]        | 1505mm<br>[59 1/4"] | 947mm<br>[37 1/4"]  | 1295mm<br>[51"]     |
| 1399mm<br>[55 1/8"]        | 1656mm<br>[65 1/8"] | 947mm<br>[37 1/4"]  | 1446mm<br>[56 7/8"] |
| 1551mm<br>[61 1/8"]        | 1656mm<br>[65 1/8"] | 1099mm<br>[43 1/4"] | 1446mm<br>[56 7/8"] |

(Entry/Exit Adjacent to Mast)

- See separate drawings in the Genesis Design and Planning Guide for door details.
- Platform dimensions are clear inside dimensions.
- Ramp required for floor mount
- Mast-to-wall attachment required

## Applications:

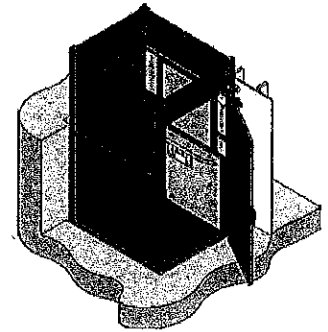
Schools, churches, public buildings, clubs and residences

## Standard Features

- Choice of Leadscrew or Continuous Mains Powered Hydraulic drive (with an auxiliary power system)
- Leadscrew drive - for lifting heights up to 3734mm (147")
- Hydraulic drive - for lifting heights up to 4343mm (171")
- Interlocks and automatic closer for doors and gates
- Champagne colored anodized aluminum frame enclosure
- Sturdy 16 gauge galvanized steel platform side walls: 1070mm (42 1/8") high
- Directional control switches and emergency stop switch
- Grab rail on platform side wall panel
- Keyless operation
- Two year warranty

## Optional Features

- Power Door Operators (ADA compliant)
- Custom platform sizes available
- Illuminated and tactile constant pressure directional buttons
- Arrival gong and digital floor display
- Steel or Plexiglas enclosure panels
- Choice of RAL colors
- Autodialer phone (ADA compliant)
- Keyed operation
- Battery powered emergency lowering (Leadscrew drive only)
- Full time battery operation - for low use applications (Hydraulic drive only)
- Fan and Ventilation System with thermostatic controls and battery backup - requires Continuous Mains Power
- Custom applications (Consult Garaventa Lift)
- Extended warranty (five additional years) \* USA/Canada only

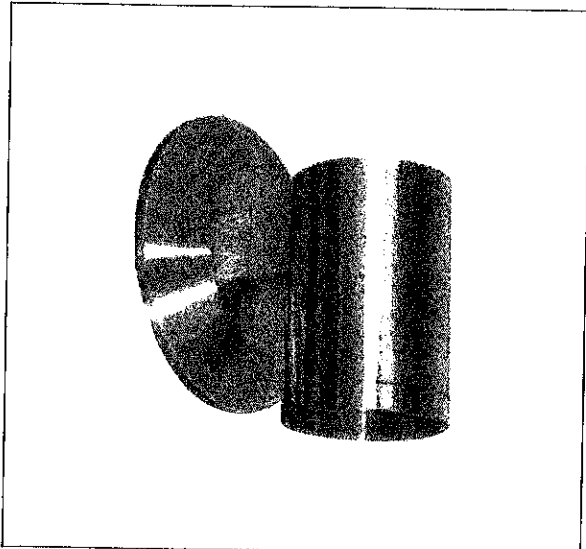




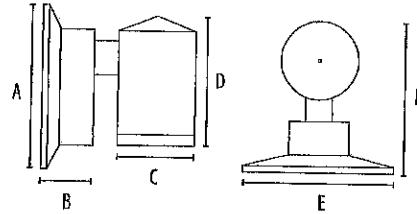
# IVT107

Wall Mount Mini Cylinder Down Light Low Voltage

|                |      |
|----------------|------|
| Catalog Number | Type |
| Notes          |      |



50W MAX  
MR16 GUS.3  
LED 5W  
WET  
Wet Location



| DIMENSIONS (IN) |      |         |    |        |        |
|-----------------|------|---------|----|--------|--------|
| A               | B    | C       | D  | E      | F      |
| 4 1/4"          | 5/8" | 2 3/16" | 4" | 4 1/4" | 3 1/2" |

Order Matrix | Example : IVT107ST-TR

| Series   | Finish | Accessories / Options  |
|--|--------|--|
| A  | B      | C  |
| <b>A</b> Series  |        | <b>C</b> Accessories / Options   |
| <b>IVT107</b> Round canopy 3 1/2" round junction box                                 |        | -TR Electronic Transformer<br>-IPV100 45° Cutoff Directional Shield<br>-LEDWW 5W LED 3400K<br>-LEDCW 5W LED 7000K<br>LH3 (3) Media Lens Holder For Use with 1 5/8" Filters |
| <b>B</b> Finish  |        |  |
| ST 316 Stainless Steel<br>W White Aluminum<br>B Black Aluminum<br>BR Bronze Aluminum |        |  |

**Description:**

The Vortech mini cylinder down light is for use with (1) 12V MR16 50W max. Optional LED lamp is available. Fixtures is available in 316 stainless steel or die-cast aluminum. The 316 stainless steel is of marine grade quality and has superior corrosion resistance. Die-cast aluminum is available in powder-coated white, black or bronze. Custom powder coat finishes are available. Consult factory. To ensure the natural appearance of stainless steel, regular cleaning is necessary.

**Electrical:**

120V Input. Fixture is fully gasketed and NRTL wet location listed. Fixture may be dimmed with no special modification or specification. Dimming for LED MR16 is not available. Specify -TR for 120/12VAC electronic transformer.

**Maintenance:**

Stainless steel requires regular cleaning and maintenance to prevent tarnishing or tea staining.

**Accessories:**

LH3 - Three media filter holder for use with 1 5/8" color filters, spread lens filter and louvers. Media filter inserts in lens cap of fixture. Must order filter media separately.  
IPV100 - 45° cut-off directional shield.

**Lamp Source:**

(1) 50W 12V MR16  
(1) 5W LED MR16 (optional)

**Mounting:**

Round canopy for 3 1/2" round junction box

**LED MR16 Option:**

- High power 5W LED
- 30 lumens per watt
- 40,000 hours lamp life
- Driver and lamp included

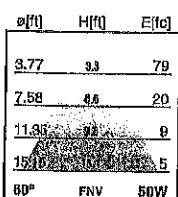
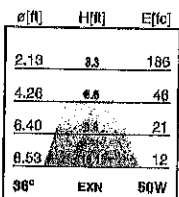
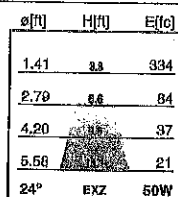
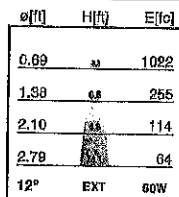
**Features:**

- Aesthetic appearance
- Multiple mounting canopy for standard US junctions boxes
- Easy re-lamping. Lamp covers held by tamper proof locking screws
- Integral electronic transformer included if specified
- Indoor / outdoor applications.
- Back plate allows fixture to mount flush against the wall with no exposed back plate.

