

**CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
PLANNING AND DEVELOPMENT SERVICES**

DATE: February 28, 2012

FILE: 09-CPV-39

TO: Planning & Development Board/Historic Preservation Board

VIA: Andria Wingett, Planning Manager *aw*

FROM: Elizabeth Chang, Planning & Development Services Administrator *EC*

SUBJECT: Angelo Gramanzini requests Variances, Certificate of Appropriateness for Design, and Site Plan approval for an approximate 6,900 sq. ft. commercial building located at 1402 N. Surf Road within the Hollywood Beach Historic Overlay District.

REQUEST

Variances, Certificate of Appropriateness for Design, and Site Plan approval mixed-use building.

Variance: Waive the required interior setbacks of 21 ft (25% of the lot width) for the building base and 10 ft for the tower to allow 0 ft on the north side.

RECOMMENDATION

Variance: Approval, with the condition the gates on the first floor must remain decorative to maintain the style and design of the ground level.

Certificate of Appropriateness for Design: Approval, if the Variance is granted and with the following conditions:

- a) The applicant work with staff to incorporate design/architectural features on the north elevation to avoid blank walls prior to submittal of a building permit; and
- b) The gates on the first floor must remain decorative to maintain the style and design of the ground level.

Site Plan: Approval, if the Variance and Certificate of Appropriateness for Design are granted and with the following conditions:

- a) The third floor shall be limited to storage use only unless required parking is provided for any other use; and
- b) A Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).

BACKGROUND

The applicant is requesting Variances, Certificate of Appropriateness for Design, and Site Plan approval for construction of a 6,900 sq ft, 3-story (37 ft) restaurant at 1402 N. Surf Road. While a project of this nature is typically only reviewed by the Planning and Development Board, it is located along the Broadwalk and subsequently, the Hollywood Beach Historic Overlay District. As such, the project requires joint review by the Planning and Development and Historic Preservation Board for appropriateness of site and architectural design. Therefore, the Joint Board will be considering the requests for Variance, Certificate of Appropriateness for Design, and Site Plan.

REQUEST

Currently, the site consists of two lots, approximately 83 ft wide by 80 ft deep. While the north lot is currently vacant, the south lot contains an existing nonconforming restaurant to remain. The proposed development will be situated on the north lot and all new construction must meet current zoning requirements. The new building will be aligned with existing buildings along the Broadwalk and contain an open breezeway on the first floor which may accommodate creative uses such as additional seating and entertainment area. Restaurant activities will occur on the second floor with the kitchen, dining area, bar, and restrooms with storage on the third floor.

Although the beach environment leaves minimal room for landscaping, some trees and shrubs will be provided in several locations to help complement the existing surroundings as well as the new development. The applicant has worked with staff to provide planters containing triple Alexander Palms and Silver Buttonwoods along the Broadwalk and Surf Road to further enhance these areas. Parking is currently maintained on both lots at the rear; however with the proposed development, several spaces will be eliminated. In addition to general zoning and land development regulations, the Beach CRA Master Plan gives careful consideration to recommendations for appropriate amounts of parking in each area of the Beach. Regulations for this area require all uses, with the exception of restaurants and retail, to provide parking on site. Typically, storage areas are associated with restaurants but at a smaller scale. As the applicant is proposing approximately 1,700 sq ft of storage, they are required to provide two parking spaces for the property which will be maintained at the adjacent lot.

Included in the application is a Variance request to waive the required interior setbacks of 21 ft (25% of the lot width) for the building base and 10 ft for the tower to allow 0 ft on the north side. Typically, the 25% is the total sum of both sides; however, the south lot contains an existing nonconforming restaurant. As such, the required setback would need to be met on the north side for the new construction. This allows the applicant to provide adequate space and maintain continuity in the design between the first floor and remaining two floors. This arrangement allows the applicant to maximize use of the space and is consistent with other establishments on the beach.

SITE INFORMATION

Owner/Applicant:	Angelo Gramanzini Rev. Trust
Address/Location:	1402 N. Broadwalk
Net Size of Property:	6,618 sq ft (0.15 acres)
Land Use:	General Business
Zoning:	Broadwalk Historic District Commercial (BWK-25-HD-C)
Existing Use of Land:	Vacant/Restaurant

ADJACENT FUTURE LAND USE

North: General Business
South: General Business
East: Open Space and Recreation
West: General Business

ADJACENT ZONING

North: Broadwalk Historic District Commercial (BWK-25-HD-C)
South: Broadwalk Historic District Commercial (BWK-25-HD-C)
East: Broadwalk
West: Broadwalk Historic District Commercial (BWK-25-HD-C)

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 the applicant to develop a vacant lot, the City is accomplishing desired reinvestment at the core of the Historic Hollywood Beach Overlay District while maintaining the character of the Broadwalk. The new structure will enhance the area and provide a more enjoyable experience to patrons.

The development is consistent with the Comprehensive Plan, based upon the following:

Land Use Element:

Objective 4: Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.

Policy 3.1: Continue to encourage commercial and seasonal uses along Central Beach and prohibit any increase in the number of permanent residential dwelling units above that permitted by the adopted Comprehensive Plan (1998) through the implementation of the Hollywood Beach Redevelopment Plan, directed at safer and more efficient use of the scarce beach resources and by revising the Planning and Zoning regulations as needed pursuant to the recommendations of that plan.

The proposed project achieves the Goals and Objectives outlined in the Land Use Element by developing an underutilized parcel while improving conditions in the area. Additionally, it will promote additional pedestrian activity by providing a restaurant and open space which also encourages existing businesses to make further improvements.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

Within Sub-Area 4, the subject property is located in Hollywood Beach which is defined by the Atlantic Ocean to the east, the Intracoastal Waterway to the west, Hallandale Beach Boulevard to the south and Dania Beach Boulevard to the north. The Beach is comprised of three very distinct areas, North Beach, Central Beach and South Beach.

The proposed development is located within the Central Beach area which contains some of the first development on Hollywood Beach. The Hollywood Beach Hotel, constructed in 1925, was one of the focal points in Young's City Plan. The hotel was rated one of the best in the State and aided in the development of the village character on the beach with small hotels, shops, residences and entertainment. Due to the importance of the Beach to the quality of life for all residents in the City of Hollywood, the Beach has been the subject of several studies over the past several years. These studies have included the Hollywood Beach Master Plan, the Economic Development Action Agenda, the Community Redevelopment Plan, Barrier Island Neighborhood Master Plan, and most recently the Beach Community Redevelopment Area (CRA) Master Plan.

As accomplished with the creation of the Beach CRA Master Plan, administrative and regulatory frameworks were established to improve the physical conditions on the beach. This was accomplished by creating zoning districts which promote attractive growth and enhance the quality of life in Hollywood Beach. These districts are tailored to the needs of each different area and the physical conditions that are presently there. The proposed development is consistent with the City-Wide Master Plan as it fosters economic development and recognizes the Central Beach as an important place for development. The proposed development will create a more pleasing atmosphere and creates new economic opportunities.

CONSISTENCY WITH THE HOLLYWOOD BEACH CRA MASTER PLAN

The Hollywood Beach Community Redevelopment Area (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 historic Boardwalk, 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 Boardwalk 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 development creates a fresh look which contributes to the Boardwalk 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

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood Zoning and Land Development Regulations Section 5.3 F (1) and are utilized in evaluating Variances:

Variance

Waive the required interior setbacks of 21 ft (25% of the lot width) for the building base and 10 ft for the tower to allow 0 ft on the north side.

CRITERIA 1: That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.

ANALYSIS: The intent of setback regulations created for the beach is to encourage configuration of multiple lots while creating an environment which directs and supports focus on the Boardwalk. This is in addition to traditional reasoning for which setbacks allow for sufficient distance separation between habitable space and adjacent buildings for provision of open space and quality of living. The proposed development is compatible with these provisions while also accommodating the special layout of the Beach.

Currently, the site consists of two lots, approximately 83 ft wide by 80 ft deep. While the north lot is currently vacant, the south lot contains an existing nonconforming restaurant to remain. The proposed development will be situated on the north lot and all new construction must meet current zoning requirements. The applicant is requesting to waive the required building base interior side setback of 25% of the lot width, approximately 21 ft, to allow zero feet. Typically, the 25% is the total sum of both sides; however, the south lot contains an existing nonconforming restaurant. As such, the required setback would need to be met on the north side for the new construction. Additionally, the applicant is requesting to waive the tower side interior setback of 10 ft to allow zero in order to match the base building line. Although the applicant is proposing to build to the property line, this design is similar to adjacent properties and does not affect the character of the surrounding beach community.

Due to FEMA regulations the first floor will not contain solid walls. Rather, it will be enclosed by decorative folding gates. This difference in material softens the impact of the request by creating a greater feeling of openness at the ground level. **As such, staff is recommending approval with the condition the gates on the first floor must remain decorative to maintain the style and design of the ground level.** On the second and third floors, the design allows the applicant to accommodate a suitable dining area, kitchen, bar, and restrooms.

The architect provides, "This required [10'] setback at the building base is to provide pedestrian access, while access is provided consistently at every street, every 160'-0" along the beach. These streets provide both visual and pedestrian access to the Boardwalk and beach. Buildings that take up more lots tended to provide pedestrian access through, while those that sit on single lots usually did not, just because of the buildable area allowed."

FINDING: Consistent, with the imposition of staff's condition.

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

ANALYSIS: The reduction of required space on the north side is consistent with other buildings in the surrounding area which provide little or no setback. Also, as mentioned above, the first level will remain partially open due to the use of folding gates rather than solid walls allowing for a greater sense of openness. Finally, the additional space created on the second and third floors help create a reasonable amount of space for the restaurant which includes a kitchen,

dining area, bar, and restrooms. The addition of this restaurant along the Boardwalk contributes to the economic viability of the Beach.

As stated by the architect, "The requested Variances are compatible with the surrounding Community. The rhythm of the street with building sitting the width of the 40'-0" lots is common along the Boardwalk. This project would be beneficial to the Community and perhaps act as a catalyst to other property owners thinking of building or renovating their sites."

FINDING: Consistent.

CRITERIA 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, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: Recommendations for Central Beach within the City-Wide Master Plan encourage setbacks that "...recognize the urban character of [this area] and are specifically tailored to these needs as opposed to setback requirements that are based on mainland criteria." Further, the Beach CRA Master Plan encourages "pedestrian-friendly, mixed-use development" and "flexibility in use and design" for redevelopment along the Beach. If approved, the requested variance maintains consistency with these guidelines by creating a new restaurant which improves the Boardwalk by filling in a vacant lot, providing fresh architecture and landscaping, and creates new economic development opportunities.

FINDING: Consistent.

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

ANALYSIS: Allowing for reduced setbacks on the north side allows the developer to provide a reasonable amount of space for a restaurant which entails dining area, kitchen, restrooms, and bar. The third floor accommodates storage area for the restaurant. Due to FEMA regulations, the first floor cannot contain permanent kitchen facilities and can only be for additional seating. This is the minimal variance reasonably necessary to accommodate redevelopment of this parcel in a manner that allows the applicant to maximize the use of his property, and as such, is not economically based or self-imposed.

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 § 5.5 F.

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

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The proposed development is taking place on an empty lot within Central Beach. It is immediately surrounded by a restaurant to the south (sister building) and a 2-story commercial building to the north. Approximately one block north is the newly established Garfield Street Garage and Charnow Park. The City-wide Master Plan recognizes this area as the commercial core of the Beach, thus making this an excellent location for the development as it will bring new patronage to surrounding businesses. Additionally, it will fill an otherwise unattractive vacant lot with fresh architecture to help enhance the Broadwalk.

Upon completion, the building will help improve and preserve the character of Beach Historic District, which is a notable accomplishment for the City. It will rehabilitate underutilized space and continue to provide a long-time service to the area. Lot proportions are consistent with other businesses along the Broadwalk and will not have negative impacts on adjacent properties.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: As mentioned earlier, the new building will be filling in a vacant lot. Given this opportunity to create a new design to help enhance the Broadwalk, the applicant has selected a Mediterranean Revival architectural style. As stated by the architect, "The style of Architecture is Mediterranean Revival, an Architectural style common throughout the City. The Buildings Architectural and Design components comprise of textured concrete moldings, concrete columns, canvas awnings, wrought iron balustrades and Spanish "S" roof tiles. All of these elements are common historically. Other important features include the arched breezeways and the recessed balconies; these add monument and dimension to the façades as well as providing areas for pedestrians to access and gather." The architect provides decorative elements and architectural features along the east, south, and west elevations which help to accentuate different areas of the building and eliminates blank walls. However, the north elevation lacks decorative elements as it abuts another 2-story commercial building. The applicant is proposing a 3-story structure and while the first two stories will not be visible, the third story is able to be seen. **As such, staff is recommending the applicant work with staff to incorporate design/architectural features on the north elevation to avoid blank walls prior to submittal of a building permit.**

These features are consistent with established design guidelines for the Beach CRA, which are tailored to the unique character of the Beach and have the intent of making it a more coherent, functional, and visibly pleasing environment. While working with Engineering to comply with FEMA elevation requirements, the applicant was required to modify the original design which included a fully enclosed first floor to include an open breezeway enclosed with decorative folding iron gates. This design element is also consistent with the Beach design guidelines which recognize these life safety requirements and encourage creative, adaptable designs and uses in this regard. In order to ensure this design is maintained, **staff is recommending approval with the condition the gates on the first floor must remain decorative to maintain the style and design of the ground level.**

FINDING: Consistent, with the imposition of staff's conditions.

CRITERION: SETTING

ANALYSIS: The Historic District Design Guidelines state setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood. One element which contributes to overall appropriateness of design in the context of this criterion is rhythm, which refers to the "regular or harmonious recurrence of lines, shapes, forms, or colors. The architect describes, "The Proposed Building sits flush with the Broadwalk. This allows ease of movement by pedestrians. The proportion and scale are compatible with the rhythm of the Broadwalk. The lots are narrow and the heights of the building undulate up and down, a character unique to Hollywood Beach. Styles vary beside each other, from Art Modern to Mediterranean Revival to Streamline. This provides a visual interest in color, pattern and texture of the street. The proposed building will add greatly to this character of the Broadwalk." The use of a flat roof design accented with a parapet along with balconies on the third floor create horizontal and vertical breaks in massing as well as design characteristics similar to surrounding buildings. The applicant has worked with staff to enhance these features as well as update the sister building to the south in order to incorporate new design features, creating a link between the old and new.

