

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

DATE: February 9, 2011

FILE: 11-V-88

TO: Planning and Development Board

VIA: Andria Wingett, Planning Manager 

FROM: Travis Kendall, Associate Planner 

SUBJECT: Hollywood All Suite Inc., is requesting a variance to waive the required number of parking spaces for a restaurant at 334 Arizona Street (Taco Beach Shack).

REQUEST

Variance to reduce the required number of parking spaces from 40 to 5.

RECOMMENDATION

Variance: Approval, with the condition the variance is not effective until a lease agreement is obtained in a format acceptable to the City Attorney and recorded in the Public Records of Broward County, for five parking spaces.

REQUEST

Variance to waive the required number of parking spaces for a restaurant at 334 Arizona Street (Taco Beach Shack).

Originally the location was part of a hotel and hostel located on the adjacent property and functioned as an accessory snack bar. As such the required parking for this type of accessory use is significantly reduced. However, the need for a variance was created when the use changed from a snack-bar which was an accessory use, to a stand alone restaurant functioning as a principal use.

Taco Beach Shack is an indoor/outdoor restaurant which is open seven days a week serving lunch and dinner. Parking requirements at the beach were amended in 2009. However, the required on-site parking for restaurants did not change. The design of the restaurant leaves no room for on-site parking. The property is zoned Beach Resort Commercial District (BRT-25-C) which requires on-site parking for restaurant and retail as such a restaurant of this size is required to have 40 on-site parking spaces.

Projects located in the Community Redevelopment Agency district are permitted to reduce the number of parking spaces through a private or public lease agreement. The agreement must specifically reserve spaces to be used by the applicant. Agreements regulating privately owned parking facilities shall be approved by the City Attorney. Currently, the Taco Beach Shack is seeking a variance to reduce the required number of spaces by 35 and is working with Hollywood Beach Garage L. P. to lease five parking spaces.

The applicant obtained a parking study by David Plummer and Associates to determine the feasibility of utilizing existing 35 on-street parking spaces adjacent to the location. As stated by the consultant, "The area surveyed has a total of 76 on-street parking spaces. As a result the analysis shows that the area in the vicinity of the project has sufficient on-street parking to satisfy the demand of the restaurant and still provide on average 21 additional on-street spaces for other uses." Based on this information the Beach CRA, supports the variance request (see attachment C).

In consideration of the above factors, staff recommends approval, with the condition that the variance is not in effect until a lease agreement is obtained in a format acceptable to the City Attorney, for five parking spaces.

SITE BACKGROUND

Applicants:	Hollywood All Suite LLC
Address/Location:	334 Arizona Street
Net Size of Property:	0.57 acres (approximately)
Present Zoning:	Beach Resort Commercial District (BRT-25-C)
Present Land Use:	General Business

ADJACENT ZONING

North: Beach Resort Commercial District (BRT-25-C)
South: Beach Resort Commercial District (BRT-25-C)
East: Beach Resort Commercial District (BRT-25-C)
West: Beach Resort Commercial District (BRT-25-C)

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

This location falls into the Beach CRA district, and is consistent with the following City Wide Master Plan policies.

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 4.2: *Concentrate retail commercial activities in defined development centers to build critical commercial mass at appropriate locations that are compatible with neighborhoods and with beach redevelopment objectives.*

Policy 4.3: *Appropriately permit the consolidation of properties to create modern, economically viable development conditions that will attract higher end uses, thereby improving the quality of the area.*

The use of this of site as a primary use is consistent with the commercial character of the neighborhood. The site provides a unique outdoor venue for patrons and will help boost tourism in the area.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Objective 4: Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.

The proposed restaurant expansion will allow the applicant to maximize the use of their property by creating an opportunity for growth.

VARIANCE

To reduce the required number of parking spaces from 40 to 5.

The following criteria are listed in the Zoning and Land Development Regulations Section 5.3 F (1) and are utilized in evaluating Variances:

CRITERION 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 parking regulations is to ensure adequate amounts of parking are available based on a particular use. Restaurants are required to provide one on-site parking space for every 60 square feet of floor area, as such the applicant would be required 40 spaces. A parking study conducted by the applicant on three separate days over a six hour period reflected a maximum parking occupancy of only 81% (included in Attachment D). The applicant further explains, "The area surveyed has a total of 76 on-street parking spaces. As a result the analysis shows that the area in the vicinity of the project has sufficient on-street parking to satisfy the demand of the restaurant and still provide on average 21 additional on-street spaces for other uses." In addition the applicant shall obtain a lease agreement for five additional off-site parking spaces.

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: Given the limited nature of parking at the beach, most properties along A1A provide minimal amount of parking. According to the parking study the required number of parking spaces for this site would be provided through off site public parking. However, for the **remaining five spaces staff recommends approval with the condition the variance is not effective until a lease agreement is obtained in a format acceptable to the City Attorney and recorded in the Public Records of Broward County, for five parking spaces.**

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

ANALYSIS: Restaurants are a main permitted use within the district. Granting a variance will allow the applicant to legitimize the currently existing stand alone restaurant.

FINDING: Consistent.