**Listing:**

NRTL listed for wet locations. NRTL listed to US and Canadian standards.

**Lamp Photometrics | 50W MR16**



**Diffusion & Color Filters**

Filters must be use with LH3 triple media lens holder. Lens holder accepts (1) diffusion filter and up to (2) color filters.

**Diffusion Filters**

- PFL-1-S Diffuser Spread
- PFL-2-S Linear Spread
- PFL-3-S Sand Spread
- PFL-4-S Soft Focus

**Color Filters**

- PL3-S Amber Color Filter
- PL6-S Red Color Filter
- PL7-S Yellow Color Filter
- PL8-S Green Color Filter
- PL9-S Blue Color Filter

VORTECH 6-02209 P-02

Intense Lighting | 2861 E La Palma Ave. | Anaheim, CA 92806 | Phone: 1.800.961.5321 | Fax: 1.800.961.5322 | www.intenselighting.com

Note: Specifications and dimensions subject to change without notice.



ADDRESS: 1211B SURF ROAD, HOLLYWOOD, FLORIDA 33019

ADDRESS: 1211B SURF ROAD, HOLLYWOOD, FLORIDA 33019

**LEGAL DESCRIPTION:**

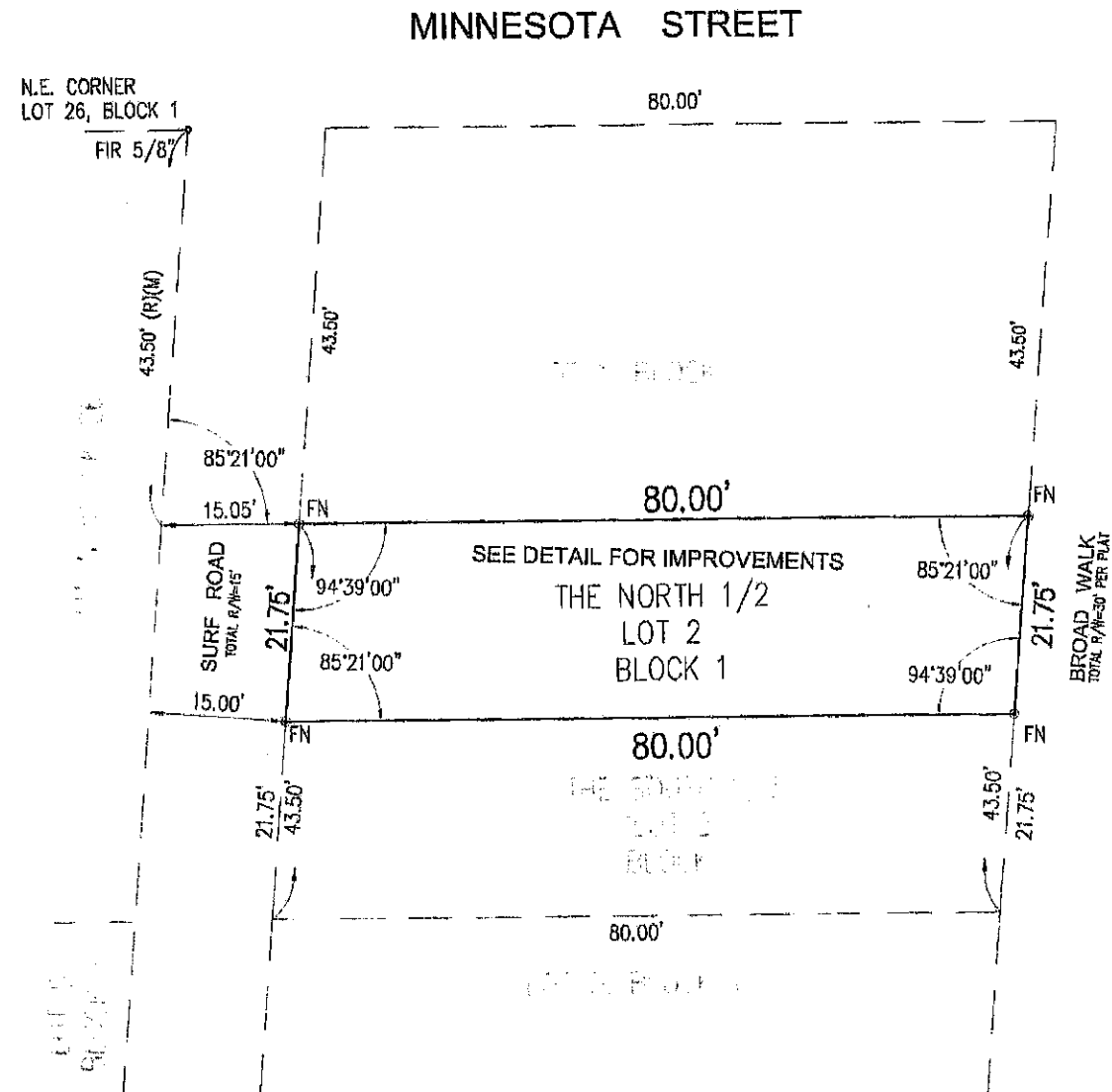
THE NORTH ONE-HALF (N1/2) LOT 2, BLOCK 1, OF "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**DETAIL**  
 LOT IMPROVEMENTS  
 MINNESOTA STREET