Although the beach environment leaves minimal room for landscaping, some trees and shrubs will be provided in several locations to help complement the existing surroundings as well as the new development. The applicant has worked with staff to provide two planters containing triple Alexander Palms and Silver Buttonwoods along the front of the building facing the Broadwalk. Two additional planters will be located at the rear of the building facing Surf Road to further enhance this area as well.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines for Historic Properties and Districts state where historic or architecturally significant structures predominate, the use of similar exterior construction materials are appropriate. Furthermore, designing new work

which is incompatible with the other buildings in the neighborhood in materials, size, scale, and texture should be avoided. Building materials used include a textured concrete moldings, concrete columns, canvas awnings, wrought iron balustrades and Spanish "S" roof tiles. All of these materials are consistent with those used in the Beach neighborhood.

FINDING: Consistent.

CRITERION: 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. Although the proposed design pulls from the Mediterranean Revival style which was heavily used from around 1917 into the mid 1930's, it does not create a false sense of historical development. The architect uses features such as canvas awnings, keystone moldings, and clay pipe vents as accents to an original design created to complement the aforementioned style. Using most of the same materials and textures is consistent with design guidelines and maintains appropriateness with the style of the surrounding neighborhood.

FINDING: Consistent.

CRITERION: 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. In particular, scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape and environment. As related to the character of the Broadwalk referenced above, the proposed building design is similar to existing Beach development. The building width, covered walkway, balconies and general height are similar to other buildings and similar created guidelines especially for the Beach CRA.

FINDING: Consistent.

SITE PLAN

A Final Site Plan was reviewed by the Technical Advisory Committee (TAC). Comments were made by members of the TAC in a staff report dated September 11, 2009. The TAC members have found the proposed Site Plan compliant with all regulations as set forth in Chapter 162 of the Hollywood Code of Ordinances, if the Variance and Certificate of Appropriateness for Design are granted and with the following conditions:

- a) The third floor shall be limited to storage use only unless required parking is provided for any other use; and
- b) A Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).

RECOMMENDATION

Variance

Approval, with the condition the gates on the first floor must remain decorative to maintain the style and design of the ground level.

Certificate of Appropriateness for Design

Staff finds the request for a Certificate of Appropriateness for Design consistent with the specified criteria and therefore recommends Approval, if the Variance is granted and with the following conditions:

- a) The applicant work with staff to incorporate design/architectural features on the north elevation to avoid blank walls prior to submittal of a building permit; and
- b) The gates on the first floor must remain decorative to maintain the style and design of the ground level.

Site Plan

Approval, if the Variance and Certificate of Appropriateness for Design are granted and with the following conditions:

- a) The third floor shall be limited to storage use only unless required parking is provided for any other use; and
- b) A Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning District Map
ATTACHMENT C: Correspondence

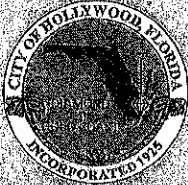
OFFICE OF PLANNING



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

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/apptforms.htm



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 12/1/11

Location Address: 405 North Surf Road
Lot(s): 3 Block(s): 3 Subdivision: Hollywood Beach
Folio Number(s): 514312010012 First Addition
Zoning Classification: Bulk 5 C Land Use Classification: General Business
Existing Property Use: Vacant Sq Ft/Number of Units: 7492 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): _____

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

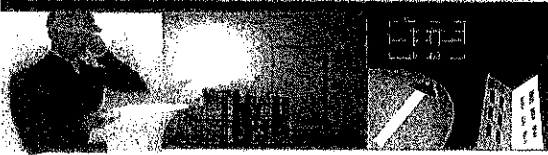
Explanation of Request: Review of 405 North Surf Road by the Development Review BoardNumber of units/rooms: N/A Sq Ft: N/AValue of Improvement: 1.0 million Estimated Date of Completion: 12/1/12

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

Name of Current Property Owner: Angelo Gramanzini Rev. Jr.Address of Property Owner: 11705 NW 11th Street Plantation FL 33323Telephone: 954-483-5708 Fax: 954-370-1881 Email Address: AngeloGramanzini@aol.comName of Consultant/Representative/Tenant (circle one): Joseph B. Kauer # Assoc. netAddress: 34174 Hollywood Blvd Hollywood Telephone: 954-930-5746Fax: 954-930-5747 Email Address: Joseph@Kauerarchitects.comDate of Purchase: 1/10/06 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: Dr. Massimo GramanziniAddress: 11795 NW 2nd AvenuePlantation Florida 33324 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: _____

Date: 12/6/2011PRINT NAME: ANGELO GRAMANZINIDate: 12/6/2011Signature of Consultant/Representative: Joseph B. KallerDate: 12/6/2011PRINT NAME: JOSEPH B. KALLERDate: 12/6/2011

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

CURRENT OWNER POWER OF ATTORNEY

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

Sworn to and subscribed before me

this 10th day of December

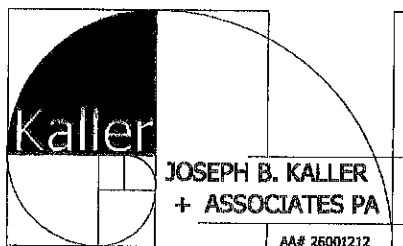
SIGNATURE OF CURRENT OWNER

Notary Public State of Florida

Notary Public State of Florida
Laurie Yoder
My Commission DD766638
Expires 03/10/2012

PRINT NAME

My Commission Expires: _____ (Check One) ☒ Personally known to me; OR _____



architecture - interiors - planning

VARIANCE CRITERIA STATEMENT
1402 NORTH SURF ROAD
09-DPV-39
November 28, 2011

- A. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City:

The Variances being requested are for the side interior setback of the Building. The building is proposed as on the side property line. This is like most buildings on the Broadwalk that sit on the typical 40'-0" +/- lots. This required 10'-7" setback at the building base is to provide pedestrian access, while access is provided consistently at every street, every 160'-0" along the beach. These streets provide both visual and pedestrian access to the Broadwalk and the beach. Buildings that take up more lots tended to provide pedestrian access through, while those that sit on single lots usually did not, just because of the build able area allowed. The proposed Project is consistent with this characteristic and will have a positive effect on 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:

The requested Variances are compatible with the surrounding Community. The rhythm of the street with building sitting the width of the 40'-0" lots is common along the Broadwalk. This project would be beneficial to the Community and perhaps act as a catalyst to other property owners thinking of building or renovating their sites.

- 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, the applicable Neighborhood Plan and all other similar plans adopted by the City:

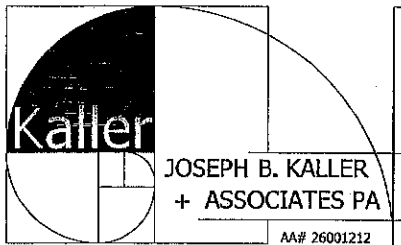
The Master Plan for the Beach Community requires low density, low height, prohibit cars facing the Broadwalk, articulated facades and promotion of renovation to existing structures. The proposed project encompasses the very intent of the Central Beach Master Plan recommendations. All of the other recommendations under Economic Growth, Infrastructure, Transportation, Broadwalk Improvements, Surf Road and Beach Re-nourishment are reflected in the proposed design. The project will add positively to the overall improvement of the area.

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

The requested Variances are not based on an economic or self imposed situation. The Variances rather represent a positive contribution to the area by not providing disproportionate pencil like buildings on the 40'-0" lots. This is consistent with the intent of the Beach Redevelopment Plans.

- 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 does not conflict with any State or Federal Laws affecting the Central Beach Area. With or without the Variance request all laws will be adhered to.



architecture - interiors - planning

GENERAL CRITERIA STATEMENT
1402 NORTH SURF ROAD
09-DPV-39
November 28, 2011

1. Architectural and Design Components. Architecture refers to the Architectural elements of exterior building surfaces. Architectural Details should be commensurate with the building mass. The use of traditional materials for new Architectural Details is recommended. Design of the Building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

The Proposed Project is a Two-Story Restaurant, elevated above a breezeway located at 1402 North Surf Road. The style of Architecture is Mediterranean Revival, an Architectural style common throughout the City. The Buildings Architectural and Design components comprise of textured concrete moldings, concrete columns, canvas awnings, wrought iron balustrades and Spanish "S" roof tiles. All of these elements are common historically. Other important features include the arched breezeways and the recessed balconies, these add monument and dimension to the facades as well as providing areas for pedestrians to access and gather.

2. Compatibility. The relationship between existing Architectural styles 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. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

The Mediterranean Revival Style can be found throughout the City of Hollywood. On the beach the most notable building is the Hollywood Beach Hotel just south of the Site. This style has also been used in the renovation of the Hollywood Bridge and the Broadwalk. The arched breezeways, awnings and balconies evoke that old Hollywood Beach feeling, and the curved parapet also has elements of the historic style.

3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass 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. Architectural details included, but are not limited to, banding, molding and fenestration.

The Proposed Building sits flush with the Broadwalk. This allows ease of movement by pedestrians. The proportion and scale are compatible with the rhythm of the Broadwalk. The lots are narrow and the heights of the building undulate up and down, a character unique to Hollywood Beach. Styles vary beside each other, from Art Modern to Mediterranean Revival to Streamline. This provides a visual interest in color, pattern and texture of the street. The proposed building will add greatly to this character of the Broadwalk.

4. Landscaping. Landscaped area 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.

Low planters are being provided along both Surf Road and the Broadwalk. Native, salt tolerant plants will be used to soften the base of the Building and provide a welcoming quality for the eateries on both sides. The paved areas will match and flow seamlessly into the existing Broadwalk and Surf Road paver areas.

The Landscape Standards for the Beach Redevelopments requires 50% of the lot area to be landscaped or Permeable. This was done by using pavers on a sand bed throughout the site. Raised planters provide areas for palms and other native shrubs. The small lot size did not allow the Tree Canopy requirement to be met. Instead Four (4) Triple Alexander Palms were proposed along the 41'-0" length of property line bordering the Broadwalk.

File 954 926-284/



NOTE NOT ON BROOKFIELD

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

Address	Action	In, En, Iq, Sq, Nx, By	Line	Permit
1402	NX	0 N SURF	RD	
Permit Number		Work Description	Film Number	Date
1.B0307022		DEMOLITION-STRUCTURAL(W/O W/S CREDIT)	0308429	122203
2.B9302970		RENOVATIONS	9300647	050593
3.B9502378		NEW - OFFICE/BUSINESS	9604683	051695
4.B9505365		ROOFING - NEW - FLAT	9604683	092995
5.B9602617		STORM DRAINAGE	9604683	041896
6.B9602737		PAVING	9604683	042296
7.B9604753		INTERIOR COMPLETION	9605104	070596
8.B9606241		SIGN - FLAT WALL	9607172	082896
9.E9501301		ELECTRICAL WORK	9604683	051695
10.E9600063		TEMP POWER(FOR CONSTRUCTION)	9600162	010596
11.E9602546		ELECTRICAL WORK	9605104	070596
12.E9603375		ELECTRICAL WORK	9607172	082896
13.E9603448		ELECTRICAL WORK	9607115	090496
14.E9704422		ELECTRICAL WORK	9804689	110797
15.E9801494		ALARM - COMMERCIAL - CENTRAL - AUDIBLE	9803441	042998
16.M0001703		MECHANICAL WORK	0046555	112100

TIME

Run Report

B/E 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

Permit Number	Work Description	Film Number	Date
1.M9500587	A/C - CENTRAL - NEW	9604683	051695
2.M9701929	WALK IN REFRIGERATOR/COOLER	9804689	110797
3.P0001493	PLUMBING WORK	0179500	082500
4.P0001602	GAS PIPING	0504048	092100
5.P9500584	PLUMBING WORK	9604683	051695
6.P9601156	PLUMBING WORK	9605104	070596
7.B0004914	STORM SHUTTERS	0037857	062900 *
8.B0005739	ALTERATIONS-EXTERIOR	0205911	080100
9.B0106467	RE-ROOF FLAT	0100709	102301
10.B0106527	WINDOW REPLACEMENT	0205789	102501
11.B0406866	WINDOW REPLACEMENT	0500201	122004
12.B0502092	RE-ROOF FLAT	0502750	041105
13.B9304023	ALTERATIONS-INTERIOR	9302954	061473
14.B9706135	SIGNS - SEE PLANS	9706879	082697
15.E0001460	ELECTRICAL WORK	0008028	042000
16.E0001618	AIR CONDITIONING-ELECTRICAL	0208865	050200