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

ANALYSIS: Parking requirements are designed to provide adequate parking based on the type, and scale of development. The subject property is a unique outdoor style restaurant in a commercial district at the beach. This unique venue creates a conflict with the parking requirements due to the size of the parcel and the need of the venue to use the outdoor areas. Based on the parking study the site meets the parking code due to the abundant number of available street spaces and the acquisition of five off-site parking spaces, as such the variance request is not 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.

RECOMMENDATION

Variance: Staff recommends approval, with the condition the variance is not effective until a lease agreement is obtained in a format acceptable to the City Attorney and recorded in the Public Records of Broward County, for five parking spaces.

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use & Zoning Map
ATTACHMENT C: Beach CRA Letter
ATTACHMENT D: Parking Study

ATTACHMENT A

APPLICATION PACKAGE

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/appforms.htm



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 11/10/11Location Address: 334 Arizona Street, Hollywood FL 33019Lot(s): 11 thru 14&20,21,22 Block(s): 8 Subdivision: _____Folio Number(s): 5142 13 01 1930Zoning Classification: BRT-25 Land Use Classification: COMMERCIALExisting Property Use: MOTEL-RESTAURANT Sq Ft/Number of Units: 6057.80

Is the request the result of a violation notice? () Yes (✓) 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: _____

Number of units/rooms: N/A Sq Ft: N/A 6,057.80Value of Improvement: N/A Estimated Date of Completion: N/AWill Project be Phased? () Yes () No N/A If Phased, Estimated Completion of Each Phase _____Name of Current Property Owner: HOLLYWOOD ALL SUITE LLCAddress of Property Owner: 1680 Meridian Ave suite #102Telephone: 305.532.7771 Fax: 305.532.4033 Email Address: chris.rollins@southbeachgroup.comName of Consultant/Representative/Tenant (circle one): Chris RollinsAddress: 1680 Meridian Ave Suite #102 Telephone: 305.772.4672Fax: 305.535.9665 Email Address: chris.rollins@southbeachgroup.comDate of Purchase: 04/27/2005 Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: N/AAddress: N/AEmail Address: N/A

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: 11/10/11

PRINT NAME: Nathan Lieberman

Date: 11/10/11

Signature of Consultant/Representative: _____

Date: 11/10/11

PRINT NAME: Chris Rollins

Date: 11/10/11

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) PARKING VARIANCE to my property, which is hereby made by me or I am hereby authorizing (name of the representative) CHRIS ROLLINS to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 8 day of November, 2011

SIGNATURE OF CURRENT OWNER

NATHAN LIEBERMAN

PRINT NAME

Notary Public State of Florida
Christiane Nunez
My Commission DP880302
Expires 05/17/2013

My Commission Expires _____ (Check One)

☒ Personally known to me; OR _____

LAW & MEDIATION, LLC

STUART REED, ATTORNEY AND MEDIATOR

WWW.LAWANDMEDIATIONLLC.COM

DIRECT E-MAIL:
STUARTREEDSQ@AOL.COM

November 10, 2011

City Hollywood Development Review Board
Department of Planning and Development Services
2600 Hollywood Boulevard, Room 315
PO Box 229045
Hollywood, FL 33022-9045

Re: Cover Sheet for Taco Beach Shack, LLC's Application for Variance
of Off-Street Parking Requirements

To the Members of the Development Review Board:

The Applicant, Taco Beach Shack, LLC (hereafter "the Beach Shack"), operates a restaurant at 334 Arizona Street. Hollywood All Suite, LLC, owns the property, and is the parent company of the Beach Shack. The Certificate of Occupancy for the Restaurant was issued to the parent company on May 11, 2010. The Beach Shack only provides outdoor seating.

In order to obtain approval for a sign and a liquor license, the City's Department of Planning and Development Services recently advised the Beach Shack that it must first provide approximately 40 off-street parking spaces because a) the business operations have grown beyond an accessory use of the Hostel, b) it is located in a Beach Resort Commercial zoning district (BRT-25-C), and c) the outdoor seating area occupies approximately 5,619 square feet of space.

In the BRT-25-C district, the standard, city-wide off-street parking requirements apply. § 7.2.A.27. of the City's Land Use and Zoning Regulations requires that restaurants must provide 1 parking space per 60 sq. ft. of 60% of the gross floor area of the building.

The Beach Shack, however, does not have the parking spaces required by § 7.2.A.27. The Beach Shack and its outdoor seating area are situated on a narrow triangular shaped parcel bounded by Arizona Street on the north, by North Ocean Drive on the west, by Polk Street on the south, and by the Hostel on the east. The seating area takes up nearly all of the parcel.

The Beach Shack satisfies the criteria for a variance of the standard, city-wide Off Street Parking Requirements for the following reasons:

- a) there are 40 public metered spaces immediately adjacent to the Beach Shack and Hostel, there are no other land uses directly across from the site on Arizona

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PHONE: 954-874-2935 • FAX: 877-937-9475

Resolving business, family, immigration and property concerns.