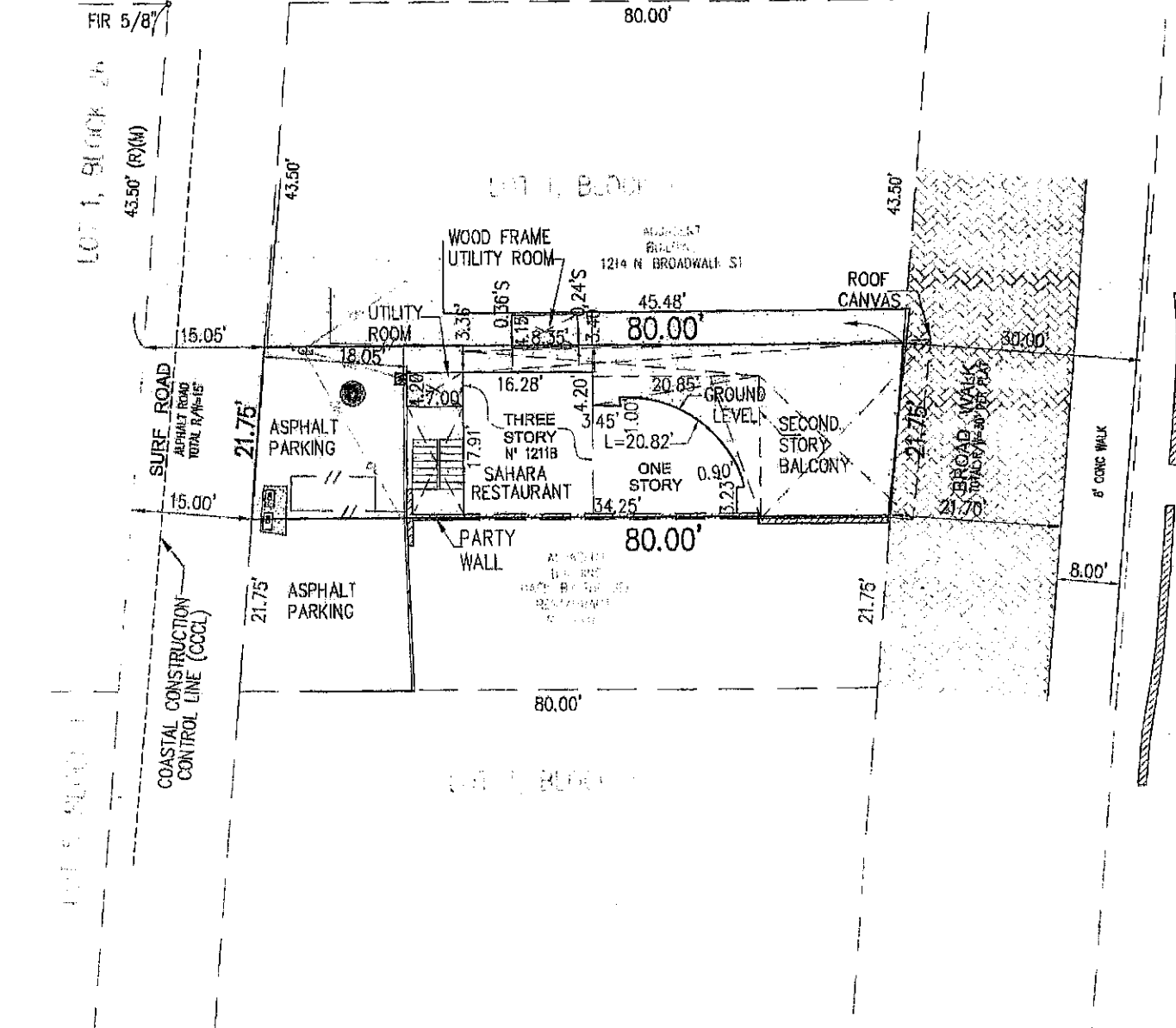
SHEET 2 OF 5  
 THIS INSTRUMENT IS NOT FULL AND COMPLETE  
 WITHOUT THE OTHER ACCOMPANYING SHEETS



**BOUNDARY SURVEY**



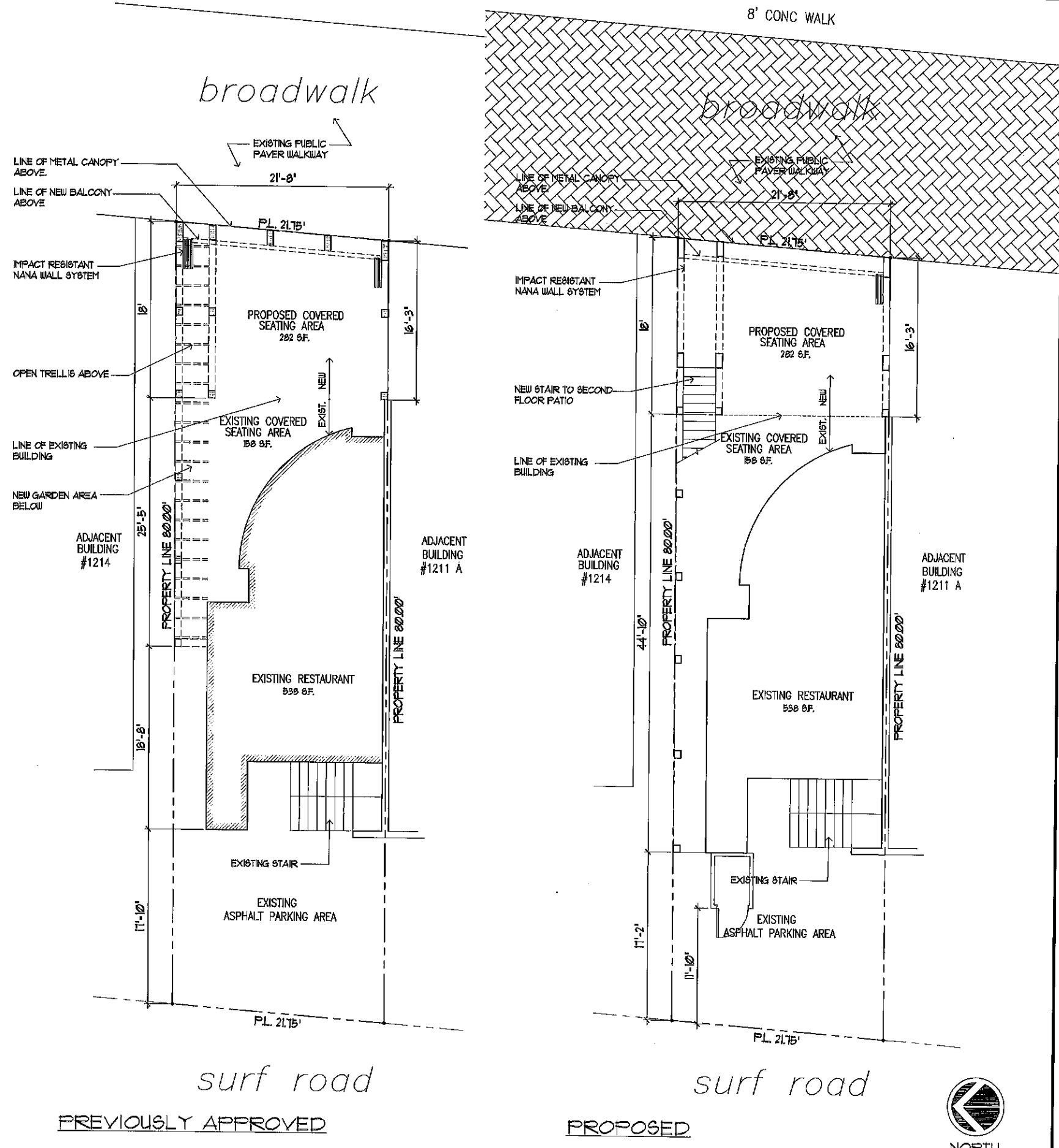
N.E. CORNER  
 LOT 26, BLOCK 1



LEGEND AND ABBREVIATIONS ARE SHOWN ON SHEET 1

NOT A VALID SURVEY WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER. THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF SECTION 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.  
 SIGNATURE AND SEAL LOCATED ON SHEET 1. THIS INSTRUMENT IS NOT FULL AND COMPLETE WITHOUT ACCOMPANYING SHEETS.  
 LOUIE P. JOHNSTON  
 PROFESSIONAL SURVEYOR & MAPPER No. 2173  
 STATE OF FLORIDA