1402

1404

TI

Run Report

Inquire

Next Action

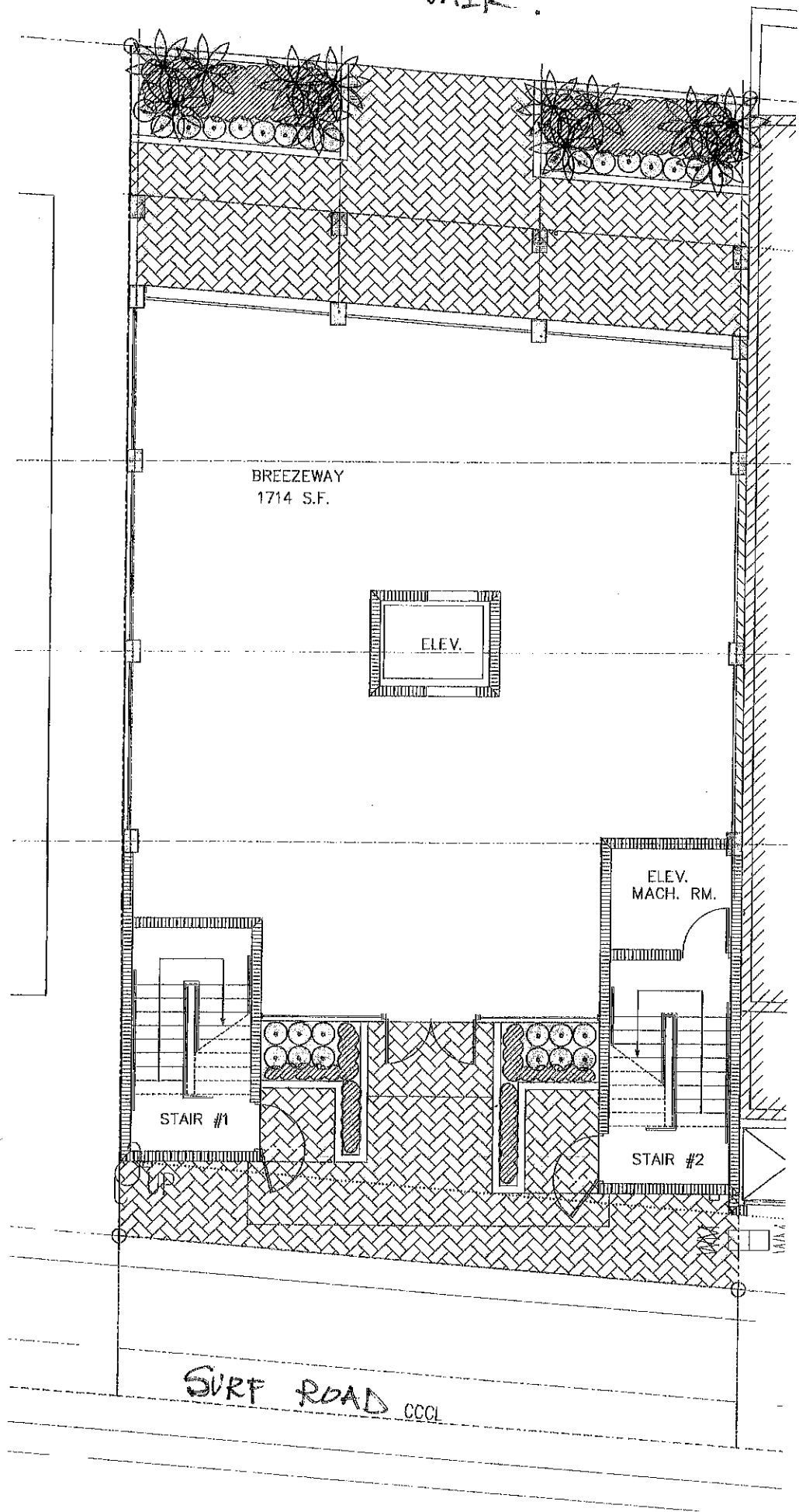
CITY OF HOLLYWOOD FLORIDA

Metropolitan Parcel Information Management System

PERMIT DEMOGRAPHIC HISTORY RECORD

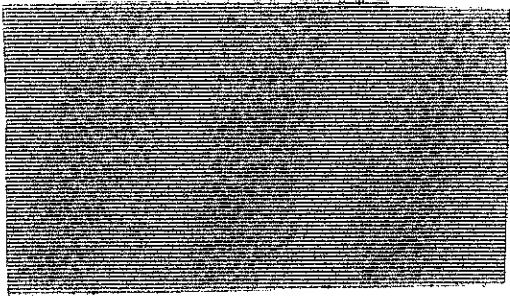
Permit #	St Numbers	St. Name	Type	Suite	FOLIO Num	Date ISSUE
B9502378	1402 0	N SURF	RD		514212010610	051695
Job Name.....					History Date 061996	
Owner Name.....OSBORNE,E & E,OSBORNE,ERNEST R					Temp Days	
Work Description.....NEW - OFFICE/BUSINESS					Desc# 410	
C/O Fee	Fire Fee	Value 140,000.00		C/O Cash Date		
Master Permit Number....B9502378	Permit Fee2120.00		N/C Water/Sewer			
Transferred: To		Discount		W/Gal		
PHONE Sticker	Fr	Fee Rebate		Fee1,361.48		
Microfilm Number.....	9604683	Surcharge 49.00		S/Gal		
		Radon Gas 29.57		Fee1,000.89		
Contractor.....CGCE01004	CONSTRUCTION BY SCOTT		Square Feet			
				Bldg 2,957		
Architect.....	GARY POWELL		Roof 1,639			
				Com Devlp N		
Engineer.....			Assembly Cap			
				Floors in Bld2		
Occp Group GH	Occp Load	Lot 2	Block 3	# Units		
Const Type Req 3PRO	Subdiv HOLLYWOOD BEACH FIRST AD		Xmit:			

BROADWALK.

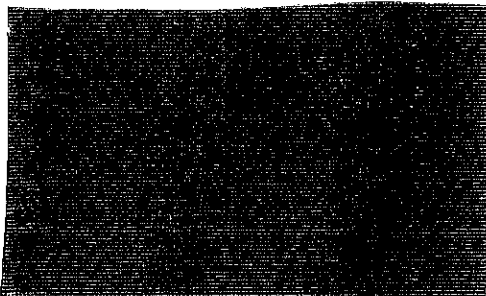


SURF ROAD CCCL

RETAIL AND OFFICE
AT 1402 N. BROADWALK
HOLLYWOOD BEACH



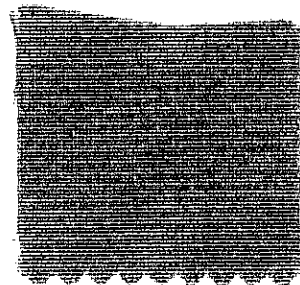
MAIN BUILDING COLOR
BENJAMIN MOORE
HC-17 SUMMERDALE GOLD



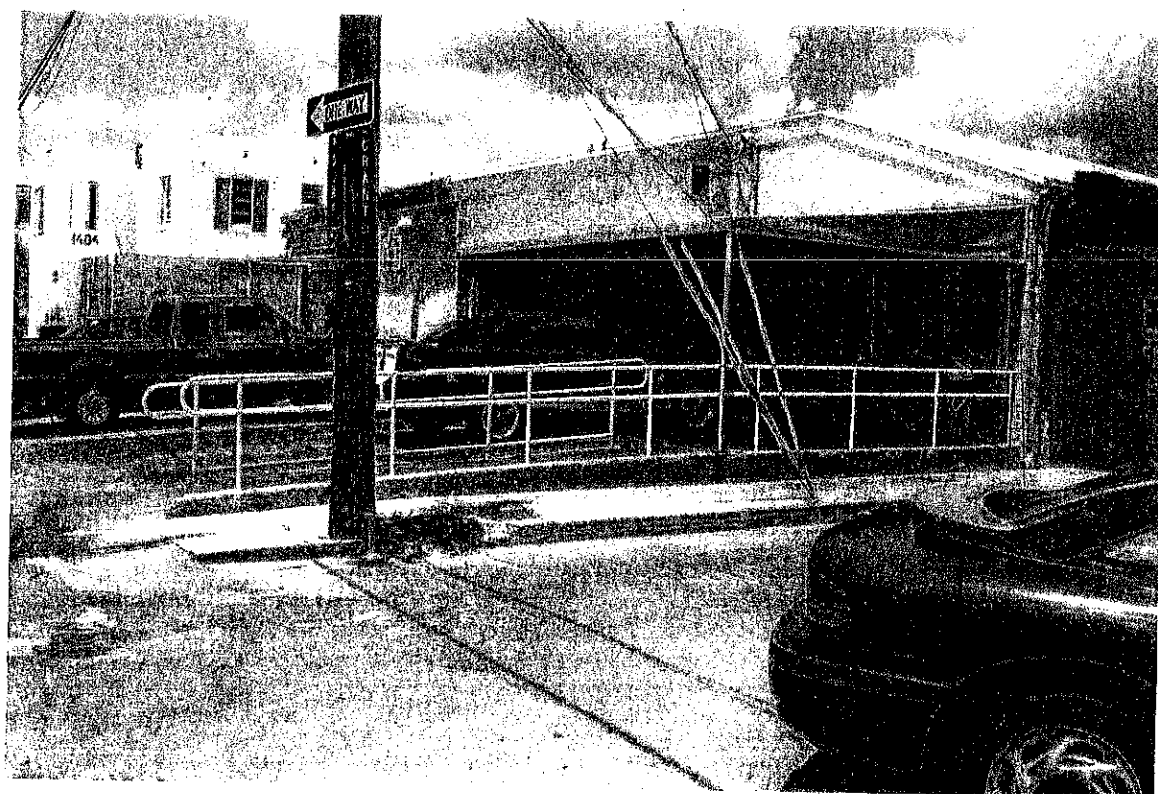
OUTRIDERS
BENJAMIN MOORE
1134 HIDDEN VALLEY.



ENTEGRA
CANTON CLAY
ANTIQUE BLACK.



SUNBELL
SPA



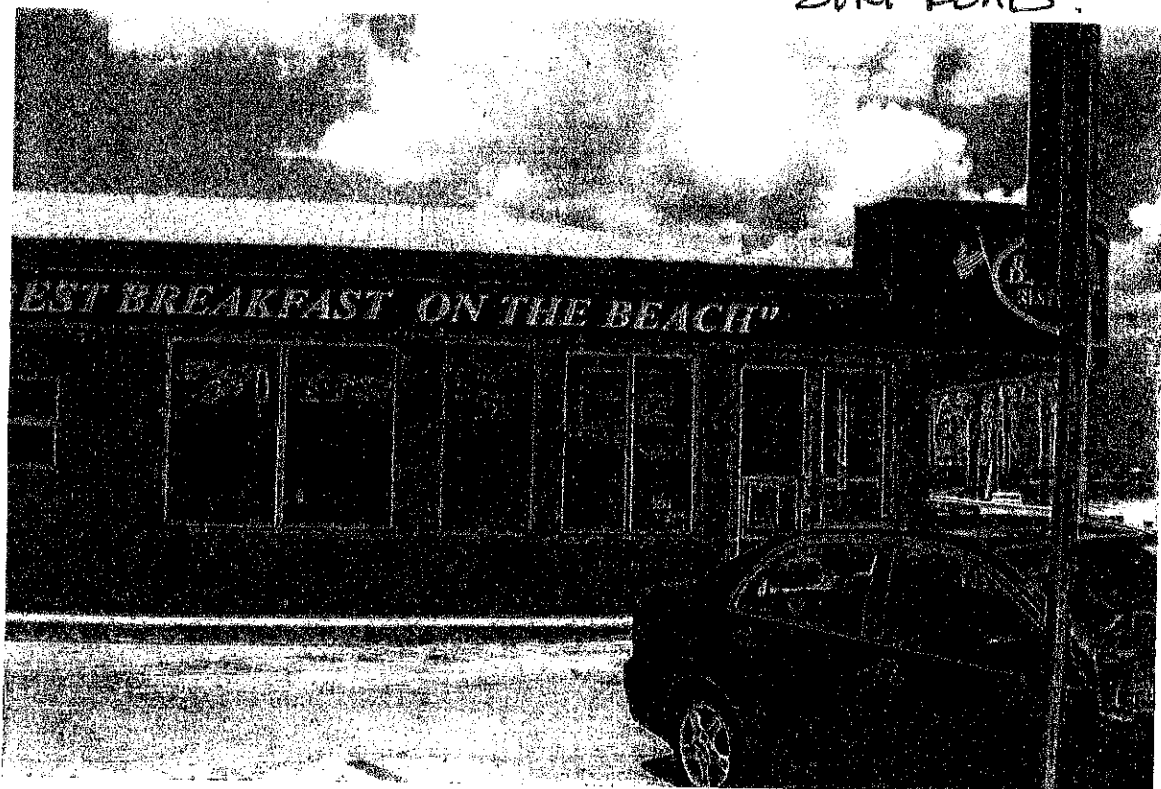
NORTH EAST CORNER GRANT ST.
+ SURF ROAD



SURF ROAD LOOKING EAST



THE SITE FROM
SURF ROAD.



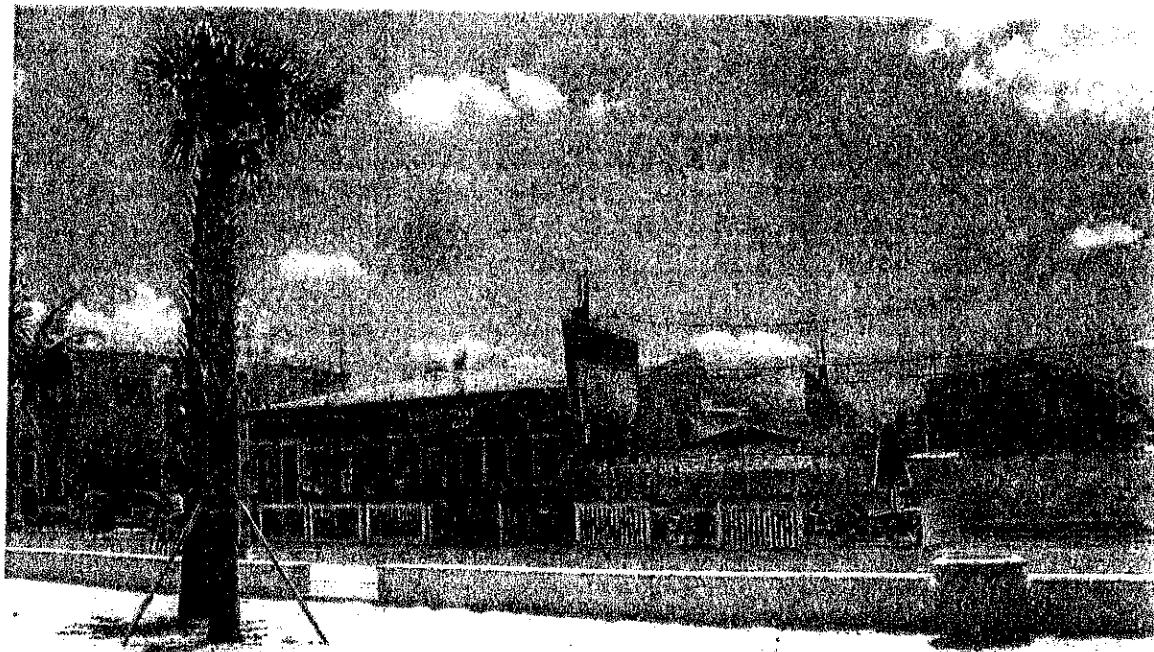
GRANT ST. LOOKING
NORTH.