Street and North Ocean Drive that contribute to the demand for the spaces, and the residential land uses directly across from the site on Polk Street provide on-site parking and have little need or use for the metered parking spaces across the street,

b) the parking study submitted with the Beach Shack's application determined that there is a surplus of metered parking spaces adjacent to the Beach Shack and Hostel, as well as a surplus of private surface parking lot spaces, to meet the needs of the business and neighborhood,

c) the adjacent BWK-25-HD-C zoning district, only one block away from the Beach Shack, does not require restaurants to provide any off street parking spaces at all,

d) § 7.2.A.27. of the Land Use and Zoning Regulations refers to "the gross floor area of the building", but the Beach Shack only provides outdoor seating, and the building itself only occupies 429 square feet of floor area,

e) a variance of the parking requirement would maintain the basic intent of the off-street parking regulations since sufficient parking would remain available in the vicinity of the Beach Shack,

f) a variance would not be detrimental to the community in any manner whatsoever because the current parking supply in the vicinity of the Beach Shack is more than sufficient,

g) as more fully elaborated in the accompanying Criteria Statement, the requested variance is consistent with and in furtherance of numerous applicable Goals, Objectives and Policies of the Comprehensive Plan, the applicable Neighborhood Plan, and the Hollywood Beach CRA Plan,

h) the need for the requested variance is not economically based or self imposed, but arises from the fact that there is already a sufficient number of parking spaces available in the vicinity, so that a lease of 40 parking spaces from a private parking garage more than 3 blocks away would be impractical, inequitable, and illogical,

i) the variance is necessary to comply with § 163.3194 of the Florida Growth Management and Comprehensive Planning Act which requires that all development orders must be consistent with local comprehensive plans, because the City of Hollywood's Zoning and Land Development Regulations, which carry out the goals, policies and objectives of the City's Comprehensive Plan, would unnecessarily require that the Beach Shack must provide 40 off-street parking spaces in a private garage more than 3 blocks away from the site, despite the fact that there is ample parking available and additional parking spaces are wholly unnecessary.

The Beach Shack therefore requests that the Development Review Board will approve its application for a variance from the off-street parking requirement. There is no practical or equitable reason why it should be required to provide 40 additional parking spaces in a private garage more than 3 blocks away, when not even one additional space is needed in the neighborhood, and other restaurants only one block away are not required to provide any off-street parking spaces at all.

Sincerely,

A handwritten signature in cursive script, appearing to read "Stuart Reed", written in dark ink.

Stuart Reed, Esq.

September 23, 2011

Luis and Donna Gomez

318 Arizona St

Hollywood , Fl 33019

RE: Signage for Taco Shack – Arizona Street

We are the neighbors to Taco Shack on the east side of Arizona street, we are so proud of this company and the vast improvements and money they have spent to the corner of our street , making it one of the nicest streets at the beach, bringing revenue and attention to the beach area which as all of you know has been lacking for years.

So many people now come to eat at Taco Shack and continue on to walk and enjoy the boardwalk and many times purchase items from the stores.

I am certain that as commissioners for Hollywood, you want the beach area to grow, let's hope more places open that are as nice and fun, as Taco Shack and Hollywood Beach Hotel and Hostel.

I certainly hope that you will approve signage for this company, so that we can all see progress working and more people at the beach, let's make it easier then harder for business to open in Hollywood, hope to see all of you eating at Taco Shack soon.

Thank You

Donna J. Gomez

A handwritten signature in cursive script, reading "Donna J. Gomez". The signature is written in dark ink and is positioned below the printed name. A horizontal dashed line is drawn across the page below the signature.

CRITERIA STATEMENT FOR VARIANCE APPLICATION
SUBMITTED BY TACO BEACH SHACK, LLC

The criteria for the City of Hollywood's Development Review Board to review applications for variances are set forth in Section 5.3.F.1. of the Zoning and Land Development Regulations, which states:

1. Variances. Except as set forth in division F.2. below, no Variance shall be granted by the Development Review Board unless the Board finds that the petitioner has shown that criteria a. through d. have been met or criteria e. is established, then the Variance shall be granted.
 - 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;
 - 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, 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; and
 - d. That the need for the requested Variance is not economically based or self-imposed.
 - 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.

An Analysis of each of the criteria follows.

- a. 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 intent and purpose of the off-street parking requirements in Article 7 of the City's Zoning and Land Development Regulations are, to ensure that sufficient off-street parking will be available to satisfy the needs of the land uses throughout the city.

In the parking study submitted with the Taco Beach Shack, LLC (hereafter, "the Beach Shack")'s Variance application, David Plummer & Associates, a transportation/civil engineering consulting firm, wrote:

the result of the analysis shows that the area in the vicinity of the project has sufficient on-street parking spaces to satisfy the demand of the

restaurant and still provide on average 21 additional on-street parking spaces for other uses. It should also be noted that in the area, there are additional parking lots (for-a-fee) available for patrons. Field observations revealed that the occupancy of these surface parking lots also varied between 50% and 60%. Therefore, it is our professional opinion, that the Taco Beach Shack restaurant should not be required to provide additional parking spaces to satisfy their current or future demand.

Due to the fact that an average of 21 additional on-street parking spaces remained available for all land uses in the vicinity of the Beach Shack during David Plummer & Associates' study periods, the requested variance would not affect the stability or appearance of the neighborhood.