NOTE: THIS IS A COPYRIGHT DOCUMENT CONTAINING PROPRIETARY INFORMATION AND IS NOT WARRANTED BY PROFESSIONAL SURVEYORS, INC. OR THE SIGNING SURVEYOR WHEN COPIED BY OTHERS.  
 UNLESS OTHERWISE SHOWN HEREON, THE FOLLOWING NOTES APPLY:  
 \* RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT AND POINTS ARE WITHIN 0.1' POSITIONAL TOLERANCE  
 \* THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT AND THE SAME, IF ANY, MAY NOT BE SHOWN ON THIS SKETCH.  
 \* UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED  
 \* ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 1988)  
 \* FENCE TIES ARE TO THE CENTERLINE OF THE FENCE  
 \* THE OWNERSHIP OF FENCES (IF ANY) IS NOT DETERMINED.  
 \* WALL TIES ARE TO THE FACE OF THE WALL.  
 \* BASIS OF BEARINGS, IF ANY, ARE ASSUMED PER PLAT AND/OR LEGAL DESCRIPTION  
 \* SYMBOLS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES AND MAY OR MAY NOT BE TO SCALE  
 \* THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE PURPOSE FOR USE AS AN AID IN OBTAINING A COASTAL CONSTRUCTION CONTROL LINE SURVEY ON THE HEREON DESCRIBED PROPERTY. NO ADDITIONAL WARRANTIES ARE HEREBY EXTENDED.



LEGAL DESCRIPTION:  
 THE NORTH ONE-HALF LOT 2, BLOCK 1, OF "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS  
 1211B SURF ROAD  
 HOLLYWOOD, FL 33019

SITE INFORMATION/ BUILDING SUMMARY  
 SITE INFORMATION:

- 1)- ZONING: BWK-25-HD-C (BROADWALK HISTORIC DISTRICT COMMERCIAL)  
 LAND USE DESIGNATION: GENERAL BUSINESS
- 2)- NET LOT AREA: 1,734 SQUARE FEET
- 3)- PARKING
- |                             | REQUIRED | PROVIDED            |
|-----------------------------|----------|---------------------|
| 0 SPACES RETAIL/ RESTAURANT |          | 0 SPACES            |
| 1 SPACES RESIDENTIAL        |          | 2 SPACES (EXISTING) |
- 4)- SETBACKS
- |                | REQUIRED |        | PROVIDED |                    |
|----------------|----------|--------|----------|--------------------|
|                | BASE     | TOWER  | BASE     | TOWER              |
| (a) BROADWALK  | 5'-0"    | 15'-0" | 0'-0"    | 38'-0" (EXISTING)  |
| (b) NORTH SIDE | 5'-0"    | 5'-0"  | 0'-0"    | 0'-0"              |
| (c) SOUTH SIDE | 5'-0"    | 5'-0"  | 0'-0"    | 0'-0" (EXISTING)   |
| (d) SURF ROAD  | 5'-0"    | 15'-0" | 17'-10"  | 17'-10" (EXISTING) |

BUILDING SUMMARY:

1)- BUILDING HEIGHT:

|  | ALLOWED | PROVIDED          |
|--|---------|-------------------|
|  | 40'-0"  | 27'-9" (EXISTING) |

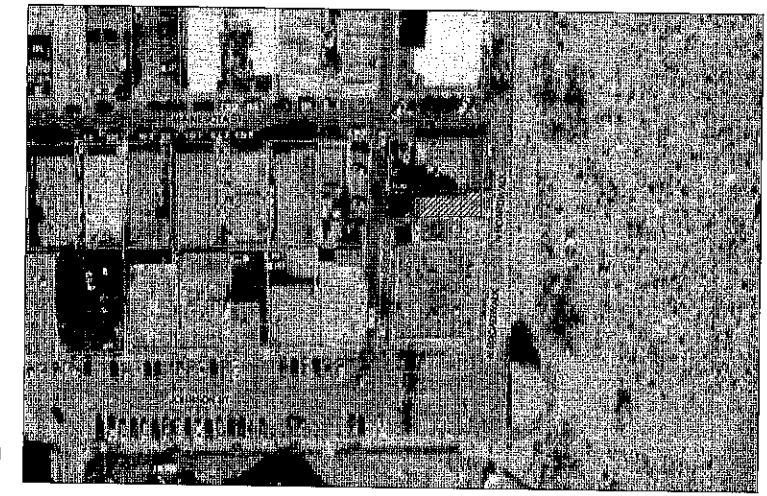
2)- BUILDING AREAS:

|               | EXISTING | PROPOSED | TOTAL               |
|---------------|----------|----------|---------------------|
| FIRST FLOOR   |          |          |                     |
| INTERIOR AREA | 538 S.F. | -        | 538 S.F. (EXISTING) |
| COVERED PATIO | 158 S.F. | 282 S.F. | 440 S.F.            |
| BALCONY       | NA       | NA       | NA                  |
| SECOND FLOOR  |          |          |                     |
| INTERIOR AREA | 517 S.F. | -        | 517 S.F. (EXISTING) |
| BALCONY       | 177 S.F. | 335 S.F. | 512 S.F.            |
| THIRD FLOOR   |          |          |                     |
| INTERIOR AREA | 322 S.F. | 417 S.F. | 417 S.F.            |
| BALCONY       | 198 S.F. | 103 S.F. | 103 S.F.            |

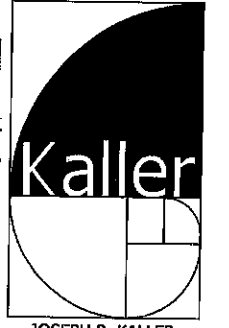
VARIANCE:

|               | REQUIRED | PROPOSED |           |
|---------------|----------|----------|-----------|
| FRONT SETBACK | 5'-0"    | 0'-0"    | (GRANTED) |
| NORTH SETBACK | 5'-0"    | 0'-0"    |           |

SITE INFORMATION



LOCATION PLAN



JOSEPH B. KALLER & ASSOCIATES, P.A.  
 2417 Hollywood Blvd., Hollywood, Florida 33020  
 (954) 929-5746 phone - (954) 926-2841  
 kaller@kallercorp.net