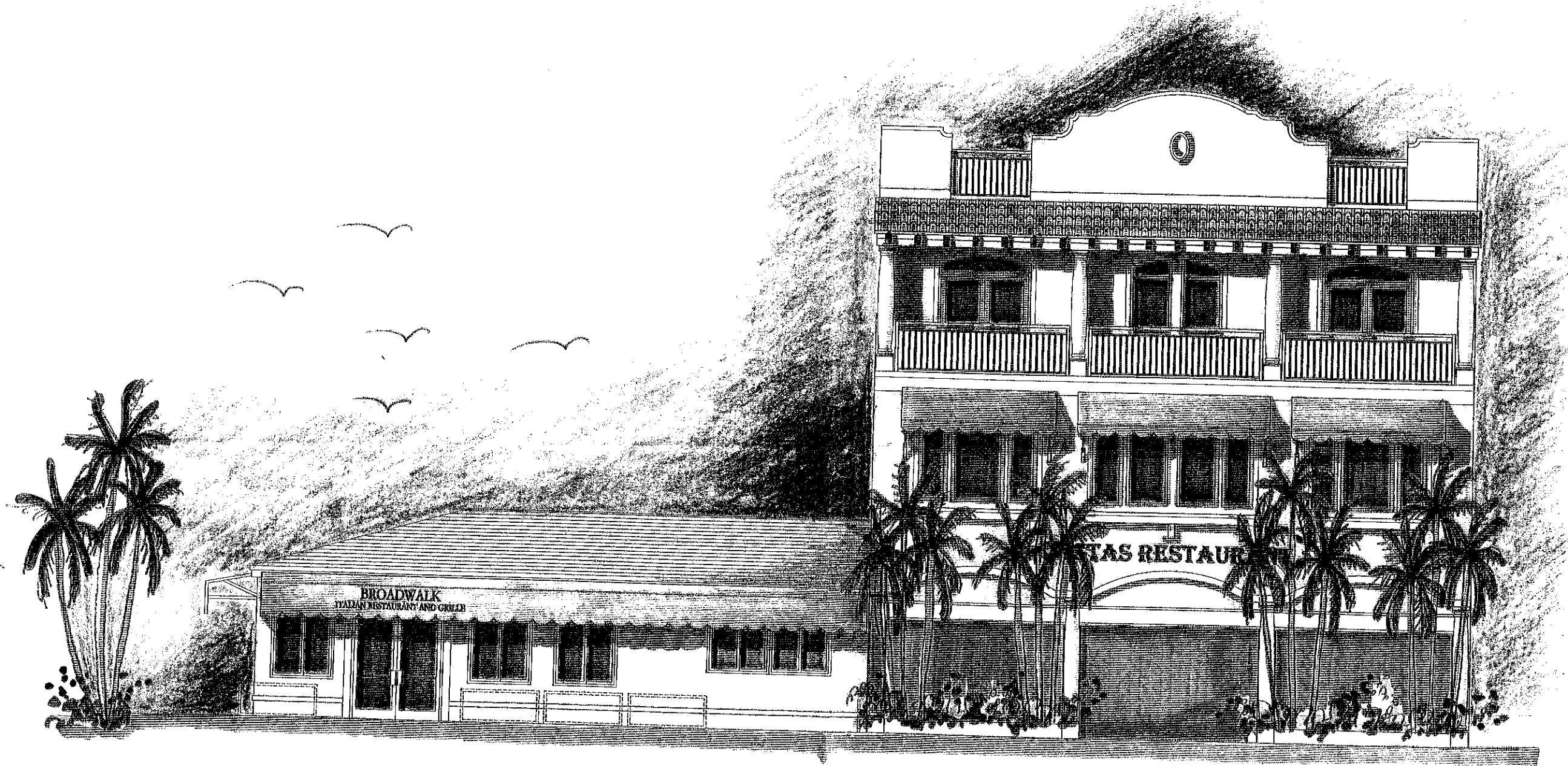
BROADWALK LOOKING WEST
1400



BROADWALK LOOKING WEST
1404.



↑
SITE



1400

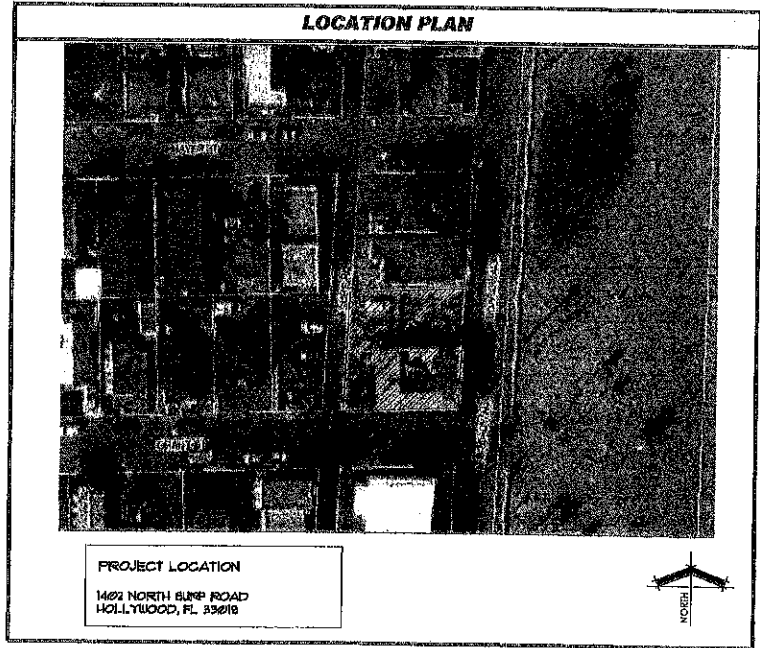
1402

EAST ELEVATION
1402 N. SURF ROAD.

RESTAURANT BUILDING
1402 NORTH SURF ROAD
HOLLYWOOD, FLORIDA



1402



DRAWING INDEX

GENERAL	
T-1	COVER SHEET
SURVEY	
SP-1	SITE PLAN, LOCATION PLAN AND DATA
C-1	PAVING AND DRAINAGE PLANS
C-2	ENGINEERING CONSTRUCTION DETAILS
C-3	ENGINEERING CONSTRUCTION DETAILS
A-1	FIRST AND SECOND FLOOR PLAN
A-1A	THIRD FLOOR AND ROOF PLAN
A-2	BUILDING ELEVATIONS
A-3	BUILDING ELEVATIONS
A-4	CONTEXTUAL STREET ELEVATIONS

PROJECT TEAM

OWNER:	CIVIL ENGINEER:
ANGELO GRAMAZINI REVOCABLE TRUST CONTACT: ANGELO GRAMAZINI ADDRESS: 11700 NW 11TH STREET PLANTATION, FL 33323 PHONE: 954 370-1881	CHARLES O. BUCKALEW CONTACT: CHARLES BUCKALEW ADDRESS: 801 SOUTH OCEAN DRIVE HOLLYWOOD, FL 33019 PHONE: (954) 927-0516
ARCHITECT:	
JOSEPH B. KALLER ARCHITECT CONTACT: MR. JOSEPH B. KALLER ADDRESS: 2417 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 PHONE: (954) 920-5746 FAX: (954) 928-2841 E-MAIL: MICHELE@KALLERARCHITECTS.COM	
SURVEYOR:	
LANDTECH SURVEYORS CONTACT: ANDREW SNYDER ADDRESS: 1600 NW 62ND STREET SUITE 511 FORT LAUDERDALE FL 33309 PHONE: (954) 776-5766 FAX: (954) 776-4660	

Kaller

JOSEPH B. KALLER
&
ASSOCIATES, P.A.
A/E 20061212
2417 Hollywood Blvd., Hollywood, Florida 33020
P(954) 920 5746 phone - F(954) 928 2841
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0039229

PROJECT TITLE
PROPOSED
GRAMAZINI RESTAURANT
1402 N. SURF ROAD
HOLLYWOOD BEACH, FLORIDA

SHEET TITLE
TITLE PAGE

REVISIONS		
No.	DATE	DESCRIPTION
1	8-10-09	PRELIM. TAC
2	9-19-09	FINAL TAC
3	12-15-09	PLANNING
4	10-15-11	USE CHANGE
5	12-22-11	PLANNING

PROJECT No.: 07062
DATE: MARCH 15, 2009
DRAWN BY: THS
CHECKED BY: JBK

SHEET

T-1

2 OF 2

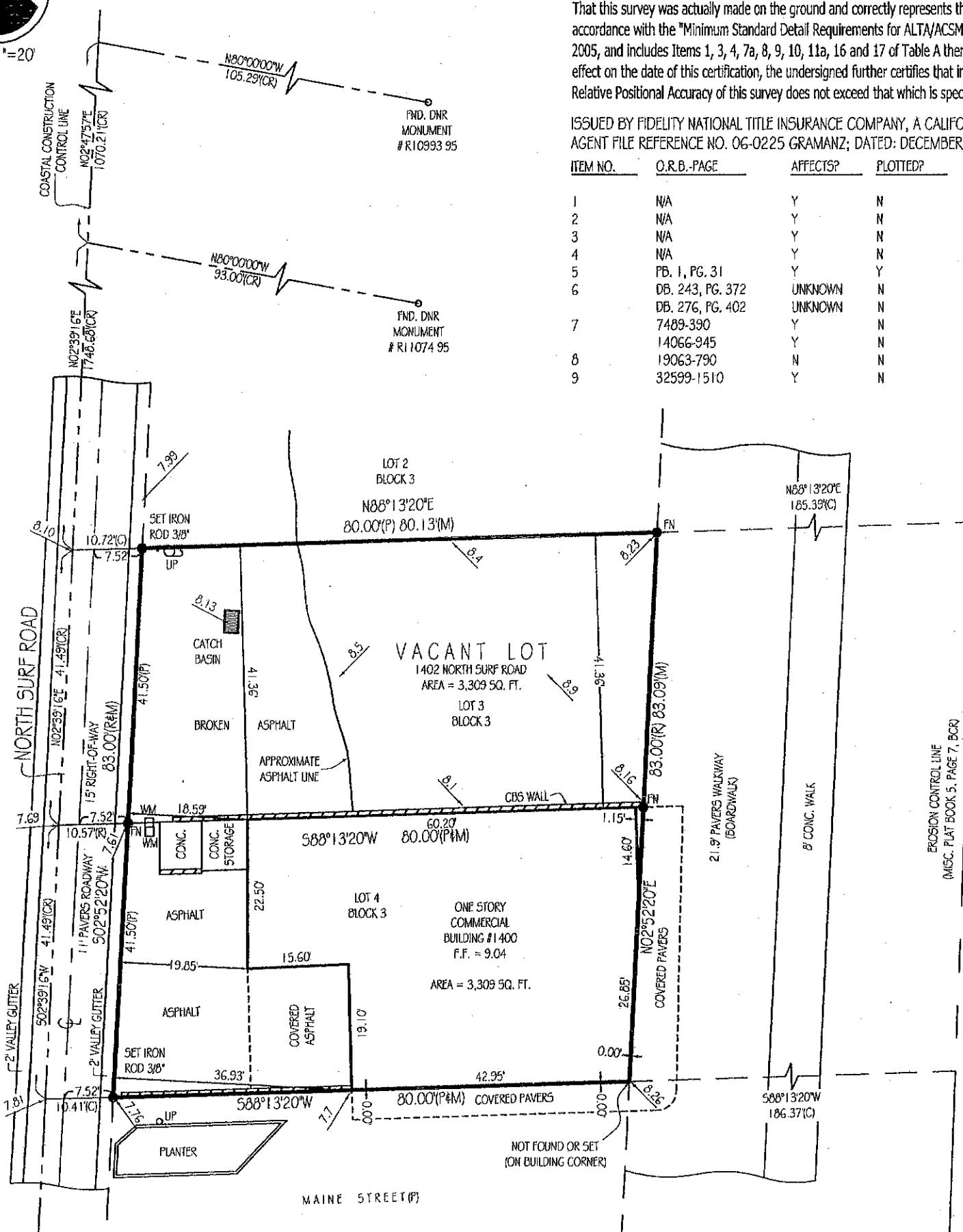
ALTA/ASCM LAND TITLE SURVEY CERTIFICATION

To: Angelo Gramanzini, Fidelity National Title Insurance Company, a California corporation.