Likewise, the stability and appearance of the neighborhood would not be affected by the granting of a parking variance because the occupancy of nearby surface parking lots was found to range between 50% and 60% during the study periods.

There is a surplus of parking spaces available in the vicinity of the Beach Shack while it is already operating.

Public parking needs in the Hollywood Beach CRA are almost entirely satisfied by metered parking spaces, public garages, and surface parking lots, rather than private lots provided by the local businesses. A variance allowing the Beach Shack to continue to rely on nearby public metered spaces and surface lots in the vicinity of the restaurant for its patrons' parking, instead of requiring it to lease off-street parking spaces in the privately owned parking garage at the Hollywood Beach Hotel more than 3 blocks away, would not affect the stability or appearance of the neighborhood, because the supply of available spaces near the restaurant is already more than adequate.

- b. The requested variance is compatible with the surrounding land uses and would not be detrimental to the community.

The requested variance is compatible with the surrounding land uses, and would not be detrimental to the community, because the supply of metered parking on the street is sufficient to meet the demands of the neighborhood.

On average, 21 spaces remained available on the street during David Plummer & Associates' study periods while the restaurant was operating, and 40% to 50% of nearby surface lots remained vacant.

The reliance on metered street parking and nearby surface lots is compatible with surrounding land uses because virtually all land uses in the Hollywood Beach CRA rely on street parking, surface lots and nearby garages to satisfy their parking needs.

In fact, less than one block away from the Beach Shack, restaurants in the BWK-25-HD-C zoning district east of Surf Road are not required to provide any off-street parking spaces at all to comply with the Zoning and Land Development Regulations.

A variance would not be detrimental to the community, and would be compatible with the surrounding land uses, because there are 40 public metered spaces on the streets adjacent to the Beach Shack and Hostel, and there are no land uses directly across from the Beach Shack site on Arizona Street and North Ocean Drive that contribute to the demand for parking spaces. The residential land uses directly across from the Beach Shack on Polk Street all provide their own on-site parking and have little need or use for the metered parking spaces adjacent to the Beach Shack.

One of the neighborhood's private surface parking lots, in fact, is directly across from the Beach Shack on Arizona Street, and two additional surface parking lots are only one block away on Tyler Street.

Since the majority of businesses in the Hollywood Beach CRA are dependent upon public metered street parking spaces, public and private surface lots, and public and private garages to meet their parking needs, the Beach Shack's continued reliance on nearby metered spaces and private surface lots would be compatible with the parking pattern of surrounding land uses.

David Plummer & Associates' parking study shows that there is a surplus of parking spaces in the vicinity of the Beach Shack during its operations, so allowing the restaurant to continue to rely upon metered spaces and nearby surface lots will not be detrimental to nearby land uses or the community as a whole. To the contrary, the parking revenues generated by the Beach Shack's patrons' use of the public, metered street spaces adjacent to the site substantially benefits the City.

- c. 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 Comprehensive Plan sets forth the following goals, objectives and policies:

-
- The Land Use Element of the Comprehensive Plan states at page LU-38 that the goals and objectives of the Hollywood Beach CRA include, in part, the following:

Promote redevelopment and eliminate the causes of physical and economic blight;

Improve circulation for pedestrians, bicyclists and motorists;

Encourage and provide alternate modes of transportation; to increase public parking;

Re-establish tourism as a vital industry;

Create opportunities and incentives that facilitate redevelopment of private properties;

The Beach Shack is located on a site that was vacant and blighted for a long time before the restaurant opened as an incidental use to the adjacent hostel. A variance of the off-street parking requirement is consistent with the Land Use Element of the Comprehensive Plan because it promotes the redevelopment of the site despite the spatial constraints for parking on the site.

The variance is also consistent with the Land Use Element of the Comprehensive Plan because it increases the use of public parking by the Beach Shack's patrons at a safe, convenient distance, rather than requiring the Beach Shack to provide parking more than 3 blocks away at a privately owned parking garage.

Finally, the variance helps the Beach Shack to re-establish tourism at the recently vacant and blighted site. The beneficial owner of the Beach Shack, the South Beach Hotel Group, has owned and operated boutique hotels and restaurants in Miami Beach for more than ten years. The tropical, outdoorsy, relaxed and fun atmosphere that they developed at the Beach Shack makes it an attractive destination for tourists from various locations, not only the adjacent hostel's guests.

- Policy 5.4 of the Land Use Element states that the policy of the City is to "*continue redevelopment of Central Beach*".

The variance of the off-street parking requirement would be consistent with Policy 5.4 of the Land Use Element because the Beach Shack is a successful, attractive destination that is owned and operated by a proven hotelier that has been operating boutique hotels and restaurants in Miami Beach for more than ten years.

- The Housing Element explains, in part, at page H-33 that "*fragmentation of land uses and parking areas*" is one of the "*major causes of deterioration in businesses and residential neighborhoods*" that Florida's Safe Neighborhoods Act aims to reduce.

Granting the variance instead of requiring the Beach Shack to provide parking at a privately owned garage more than 3 blocks away would be consistent with the Housing Element's stated policy of reducing the fragmentation of land uses from their parking areas. The Housing Element and the Safe Neighborhoods Act both recognize that this fragmentation is a major cause of deterioration in businesses and residential neighborhoods.