SEAL

JOSEPH B. KALLER  
 FLORIDA S.E. # 0009239

PROJECT TITLE  
 COVERED SEATING AREA ADDITION  
 SAHARA RESTAURANT  
 1211B N. SURF ROAD  
 HOLLYWOOD BEACH, FLORIDA

SHEET TITLE  
 SITE PLAN

REVISIONS

| No. | DATE    | DESCRIPTION    |
|-----|---------|----------------|
| 1   | 7-9-09  | PLANNING DEPT. |
| 2   | 7-13-09 | PLANNING DEPT. |
| 3   | 8-23-11 | PLANNING DEPT. |
| 4   | 9-12-11 | PLANNING DEPT. |

PROJECT No: 08170  
 DATE: 4-11-11  
 DRAWN BY: THS  
 CHECKED BY: JBK

SHEET

SP-1

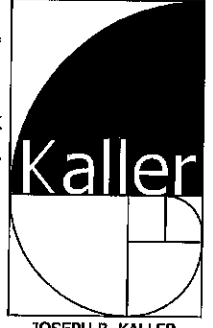
1 OF 1











JOSEPH B. KALLER & ASSOCIATES, P.A.  
 AAA 2361212  
 2417 Hollywood Blvd., Hollywood, Florida 33020  
 (954) 920 5746 phone - (954) 526 2641  
 kaller@kcaller.com

SEAL

JOSEPH B. KALLER  
 FLORIDA R.A. # 0009239

PROJECT TITLE  
 COVERED SEATING AREA ADDITION  
 SAHARA RESTAURANT  
 1211B N. SURF ROAD  
 HOLLYWOOD BEACH, FLORIDA

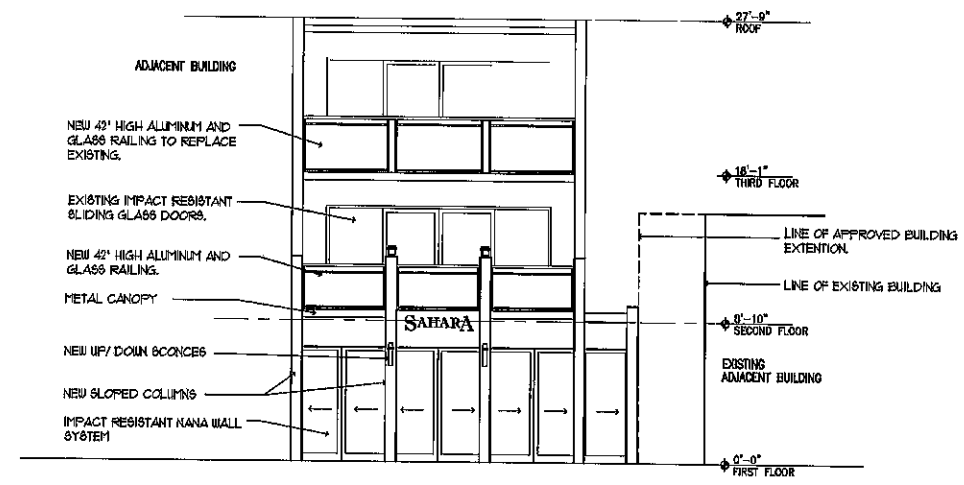
SHEET TITLE  
 SECTION  
 ELEVATION AND

| REVISIONS |         |                |
|-----------|---------|----------------|
| No.       | DATE    | DESCRIPTION    |
| 1         | 5-23-11 | PLANNING       |
| 2         | 7-11-11 | OWNER REV      |
| 3         | 9-12-11 | PLANNING DEPT. |

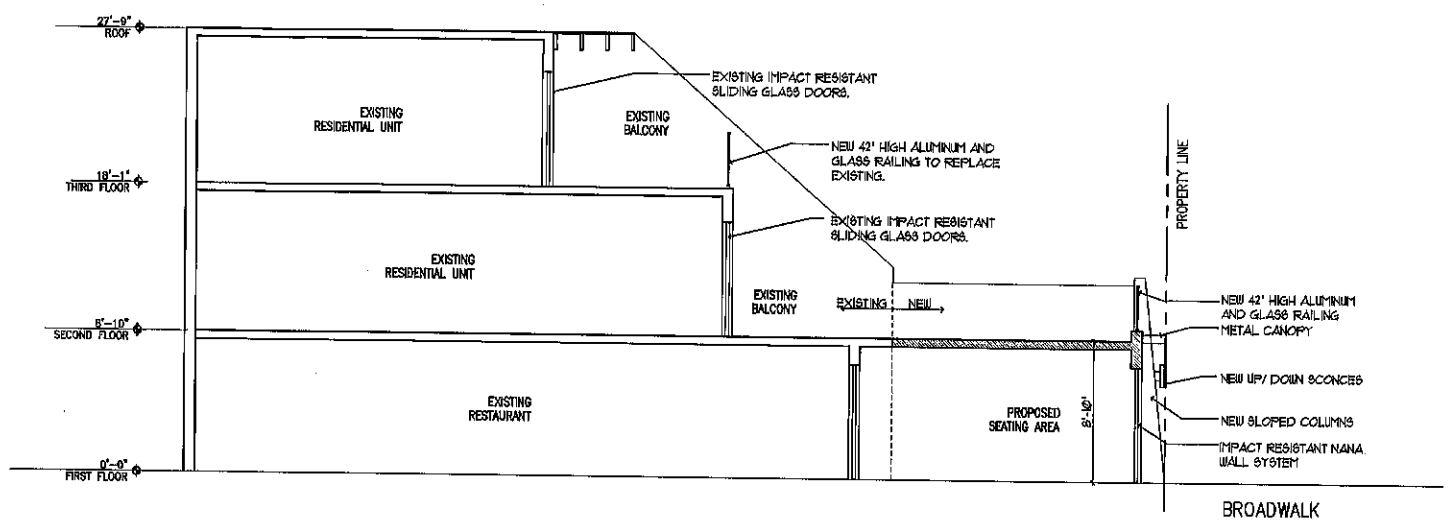
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 DATE: 4-11-11  
 DRAWN BY: TMS  
 CHECKED BY: JJK