That this survey was actually made on the ground and correctly represents the property. This map or plat and survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys," jointly established and adopted by the ALTA and NSPS in 2005, and includes Items 1, 3, 4, 7a, 8, 9, 10, 11a, 16 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
AGENT FILE REFERENCE NO. 06-0225 GRAMANZ; DATED: DECEMBER 18, 2006 @ 11:00 PM

ITEM NO.	O.R.B.-PAGE	AFFECTSP	PLOTTED?	COMMENTS
1	NA	Y	N	NOT A SURVEY MATTER HEREON
2	NA	Y	N	NOT A SURVEY MATTER HEREON
3	NA	Y	N	NOT A SURVEY MATTER HEREON
4	NA	Y	N	NOT A SURVEY MATTER HEREON
5	PB. 1, PG. 31	Y	Y	RECORD PLAT OF HOLLYWOOD BEACH FIRST ADDITION
6	DB. 243, PG. 372	UNKNOWN	N	EASEMENT (ILLEGIBLE)
	DB. 276, PG. 402	UNKNOWN	N	EASEMENT (ILLEGIBLE)
7	7489-390	Y	N	CITY ORDINANCE NO. 0-72-39 - ZONING CHANGE
	14066-945	Y	N	CITY ORDINANCE 86-90 - BROWARD COUNTY LAND USE PLAN REVISION
8	19063-790	N	N	A-1-A RIGHT-OF-WAY (A.K.A. R-O-W M.B. 12, PG. 13)
9	32599-1510	Y	N	PERPETUAL BEACH STORM DRAINAGE REDUCTION EASEMENT



NOTE:
PROPERTIES ARE LOCATED WITHIN A PERPETUAL BEACH STORM DRAINAGE REDUCTION EASEMENT PER OFFICIAL RECORD BOOK 32599, PAGE 1510 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS SURVEY SHOWS ALL MATTERS OF AND CERTIFIES TO THE EXTENT RELATING TO THE EXISTENCE OF THE EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD AS BASED UPON THE OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY THE LAW OFFICES OF COKER & FEINER, DATED: JUNE 28, 2009 AT 8:00 AM.

LEGAL DESCRIPTION:
LOT 3, BLOCK 3, HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOT 4, BLOCK 3, HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:
1400 AND 1402 NORTH SURF ROAD
HOLLYWOOD, FL 33019

INVOICE NUMBER:
01-54033

CERTIFIED TO:
ANGELO GRAMANZINI

FLOOD ZONE: VE-125113-0317-G
BASE FLOOD ELEVATION: 11

LEGEND:

— x — x —	CHAIN LINK FENCE	P	PER PLAT
— // — // —	WOOD FENCE	PL	PROPERTY LINE
A	ARC LENGTH	PC	POINT OF CURVATURE
CA	CENTRAL ANGLE	PCC	POINT OF COMPOUND CURVATURE
C	CENTER LINE	PK	PARKER KALON NAIL
CF	CALCULATED FROM FIELD MEASURE	POB	POINT OF BEGINNING
CR	CALCULATED FROM RECORD DATA	POC	POINT OF COMMENCEMENT
CATV	CABLE TV RISER	PRC	POINT OF REVERSE CURVATURE
Δ	CENTRAL ANGLE (DELTA)	PT	POINT OF TANGENCY
DE	DRAINAGE EASEMENT	R/W	RIGHT-OF-WAY
EASE	EASEMENT	SBR	BELL SOUTH RISER
EOW	EDGE OF WATER	UE	UTILITY EASEMENT
FF	FINISHED FLOOR	WM	WATER METER
FIP	FOUND IRON PIPE	UP	UTILITY POLE
FIR	FOUND IRON ROD		
FN	FOUND NAIL		
L	PER LEGAL DESCRIPTION		
M	MEASURED		
OHC	OVER HEAD CABLE		
ORB	OFFICIAL RECORDS BOOK		

NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929).
- FENCE TIES ARE TO CENTERLINE OF FENCE.
- IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) # 6799.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS ALTA/ASCM LAND TITLE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES ELEVATIONS SHOWN - IF APPLICABLE - ARE BASED UPON

BENCH MARK: DEPIR-100
ELEVATION: 11.15 N.G.V.D. 1929

SIGNED: [Signature] DATE: 05/03/2005

ANDREW SNYDER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

IMPORTANT NOTE:

IF THIS SKETCH OF SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, IT IS LIMITED TO THE INFORMATION REQUIRED FOR THAT PURPOSE. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTECH. SAID APPROVAL SHALL BE CONFIRMED BY AN ADDITIONAL SIGNED NOTATION: "LANDTECH APPROVAL FOR CONSTRUCTION" LISTED IN THE REVISION BAR BELOW. LANDTECH ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.

REVISION SCHEDULE:

THIS SURVEY IS APPROVED FOR CONSTRUCTION BY LANDTECH SURVEYING.	6/16/2009	C.F.
UPDATE SURVEY WITH COASTAL CONSTRUCTION CONTROL LINE.	6/16/2009	C.F.
BOUNDARY SURVEY OF LOT 4, BLOCK ADDED.	7/24/2009	C.F.
ADDED EROSION CONTROL LINE & OWNERSHIP AND ENCUMBRANCE INFO.	8/11/2009	BJF
ADDED ALTA/ASCM LAND TITLE SURVEY INFORMATION & CERTIFICATION	10/14/2009	BJF



LANDTECH
SURVEYING & INSPECTIONS

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1500 NW 62ND STREET SUITE 511
FORT LAUDERDALE, FLORIDA 33309
(954) 776-6766 - FAX: (954) 776-4660

LandTechSurvey.com

FOR MORTGAGE TRANSACTIONS - LANDTECH HEREBY AUTHORIZES CERTIFIED TITLE AGENTS SHOWN HEREON TO ADD ANY LENDER CERTIFICATIONS THEY DEEM NECESSARY TO COMPLETE SAID TRANSACTION. ANY OTHER ALTERATIONS SHALL VOID THIS SURVEY. PLEASE SIGN, DATE & ENTER ADDITIONAL CERTIFICATIONS BELOW.

LEGAL DESCRIPTION

LAND DESCRIPTION:
LOTS 3 AND 4, BLOCK 3, OF "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS
1402 N. SURF ROAD
HOLLYWOOD BEACH, FLORIDA

SITE INFORMATION/ BUILDING SUMMARY

1)- ZONING: BWC-25-HD-C (BROADWALK HISTORIC DISTRICT COMMERCIAL)
CURRENT LAND USE DESIGNATION: GENERAL BUSINESS

2)- NET LOT AREA:
NORTH SITE = 3,309 SQUARE FEET
SOUTH SITE = 3,308 SQUARE FEET
TOTAL SITE = 6,616 SQUARE FEET

3)- PARKING	REQUIRED		PROVIDED	
	0 SPACES BREEZEWAY	0 SPACES RESTAURANT	0 SPACES	0 SPACES
4)- SETBACKS	REQUIRED		PROVIDED	
	BASE	TOWER	BASE	TOWER
(a) BROADWALK	10'-0"	15'-0"	10'-0"	15'-0"
(b) INTERIOR	10'-9"	10'-8"	0'-0"	0'-0"
(c) CROSS STREET	5'-0"	5'-0"	0'-0" EXIST.	42'-2"
(d) SURF ROAD	5'-0"	15'-0"	5'-0"	15'-0"

* CROSS STREET, BROADWALK, AND SURF ROAD BUILDING TOWER SETBACKS MAY MATCH BUILDING BASE SETBACKS FOR UP TO 40% OF THE SITE FRONTAGE.

BUILDING SUMMARY

1)- BUILDING HEIGHT:	ALLOWED	PROVIDED
	40'-0"	37'-0" (3 STORIES)
2)- BUILDING AREA:	PROPOSED	
	FIRST FLOOR	SECOND FLOOR
	2,237 SQUARE FEET	2,023 SQUARE FEET
	THIRD FLOOR	2,011 SQUARE FEET
TOTAL	6,871 SQUARE FEET	

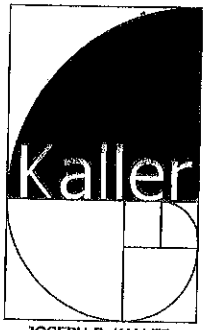
VARIANCES:	REQUIRED		PROVIDED	
	BASE	TOWER	BASE	TOWER
SIDE INTERIOR SETBACK	10'-9"	10'-8"	0'-0"	0'-0"
	(25% OF LOT WIDTH)			

SITE INFORMATION



SITE LOCATION

Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201,
Hollywood, Florida 33019
C.O.A. Number: 6203
Tele.: (864) 927-0561 / 898-1188



JOSEPH B. KALLER
&
ASSOCIATES, P.A.
2417 Hollywood Blvd., Hollywood, Florida 33020
P(854) 920 5746 phone - P(854) 926 2841
kaller@kaller.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PROPOSED
GRAMAZINE RESTAURANT
1402 N. SURF ROAD
HOLLYWOOD BEACH, FLORIDA

SHEET TITLE
CIVIL SITE PLAN

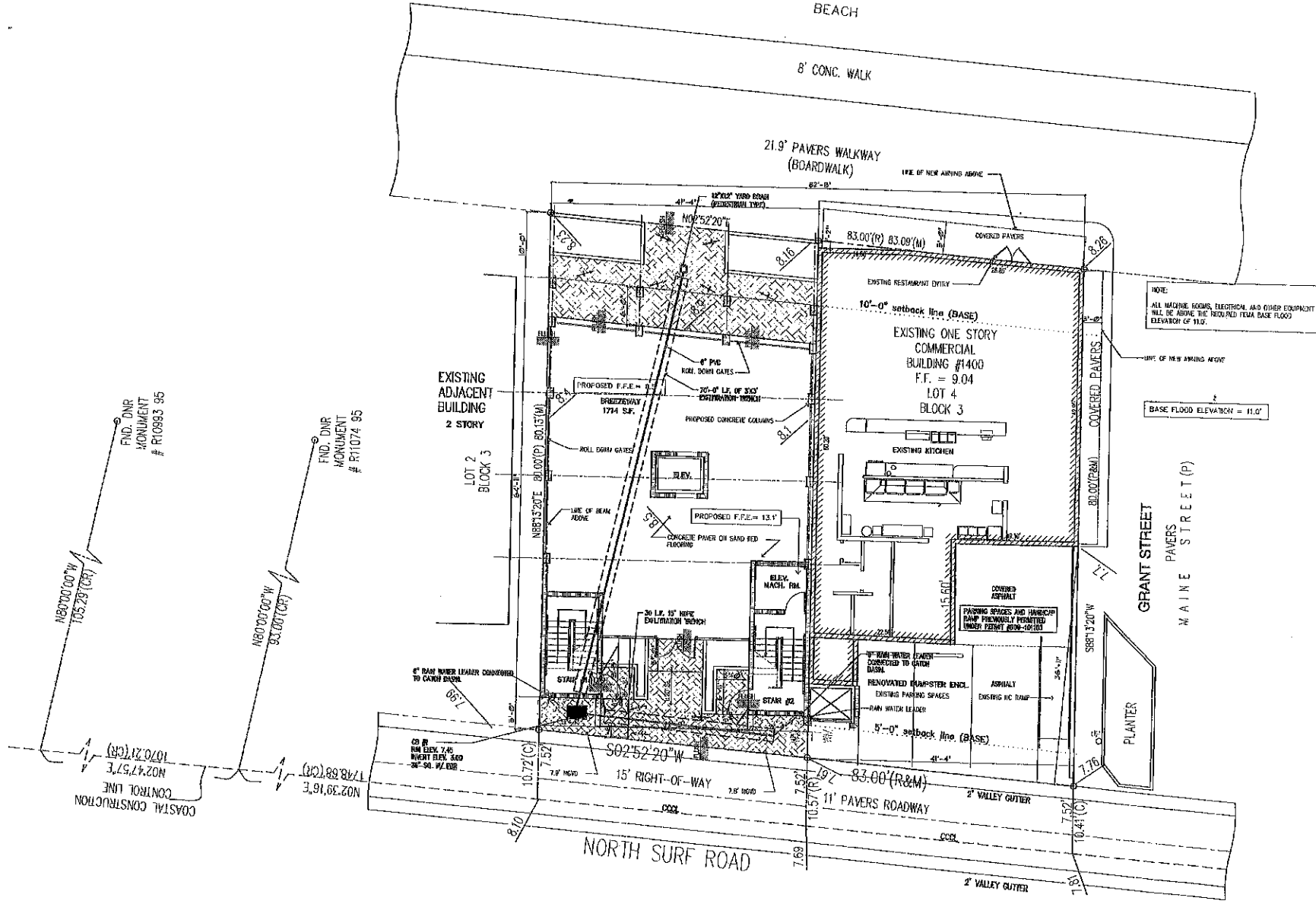
REVISIONS	
No.	DESCRIPTION
1	6-10-09 PRELIM. TAC
2	9-16-09 FINAL TAC
3	9-29-09 SIGN OFFS
4	10-15-11 USE CHANGE
5	12-22-11 PLANNING