The City-Wide Master Plan documents that the City adopted to assist in land use and zoning issues contain the following applicable goals, objectives and policies for the Hollywood Beach CRA's Central Beach sub-area:

- Economic Development and Redevelopment Policy 4.37 states: *"Encourage development and redevelopment of hotels and motels in an effort to increase tourism."*

A variance of an off-street parking requirement that has no practical necessity helps to encourage the development and redevelopment of the Beach Shack's adjacent hostel and hotel.

- Economic Development and Redevelopment Policy 4.38 states: *"Promote the upgrading of properties through the provision of programs to fund and assist property owners."*

A variance of an off-street parking requirement that has no practical necessity promotes the upgrading of properties in the Hollywood Beach CRA and would assist the Beach Shack to continue to upgrade its property, rather than leasing unneeded parking spaces more than 3 blocks away.

- Geographic, Zoning and Land Use Policy 4.3 states: *"Appropriately permit the consolidation of properties to create modern, economically viable development conditions that will attract higher end uses, thereby improving the quality of the area."*

A variance of an off-street parking requirement that has no practical necessity would help the Beach Shack and the adjacent hostel, which are both operated by the same parent company, to improve their consolidation and upgrading of their properties, and to continue their improvement of the quality of an area that was recently blighted.

- Geographic, Zoning and Land Use Policy 4.5 states: *"Promote the development of desired commercial uses in defined sectors and pockets along the Broadwalk and Ocean Drive."*

-----A variance of an off-street parking requirement that has no practical necessity-----
facilitates a desired commercial use along Ocean Drive, just a block away from the Broadwalk.

- Geographic, Zoning and Land Use Policy 4.11 states: *"Review Beach zoning regulations and revise where appropriate to achieve desired outcomes, while protecting the neighborhood and the quality of life for the residents."*

A variance of an off-street parking requirement that has no practical necessity is consistent with the policy of revising Beach zoning regulations where appropriate to achieve the desired outcome of promoting an appropriate use that improves the neighborhood. Ensuring the Beach Shack's continued viability with a sufficient supply of parking in the vicinity of the site protects the neighborhood and the quality of life for the residents by promoting an appropriate use of the land.

- Geographic, Zoning and Land Use Policy 4.11 states: *"Recognize Central Beach as a prime focus of tourist activities."*

A variance of an off-street parking requirement that has no practical necessity would appropriately recognize that the Beach Shack is located in the Hollywood Beach CRA, where restaurants only a block away are not required to provide any off street parking spaces. Outside of the Hollywood Beach CRA, restaurant patrons are likely to drive to a restaurant and leave the vicinity when their meals are finished. But in Central Beach, by contrast, restaurant patrons are also likely to be tourists and visitors who utilize other nearby recreational amenities and services before or after their visit to the Beach Shack.

- Despite the multi-family residential zoning of the site, the City's Overlay District Maps recognize the site as part of a commercial district:

Figure 4.13, the Central Beach Functional Map, and Figure 4.22, the Hollywood Beach Hotel District, both place the site of the Beach Shack in the Hollywood Beach Hotel and Oceanwalk overlay district, and not in the adjacent Multi-Family district.

Likewise, in the City's Zoning and Land Use Map, does not identify the Beach Shack to be inside a multifamily zoning district, but instead it appears to be located in the adjacent commercial district.

In the BWK-25-HD-C district where most of the Hollywood Beach Hotel overlay district is situated, restaurants are not required to provide any off-street parking spaces at all.

- Master Plan Policy 4.5 states: *"Promote the development of desired commercial uses in defined sectors and pockets along the Broadwalk and Ocean Drive."*

A variance of an off-street parking requirement that has no practical necessity facilitates a desired commercial use along Ocean Drive, just a block away from the Broadwalk.

- Master Plan Policy 4.37 states: "Encourage development and redevelopment of hotels and motels in an effort to increase tourism."

A variance of an off-street parking requirement that has no practical necessity helps to encourage the development and redevelopment of the Beach Shack's adjacent hostel and hotel.

- Master Plan Policy 4.38 states: *"Promote the upgrading of properties through the provision of programs to fund and assist property owners."*

A variance of an off-street parking requirement that has no practical necessity promotes the upgrading of properties in the Hollywood Beach CRA and would assist the Beach Shack to continue to upgrade its property, rather than leasing unneeded parking spaces more than 3 blocks away.

- Master Plan Policy 4.43 states: *"Perform a parking utilization analysis to assess the adequacy and convenience of existing parking, both public and private."*

Due to the fact that David Plummer & Associates' parking study assessed the adequacy and convenience of parking in the vicinity of the Beach Shack, both public and private, a variance would be consistent Master Plan Policy 4.43.

- Multi-Modal Transportation and Public Safety Policy 4.43 states: *"Perform a parking utilization analysis to assess the adequacy and convenience of existing parking, both public and private."*

Due to the fact that David Plummer & Associates' parking study assessed the adequacy and convenience of parking in the vicinity of the Beach Shack, both public and private, a variance would be consistent Master Plan Policy 4.43.