SHEET

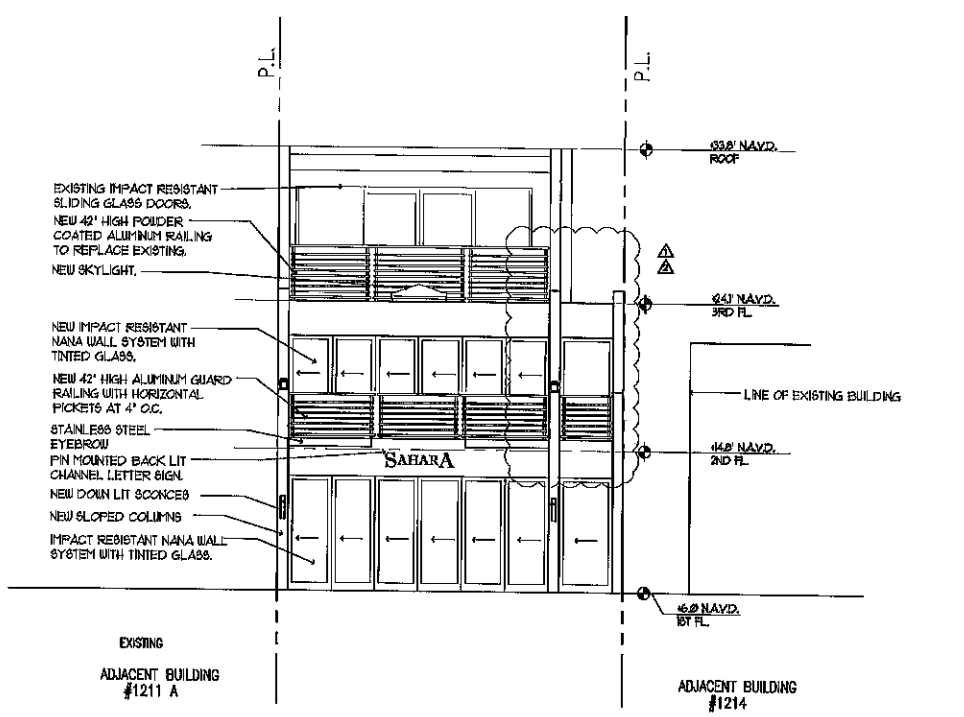
A-3  
 3 OF 5



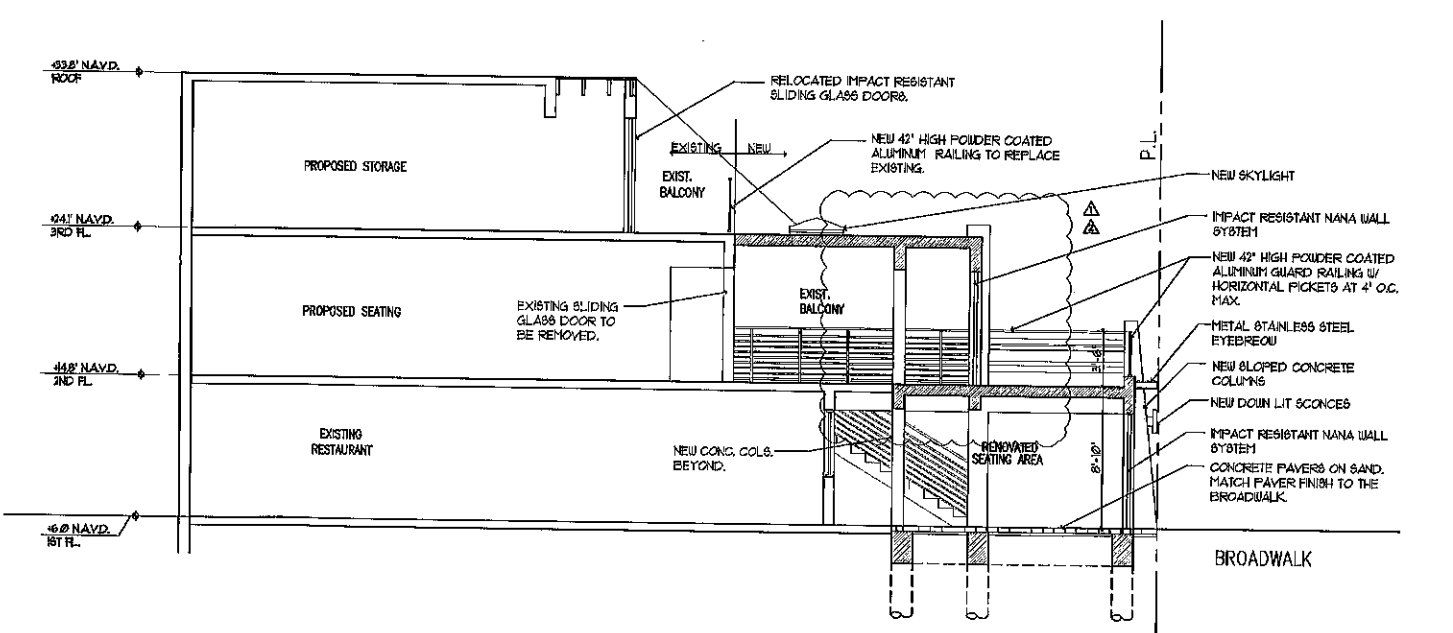
PREVIOUSLY APPROVED



PREVIOUSLY APPROVED



PROPOSED



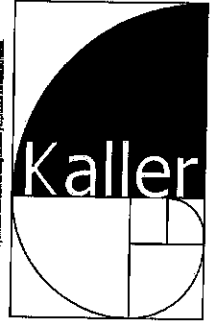
PROPOSED

1 EAST ELEVATION - BROADWALK SCALE: 3/16" = 1'-0"

1 SECTION A-A SCALE: 3/16" = 1'-0"







**JOSEPH B. KALLER & ASSOCIATES, P.A.**  
 A/E/C  
 2417 Hollywood Blvd., Hollywood, Florida 33020  
 P(813) 520-5746 skore - (855) 488-2941  
 kaller@kallera.com

SEAL

JOSEPH B. KALLER  
 FLORIDA R.A. # 0009239

**PROJECT TITLE**  
 COVERED SEATING AREA ADDITION  
 SAHARA RESTAURANT  
 1211B N. SURF ROAD  
 HOLLYWOOD BEACH, FLORIDA