PROJECT No.: 07062
DATE: MARCH 16, 2009
DRAWN BY: TMS
CHECKED BY: JIK

SHEET

C-1

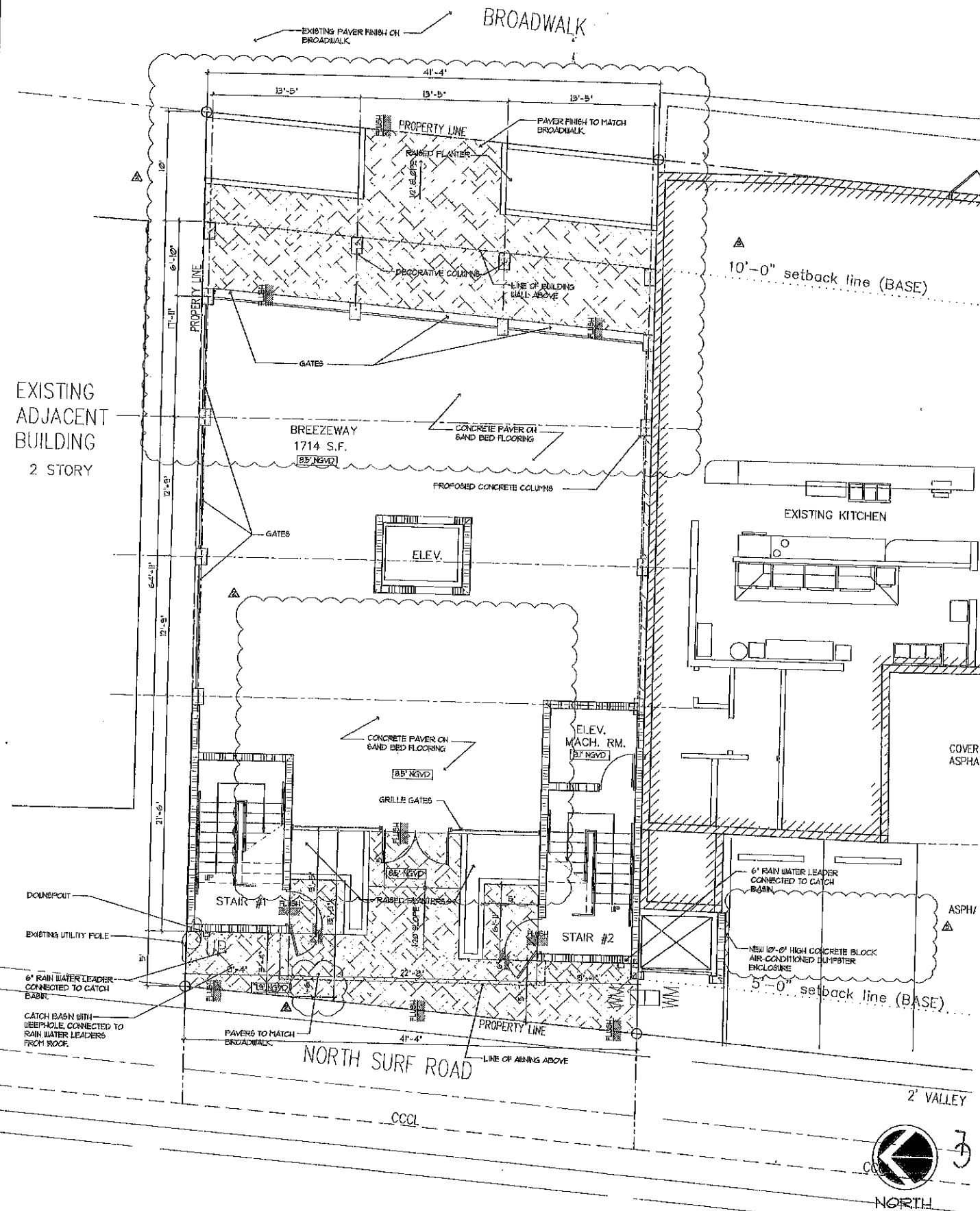
2 OF 2



SITE PLAN

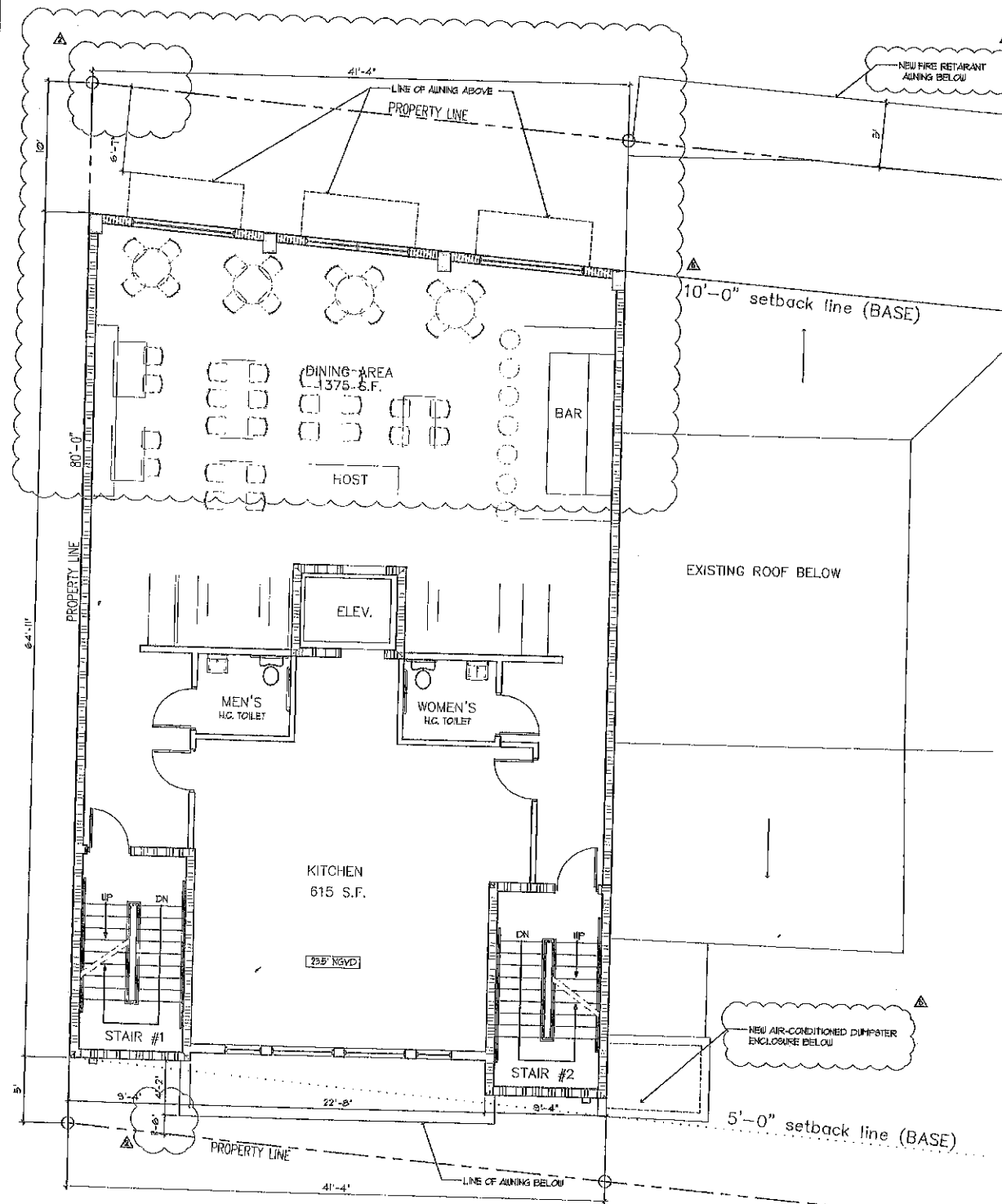
SCALE: 1" = 10'-0"

CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24642



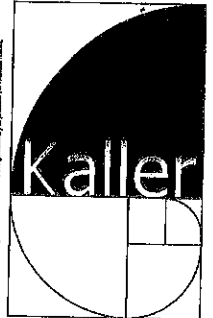
1 FIRST FLOOR PLAN

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



2 SECOND FLOOR PLAN

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



JOSEPH B. KALLER & ASSOCIATES, P.A.
1417 Hollywood Blvd., Hollywood, Florida 33020
(954) 922-5746 phone - (954) 922-2811
kaller@bbsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PROPOSED
GRAMAZINE RESTAURANT
1402 N. SURF ROAD
HOLLYWOOD BEACH, FLORIDA

SHEET TITLE
FLOOR PLANS

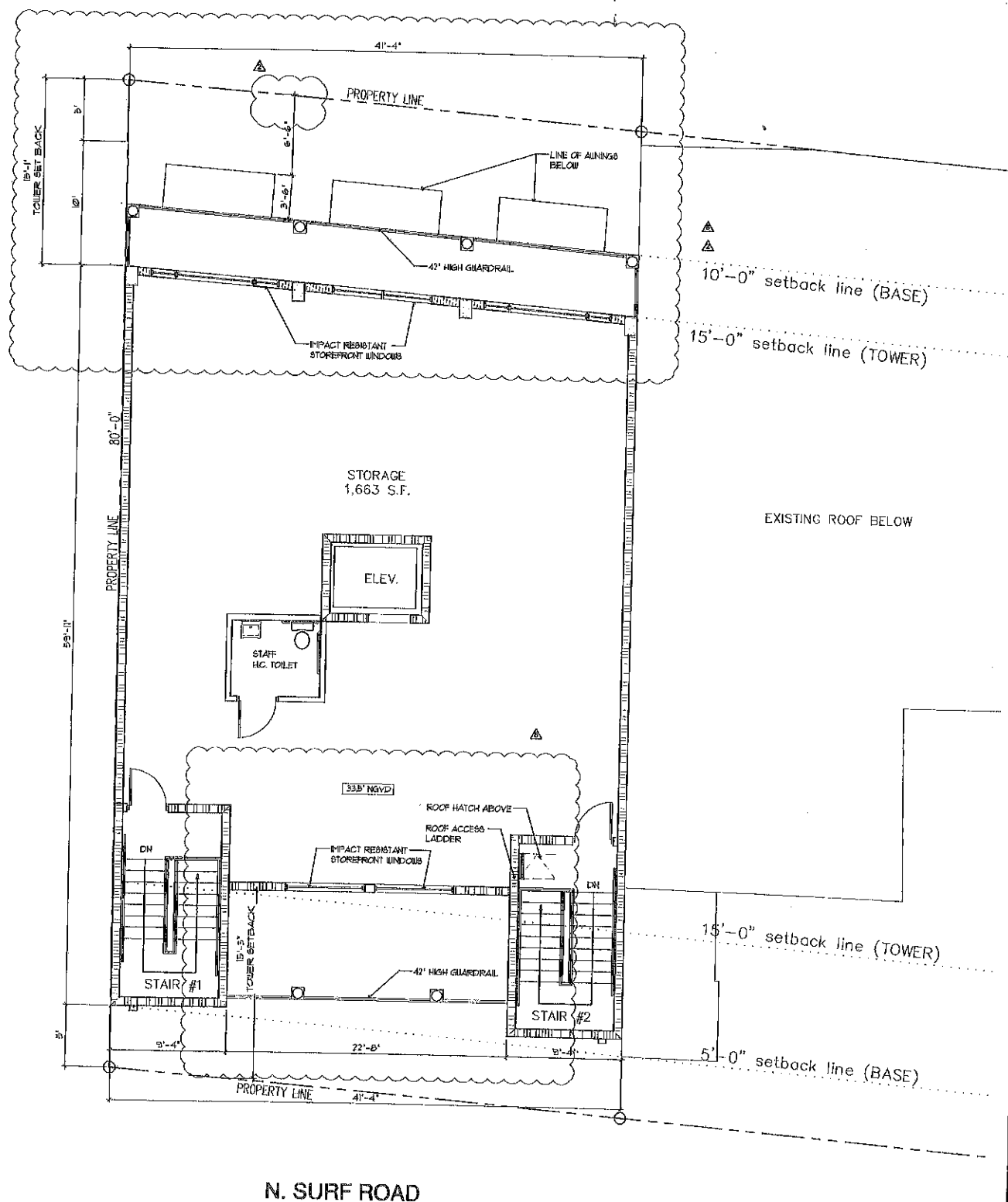
REVISIONS		
No.	DATE	DESCRIPTION
1	6-10-09	PRELIM. TAC
2	9-15-09	FINAL TAC
3	12-15-09	PLANNING
4	10-15-11	USE CHANGE
5	12-22-11	PLANNING

PROJECT No.: 07062
DATE: MARCH 15, 2009
DRAWN BY: TMS
CHECKED BY: JBC

SHEET

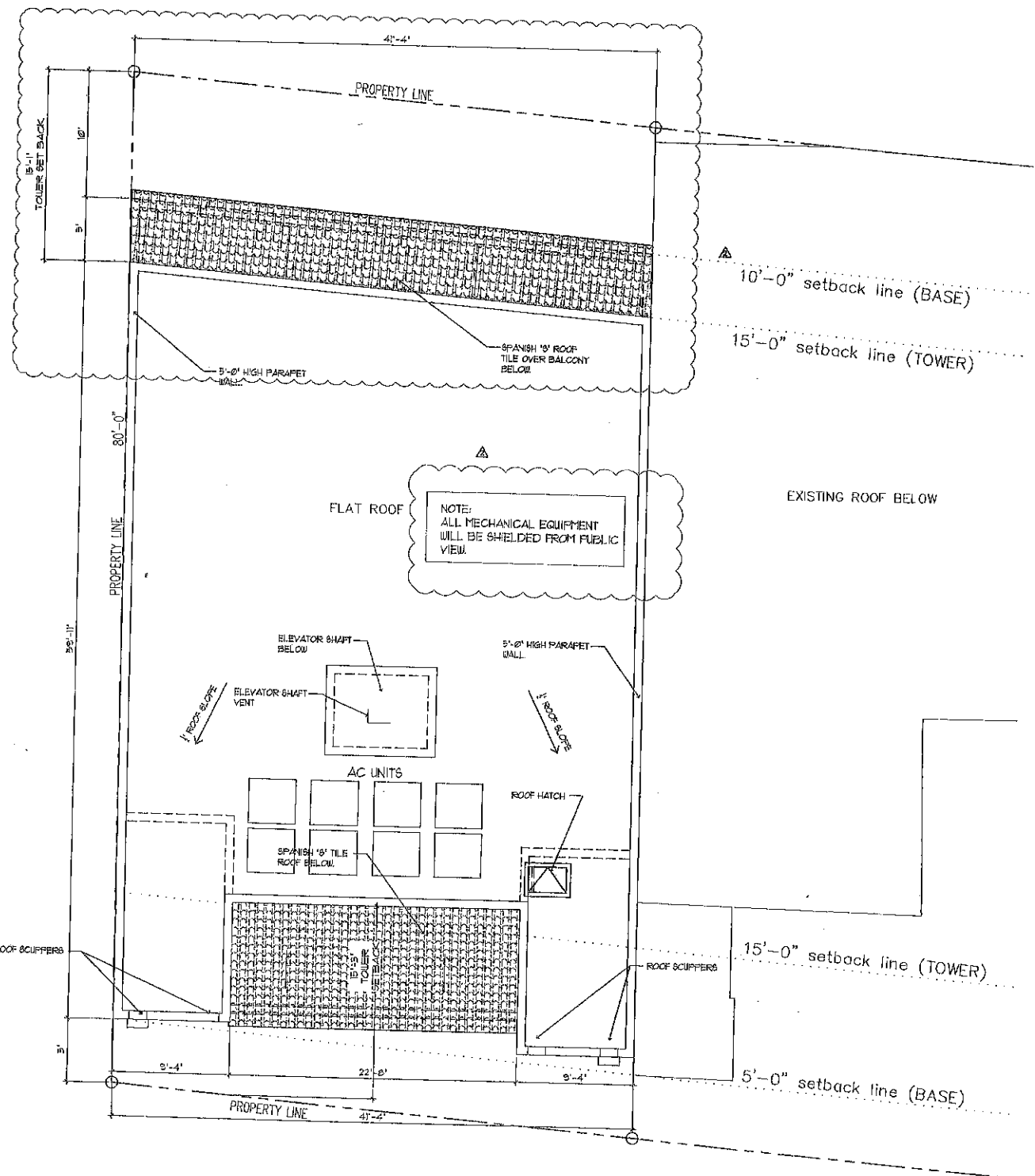
A-1

2 OF 2



THIRD FLOOR PLAN

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



ROOF PLAN

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



JOSEPH B. KALLER
&
ASSOCIATES, P.A.
A/E 3000212
2417 Hollywood Blvd., Hollywood, Florida 33020
PH (954) 926 5746 phone - F (954) 926 2941
kaller@kallerall.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROPOSED
GRAMANZINI RESTAURANT
1402 N. SURF ROAD
HOLLYWOOD BEACH, FLORIDA