The Hollywood Beach CRA Master Plan sets forth the following principles, goals, objectives and policies:

- Principle 2: "Make Hollywood Beach a Model Green Community" states:
 - *Establishing Hollywood Beach as the premiere environmentally friendly destination in Florida will establish a stable clientele and allow the beach to take advantage of its existing character to support the existing and new businesses that give the Beach its resort atmosphere. Loyal repeat visitors are often found among specialized recreation enthusiasts. Both the existing and new businesses can build on the Beach's existing brand of hospitality by creating a resort that reflects both the tradition of the small Mom and Pop hotels and a more upscale but still casual, nature-based and healthy lifestyle reflected in the "green" ethic. The revitalization of the economy of the Beach*

will in turn ensure it capacity for on-going resource stewardship for the fragile barrier island.

This important Principle in the Hollywood Beach CRA Master Plan seems to have been adopted with the Beach Shack and the adjacent Hollywood Beach Hostel and Hotel in mind.

The Beach Shack provides shaded outdoor seating among attractive landscaping. The hostel and hotel provide free bicycles and surfboards to their guests. Both businesses have a casual "mom and pop" feel.

d. The need for the requested Variance is not economically based or self-imposed.

The requested variance is needed to avoid an unnecessary imposition on the Beach Shack to provide off-site parking by leasing 40 parking spaces at the privately owned parking garage in front of the Hollywood Beach Hotel. The garage is more than 3 blocks away from the site, and is owned by Hollywood Beach Garage Limited Partnership, whose principal address and general partner are in New York City.

The parking study shows that there is already a surplus of parking spaces adjacent to the site. It is fundamentally unfair to require the Beach Shack to lease unneeded spaces more than 3 blocks away, from a private out-of-state entity, when the Beach Shack's patrons will nonetheless continue to utilize the metered spaces on the street and in nearby surface lots.

The unnecessarily leased spaces in the garage would be likely to remain empty if the Beach Shack is required to "lock up" the spaces for patrons who would not even use them. Instead the parking spaces should remain available for the use of patrons of businesses located closer to the garage.

The Beach Shack did not impose upon itself the spatial limits for parking on its site. It did not impose upon itself the requirement to provide off-street parking, while the supply of on-street spaces and surface lots is more than adequate to satisfy the needs of the neighborhood. In fact, restaurants east of Surf Road, only one block away, are not required to provide any off-street parking spaces at all.

The requested variance is necessary to treat the Beach Shack fairly and equally with other businesses in the neighborhood. It is necessary to promote the applicable goals, policies and objectives of the Comprehensive Plan, master plans, and Hollywood Beach CRA master plan.

The requested variance is necessary to avoid imposing an unnecessary and unjustified requirement upon the Beach Shack to provide off-street parking based upon the general city-wide parking regulation for restaurants, rather than the prevalent standard for restaurants in the Hollywood Beach CRA where the Beach Shack is located.