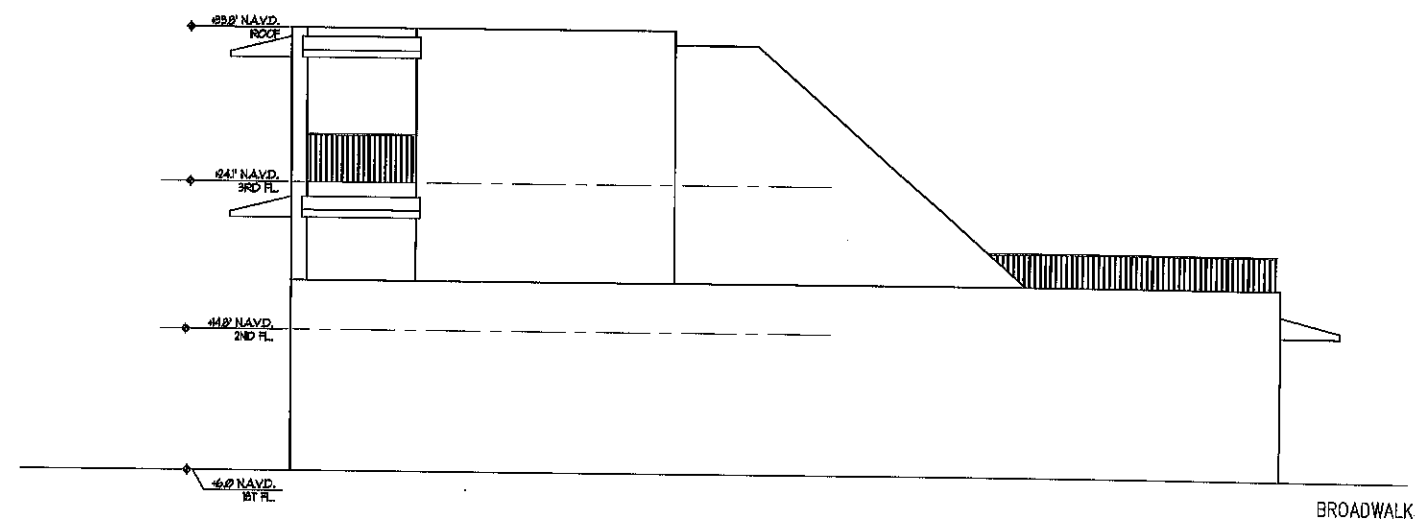
**SHEET TITLE**  
 ELEVATION

**REVISIONS**

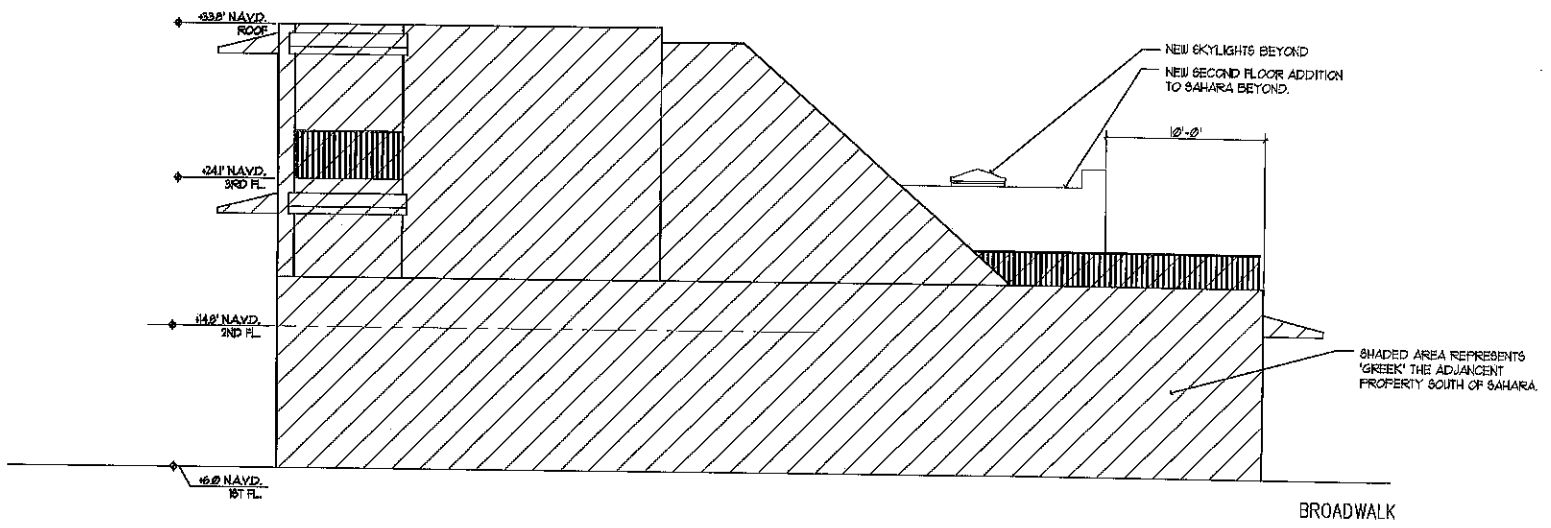
| No. | DATE    | DESCRIPTION         |
|-----|---------|---------------------|
| 1   | 9-12-11 | PLANNING DEPARTMENT |