PROJECT TITLE

SHEET TITLE
FLOOR PLANS

REVISIONS		
No.	DATE	DESCRIPTION
1	8-10-09	PRELIM. TAC
2	9-19-09	FINAL TAC
4	10-15-11	USE CHANGE
5	12-22-11	PLANNING
6	1-23-12	PLANNING

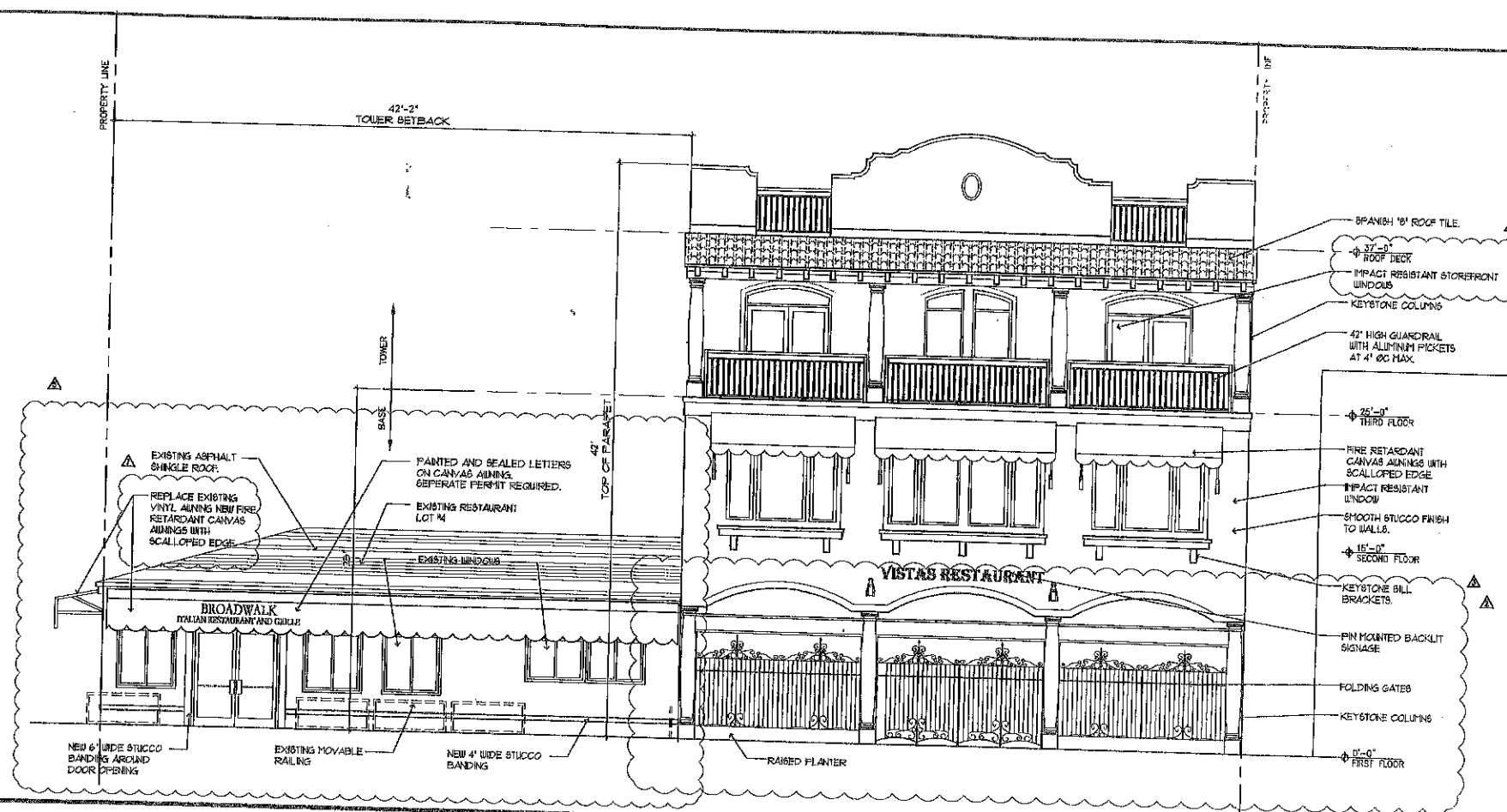
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PROJECT NO.: 07062
DATE: MARCH 15, 2009
DRAWN BY: TMS
CHECKED BY: JJK

SHEET

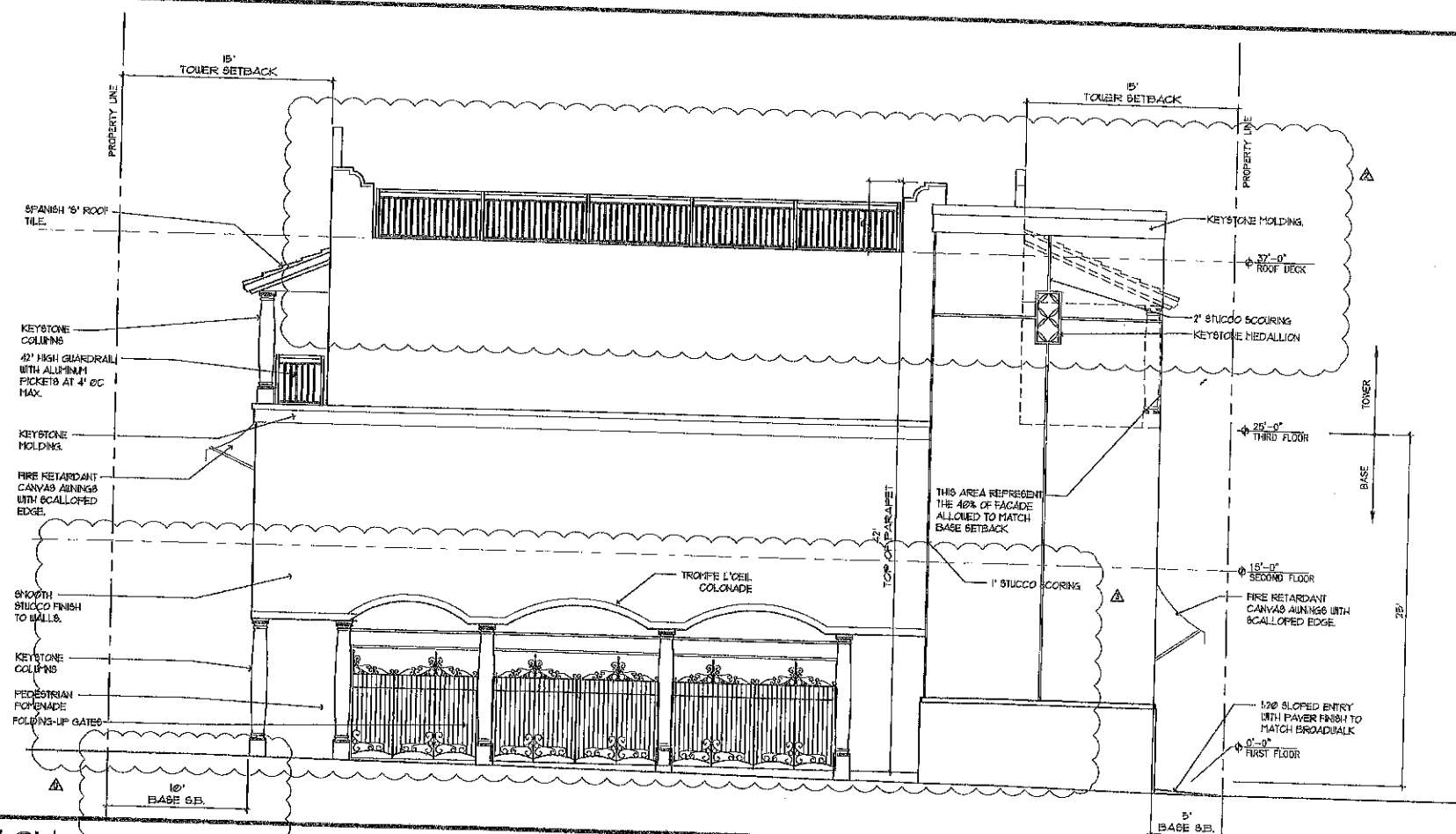
A-1A

2 OF 2



1 EAST ELEVATION

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



2 NORTH ELEVATION

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



JOSEPH B. KALLER

&
ASSOCIATES, P.A.

APP 30201212
2417 Hollywood Blvd., Hollywood, Florida 33020
P(813) 526 5746 phone - F(813) 526 2911
kaller@kallerpa.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0007289

PROPOSED
GRAMAZINI RESTAURANT
1402 N. SURF ROAD
HOLLYWOOD BEACH, FLORIDA

PROJECT TITLE

SHEET TITLE
ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
1	8-10-09	PRELIM. TAC
2	9-19-09	FINAL TAC
3	12-15-09	PLANNING
4	10-15-11	USE CHANGE
5	12-22-11	PLANNING
6	1-23-12	PLANNING
7	1-24-12	ENGINEERING

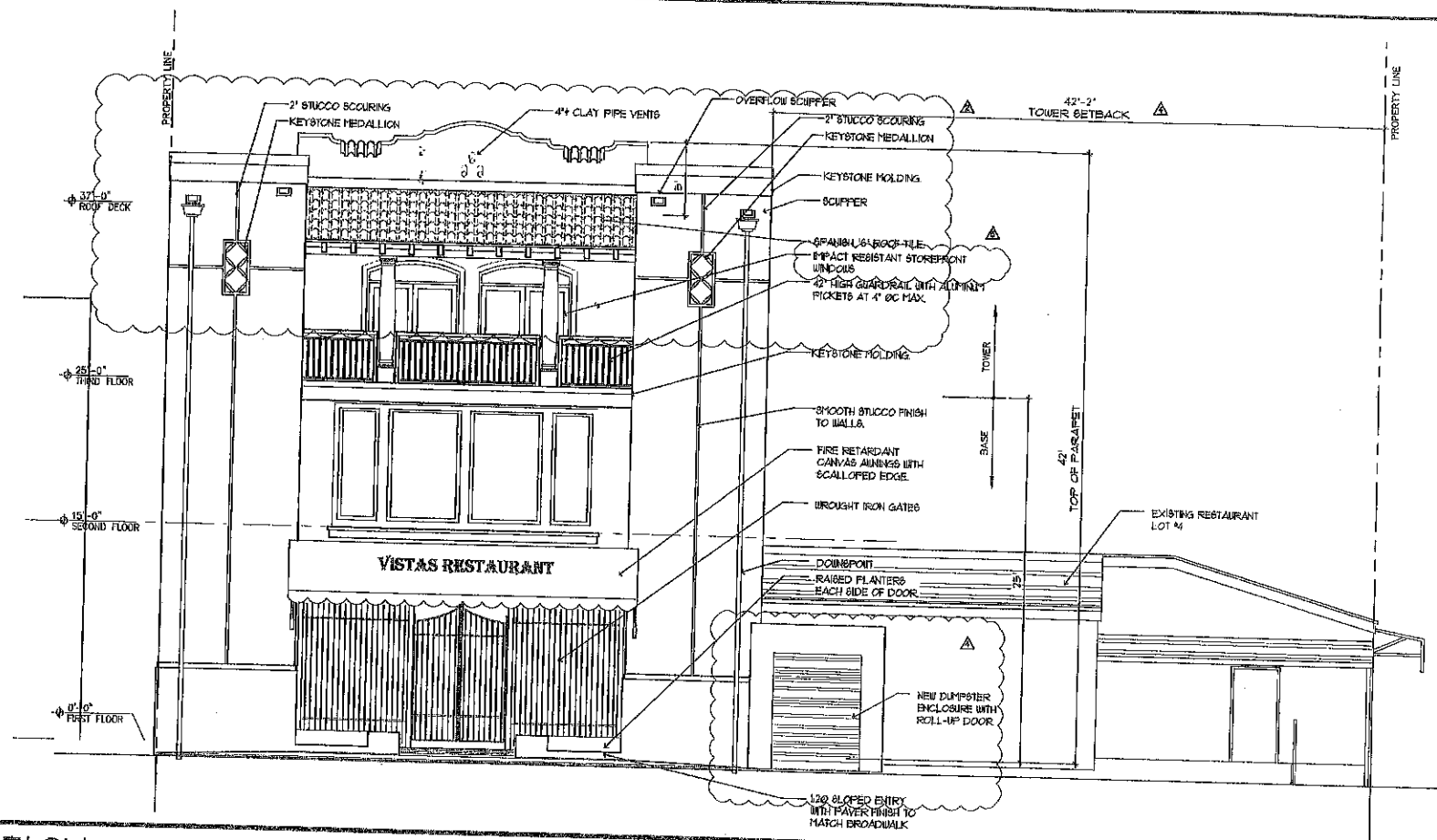
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PROJECT No.: 07062
DATE: MARCH 15, 2009
DRAWN BY: THS
CHECKED BY: JWK