ATTACHMENT B LAND USE AND ZONING MAP

334 Arizona Street




PLANNING AND DEVELOPMENT SERVICES




Legend

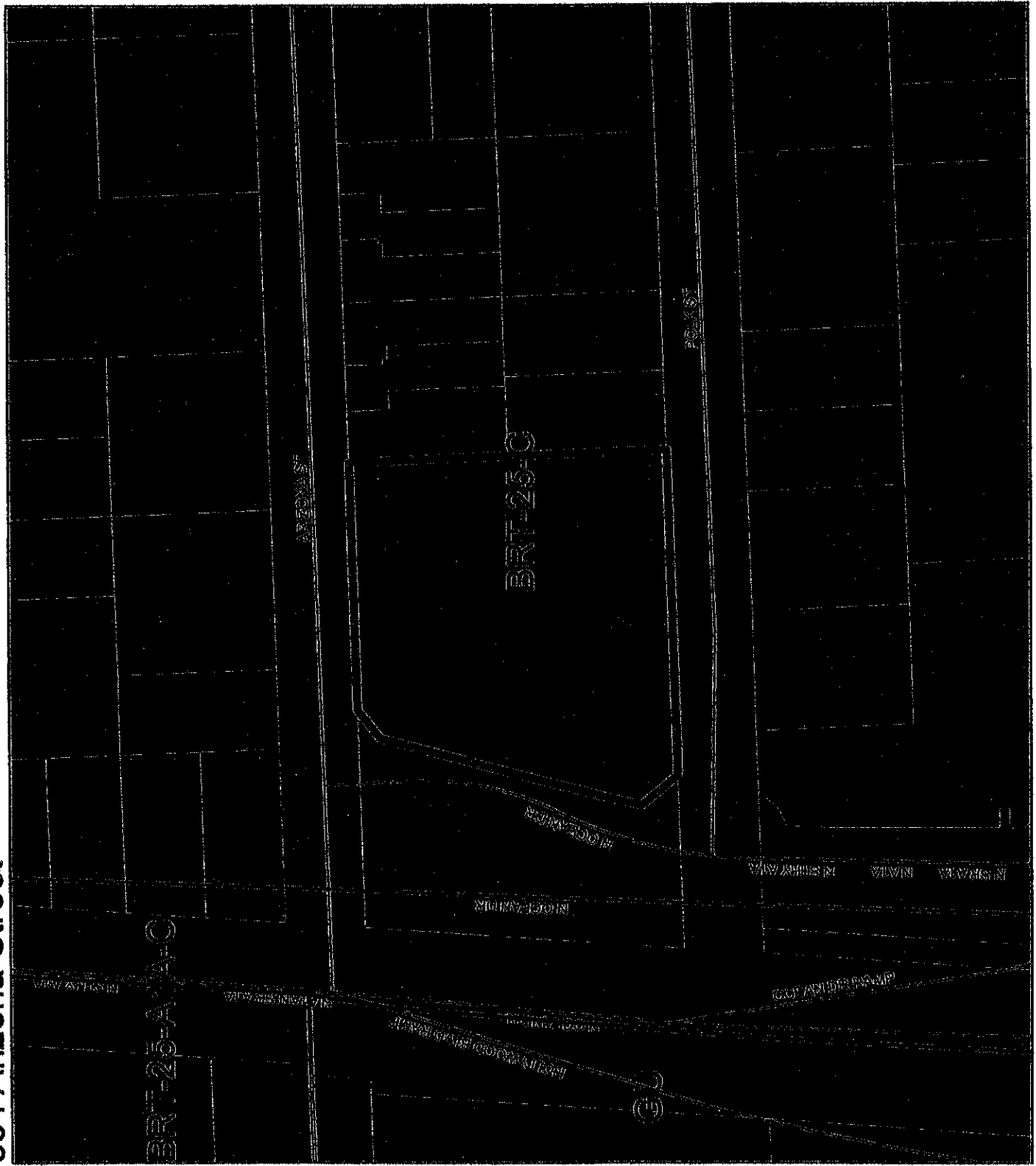
 Subject Property
 Streets

Land Use

 General Business

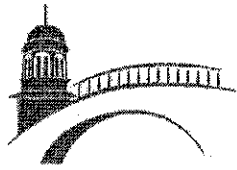
Zoning

 BRT-25-A1A-C
 BRT-25-C
 GU



ATTACHMENT C

BEACH CRA LETTER



HOLLYWOOD

FLORIDA
COMMUNITY REDEVELOPMENT AGENCY

DATE: December 12 2011

TO: Jaye Epstein, AICP, Planning and Development Director

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

SUBJECT: **CRA RECOMMENDATION REGARDING BEACH TACO SHACK PARKING VARIANCE**

The CRA staff has reviewed the request for approval of a parking variance and hereby submits this letter of support based on the following:

The Beach Taco Shack is located on Arizona Street just north of the Hollywood Beach Resort property on the west side of the Hollywood Beach Suites Hostel site. The Beach Taco Shack initially opened for business as an ancillary use to the hotel operations at the Hostel. On behalf of the Beach Taco Shack, Hollywood All Suite LLC is seeking to create a free standing restaurant operation that would no longer be considered ancillary to the hotel. In order to establish a free standing restaurant at this location, among other things, the restaurant must demonstrate compliance with the parking requirements. In order to satisfy this requirement the Taco Shack is in the process of securing a lease agreement for approximately 44 parking spaces at the Hollywood Beach Resort Parking Garage. The Taco Shack now seeks a variance to relieve itself from this obligation since the patrons of the Taco shack do not utilize the parking garage when visiting the Taco Shack.

In evaluating the merits of the variance request it is important to recognize the nature of the Beach Taco Shack operation as compared to other destination restaurants in the beach area. Unlike other destination restaurants in the beach area, the Taco Shack provides a very casual dining atmosphere that appeals to beach patrons and the surrounding neighborhood. In the course of any given day, beach patrons will leave the beach, have lunch at the Taco Shack and return to the beach afterward. Further, the Taco Shack caters to the residential community in the surrounding neighborhood as well as visitors staying at hotels within walking distance. This internalization and recapture characteristic is explained in the parking analysis for the Taco Shack parking variance prepared by David Plummer and Associates. In their report, Plummer and Associates points out that the internalization and recapture of trips at this location enables the Taco Shack to operate successfully without need for designated parking. In addition, the report identifies a significant supply of convenient public parking in the immediate vicinity as well an inventory of 900 plus spaces at the Hollywood Beach Resort Parking Garage. The characteristics of the Taco Shack operations as well as the abundant inventory of readily accessible public parking in the immediate vicinity adequately justify this variance request.

For the aforesaid reasons I support the Beach Taco Shack parking variance as recommended by the Planning Staff with the condition requiring that 5 off premise spaces, located within 700 feet of the premises, will be secured by the Taco Shack. Please contact me at the CRA Office if you have any questions regarding my recommendation related to this variance request.