PROJECT No.: 08170  
 DATE: 4-11-11  
 DRAWN BY: TMS  
 CHECKED BY: JBK

SHEET  
**A-6**  
 6 OF 6



EXISTING

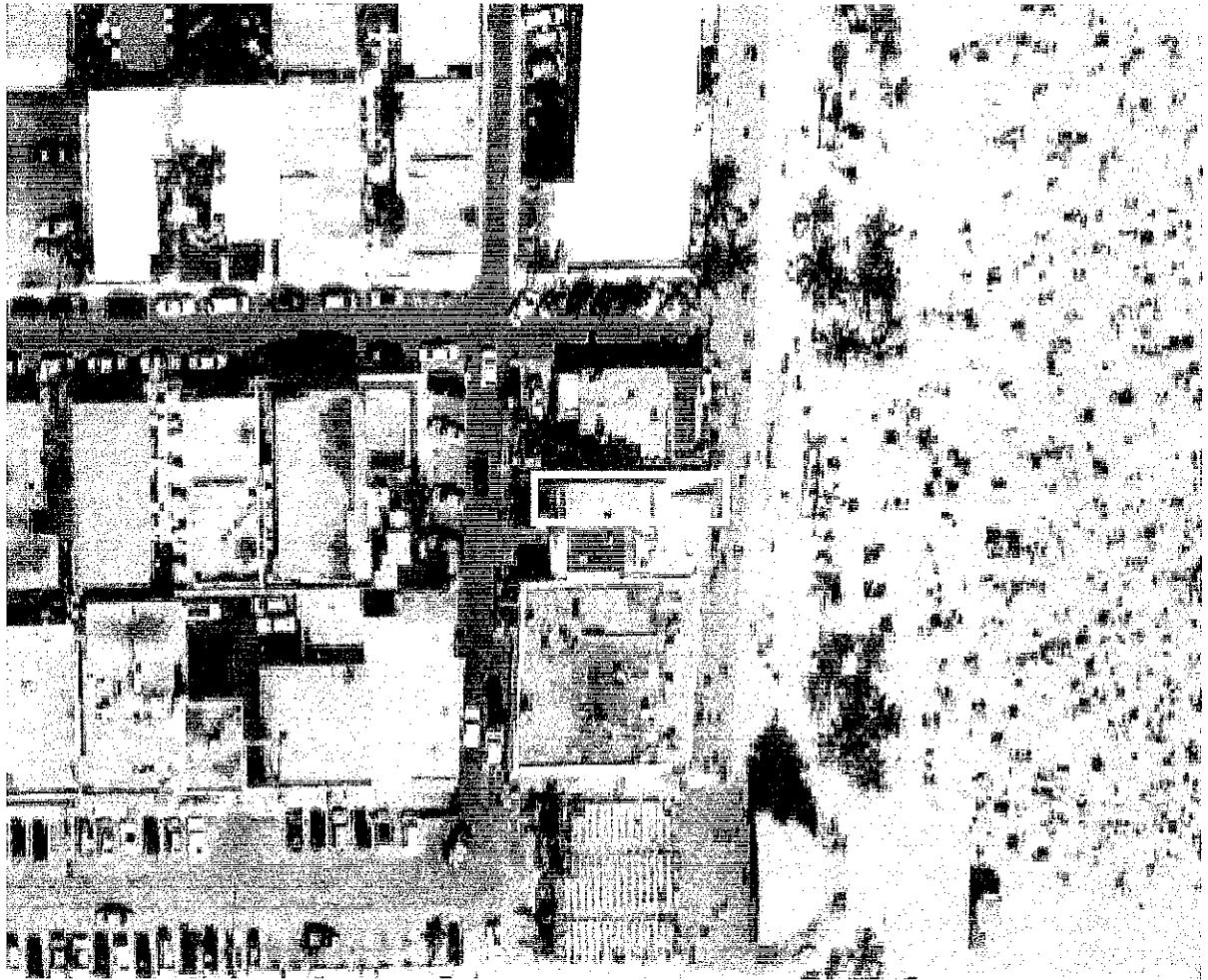


PROPOSED

**Attachment B**  
**Aerial Photograph**



# AERIAL PHOTOGRAPH



1211B N. SURF ROAD

**Attachment C**  
**Previous Resolution**

**CITY OF HOLLYWOOD  
HISTORIC PRESERVATION BOARD**

INSTR # 108776019  
OR BK 46431 Pages 17 - 20  
RECORDED 08/05/09 12:06:33  
BROWARD COUNTY COMMISSION  
DEPUTY CLERK 1025  
#1, 4 Pages

**RESOLUTION NO. 09-CV-40**

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING A VARIANCE TO WAIVE THE MINIMUM FRONT BUILDING SETBACK OF 5' O THE FIRST FLOOR TO PROVIDE A 0' SETBACK; AND APPROVING A CERTIFICATE OF APPROPRIATENESS FOR DESIGN FOR RENOVATIONS TO THE SAHARA RESTAURANT LOCATED AT 1211B NORTH SURF ROAD WITHIN THE HOLLYWOOD BEACH HISTORIC OVERLAY DISTRICT AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Historic Preservation Board (the Board) is charged with the responsibility of preserving and conserving properties of historical, architectural and archeological merit in the City of Hollywood; and

WHEREAS, the Board is duly empowered to consider a request for a variance involving property located within the Historic District; and

WHEREAS, a Certificate of Appropriateness for Design is required prior to the issuance of a building permit for new building construction, additions to existing buildings, major renovation work or substantial alteration based upon evaluation of the compatibility of the physical alteration or improvement with the criteria listed in the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, ALG Holdings II, LLC, by and through its representative Joseph Kaller Architects, filed an application (09-CV-40) requesting a variance to waive the minimum front building setback of 5' on the first floor to provide a 0' setback, and a Certificate of Appropriateness for Design for renovations to the Sahara Restaurant located at 1211B N. Surf Road within the Hollywood Beach Historic Overlay District as more particularly described in the attached Exhibit "A" incorporated herein by reference; and

WHEREAS, the Director of the Office of Planning and Planning staff, following an analysis of the application and its associated documents have determined that the proposed request for a Variance to waive the minimum front building setback from 5' to 0' does meet the criteria set forth in Section 5.6.J 1a.-d. of the Zoning and Land Development Regulations had have therefore recommended that the Variance be approved; and

**Return to: Office of Planning  
City of Hollywood  
2600 Hollywood Blvd, Room  
315  
Hollywood, FL 33020**



WHEREAS, the Director of the Office of Planning and Planning staff, following an analysis of the application and its associated documents have determined that the proposed request for a Certificate of Appropriateness for Design does meet the following criteria of integrity of location, design, setting, materials, workmanship and association as set forth in Section 5.6.F of the Zoning and Land Development Regulations and have therefore recommended approval with the following condition:

The Applicant shall replace the balcony railings on the second and third floors with a railing similar to what currently exists (i.e. – wrought iron).

; and

WHEREAS, on July 28, 2009, the Board and held an advertised public hearing to consider the Applicant's requests for a Variance and Certificate of Appropriateness for Design and the Board made the following findings:

(1) As to the Variance to waive the minimum front building setback from 5' to 0':

(a) That the requested variance does maintain the basic intent and purpose of the subject regulations including the Historic District Regulations, Guidelines and Resolutions, particularly as it affects the stability and appearance of the city;

(b) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

(c) That the requested variance is consistent with and in furtherance of the Goals, Objective and Policies of the adopted Comprehensive Plan, as amended from time to time; and

(d) That the requested variance is the minimum variance reasonably necessary.

(2) As to the Certificate of Appropriateness for Design the Board made the following findings: That the proposed renovations to the Sahara Restaurant adhere to the criteria set forth in Section 5.6 F of the Zoning and Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That following review of the Office of Planning staff report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing, and the consideration of the

criteria listed herein for approving/denying a Variance for the property located at 1211B North Surf Road, Hollywood, Florida, to waive the minimum front building setback from 5' to 0', the Variance is hereby **approved** based upon the findings set forth above.

Section 2: That following review of the Office of Planning staff report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying a Certificate of Appropriateness for Design for the property located at 1211B North Surf Road, Hollywood, Florida, the Certificate of Appropriateness for Design is hereby **approved** based upon the findings set forth above and the plans submitted and approved by the Board.

Section 3: That the approval by the Board granting said Variance shall become null and void unless the application obtains all appropriate building or other permit(s) or license(s) within 18 months of the Board's approval. Said 18 months shall commence upon passage and adoption of this Resolution.

PASSED AND ADOPTED THIS 28th DAY OF JULY, 2009.

RENDERED THIS 30<sup>th</sup> DAY OF JULY, 2009.

  
TERRY CANTRELL, CHAIR

APPROVED AS TO FORM & LEGALITY  
For the use and reliance of the Historic  
Preservation Board of the City of  
Hollywood, Florida, only.

  
DEBRA-ANN REESE, BOARD ATTORNEY

(HISTORIC PRESERVATION BOARD RESOLUTION 09-CV-40)

EXHIBIT "A"

LEGAL DESCRIPTION

The North One-Half (1/2) of Lot 2, Block 1, of  
"HOLLYWOOD BEACH FIRST ADDITION",  
according to the Plat thereof, as recorded in  
Plat Book 1, Page 31 of the Public Records of  
Broward County, Florida.