SHEET

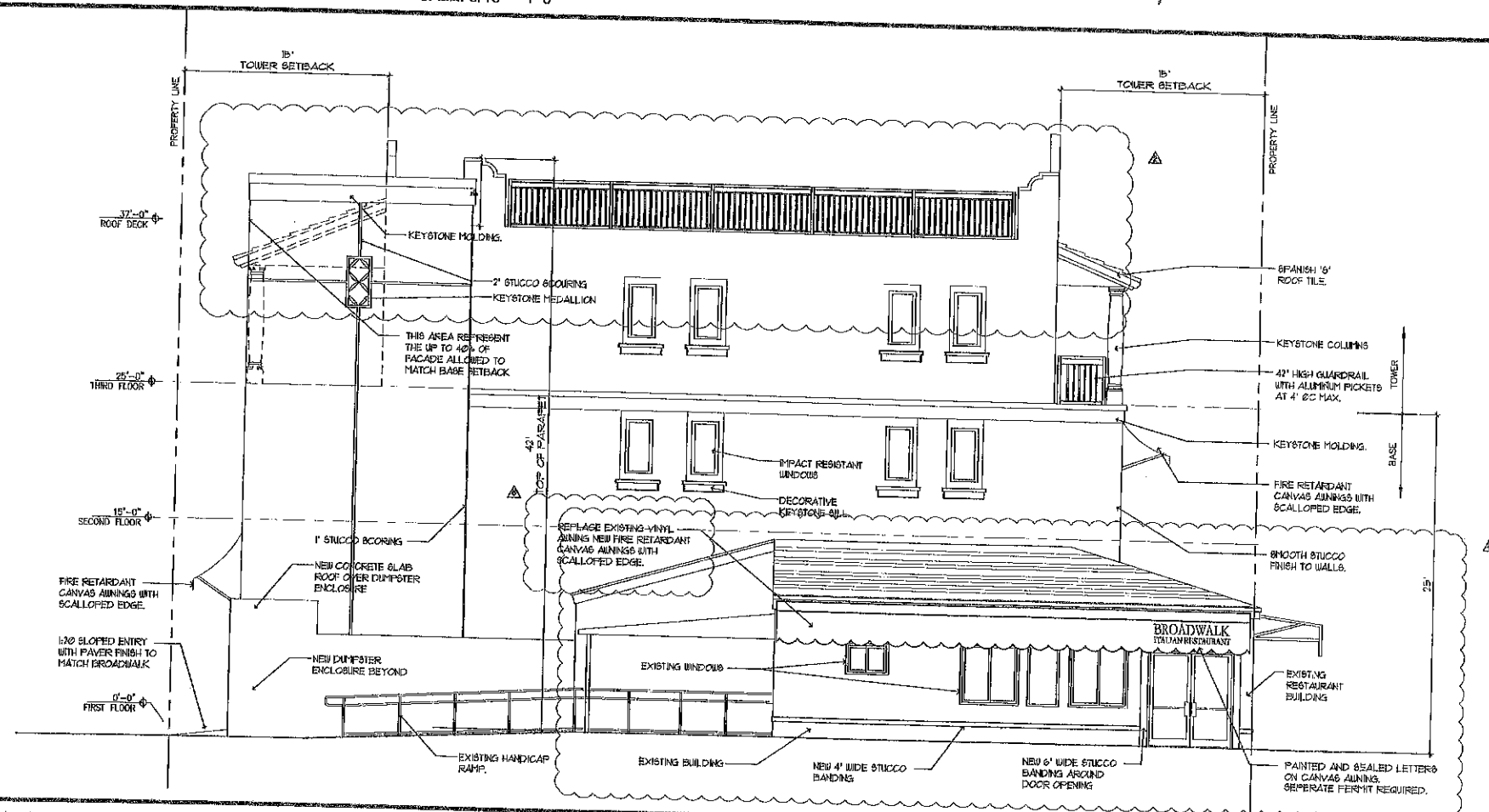
A-2

2 OF 2



1 WEST ELEVATION

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



2 SOUTH ELEVATION

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

Kaller

JOSEPH B. KALLER
&
ASSOCIATES, P.A.
A/E 2403222
2417 Hollywood Blvd., Hollywood, Florida 33020
P(954) 926 5746 phone - (954) 926 2041
kaller@kaller.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009289

PROPOSED
GRAMAZINI RESTAURANT
1402 N. SURF ROAD
HOLLYWOOD BEACH, FLORIDA

PROJECT TITLE

SHEET TITLE
ELEVATIONS

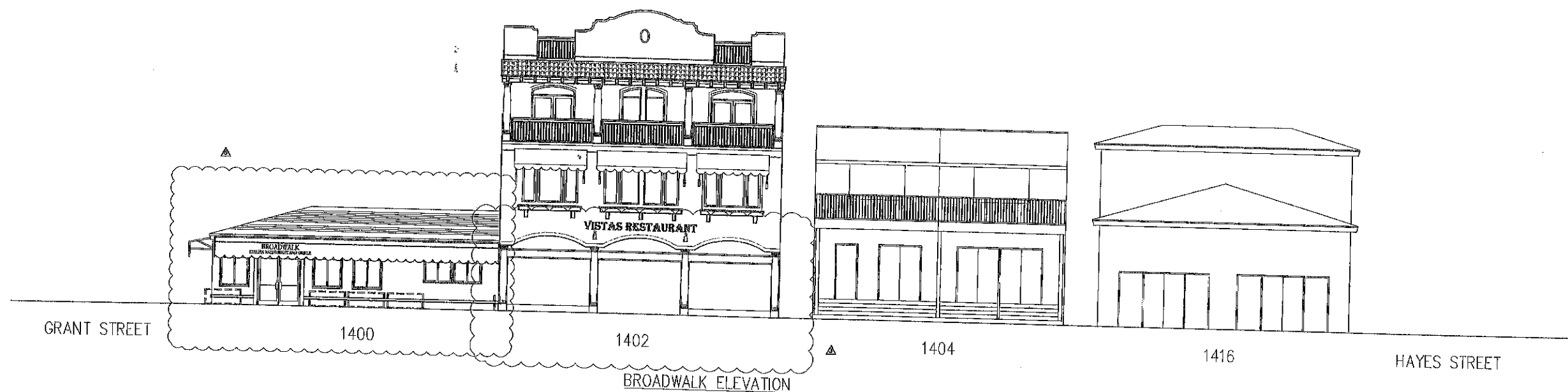
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No.	DATE	DESCRIPTION
1	8-10-09	PRELIM. TAC
2	9-10-09	FINAL TAC
3	10-15-11	USE CHANGE
4	12-22-11	PLANNING
5	1-23-12	PLANNING
6	1-24-12	ENGINEERING

PROJECT No.: 47062
DATE: MARCH 15, 2009
DRAWN BY: TMS
CHECKED BY: JIK

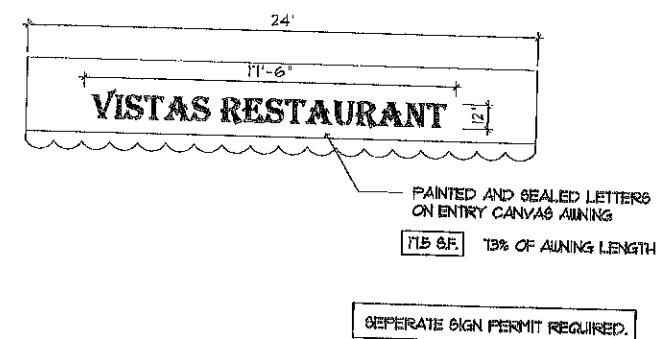
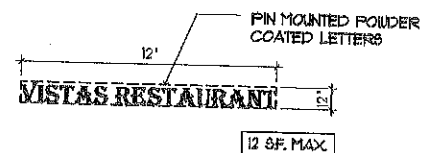
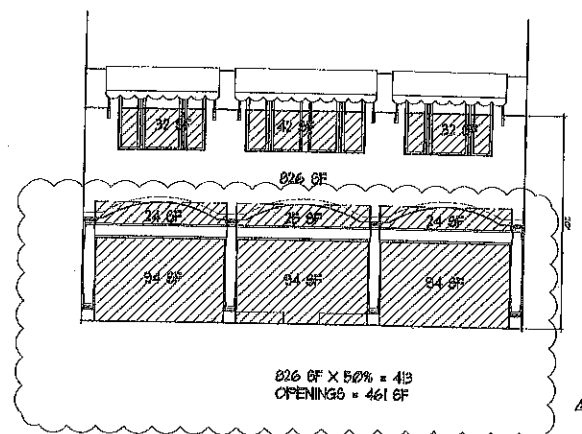
SHEET

A-3

2 OF 2



↑ CONTEXTUAL ELEVATION SCALE: 1/8" = 1'-0"



2	TRANSPARENCY PERCENTAGE
---	-------------------------

3 SIGN DETAILS SCALE: 1/4" = 1'-0"

[illegible]

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PROJECT No.: 07052
DATE: MARCH 15, 2009
DRAWN BY: TMS
CHECKED BY: JDB

SHEET

A-4

20F

ATTACHMENT B
Land Use and Zoning Map

1402 N. Surf Road



PLANNING AND
DEVELOPMENT SERVICES

Legend



Subject Property



Streets

Land Use



General Business

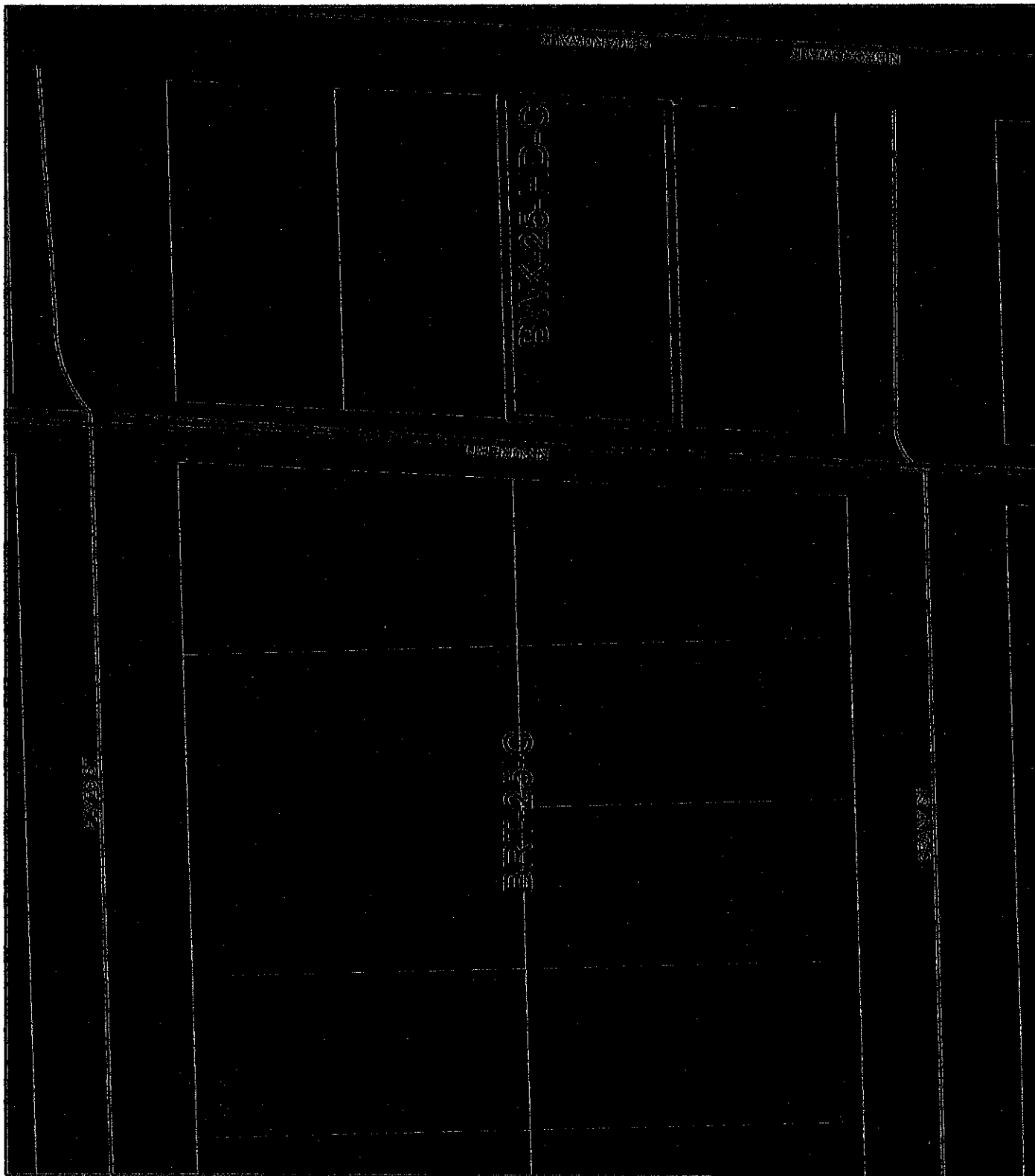
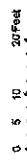
Zoning



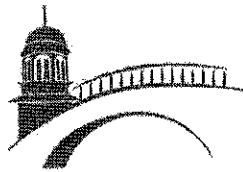
BRT-25-C



BWK-25-HD-C



ATTACHMENT C
Correspondence



HOLLYWOOD
FLORIDA
COMMUNITY REDEVELOPMENT AGENCY

DATE: February 24, 2012

TO: Jaye Epstein, AICP, Planning and Development Director

FROM: Jorge A. Camejo, AICP, CRA Executive Director

**SUBJECT: CRA RECOMMENDATION REGARDING PROPOSED
RESTAURANT BUILDING 1402 NORTH SURF ROAD**

The CRA staff has reviewed the request for approval of a proposed restaurant building to be located at 1402 North Surf Road. The CRA staff supports this project as depicted on the plans dated December 12, 2011 and has no adverse concerns.

Please contact me at the CRA Office if you have any questions regarding my recommendation related to this proposed project.