ATTACHMENT D

PARKING STUDY



TACO BEACH SHACK

Parking Study

David Plummer & Associates
November 2011

DPA Project #11191

1750 Ponce de Leon Blvd
Coral Gables, FL 33134

Phone: (305) 447-0900

Fax: (305) 444-4986

E-mail: dpa@dplummer.com

Website: www.dplummer.com



© David Plummer & Associates

DAVID PLUMMER & ASSOCIATES

TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

1750 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA 33134
305 447-0900 • FAX: 305 444-4986 • EMAIL: DPA@DPLUMMER.COM

November 7, 2011

Chris Rollins
Regional Manager
South Beach Group Hotels
855 Collins Avenue
Miami Beach, FL
Telephone: 305-531-5831
E-mail: chris.rollins@southbeachgroup.com

RE: Taco Beach Shack Parking Study - #11191

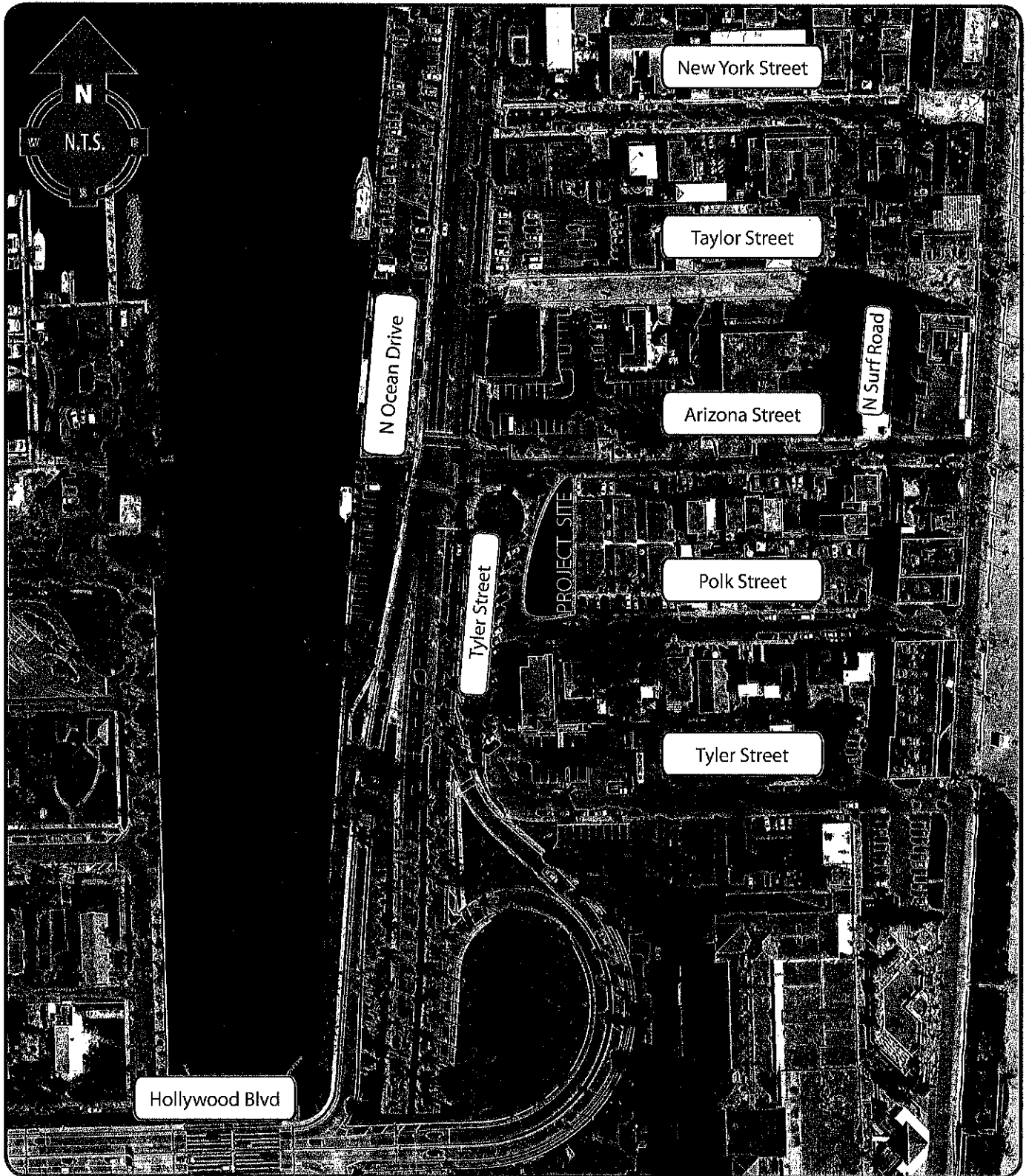
Dear Chris:

David Plummer & Associates (DPA) has completed a parking analysis for the Taco Beach Shack project. The project is located at 334 Arizona Street in Hollywood, Florida (see Exhibit 1). The site is an existing outdoors restaurant providing both take-out and sit-down facilities. The restaurant opens 7-days a week and serves lunch and dinner.

The project is applying for a license/permit from the city of Hollywood. As part of the approval process, the city has requested that a parking analysis be conducted to determine if there are available on-street parking spaces in the vicinity of the project to satisfy the parking demand. A parking inventory was performed for the on-street parking located at the following locations:

- Arizona Street between N. Ocean Drive (SR A-1-A) and Surf Road
- Polk Street between Tyler Street and Surf Road
- Tyler Street from south of Arizona Street to Surf Road
- Taylor Street between N. Ocean Drive (SR A-1-A) and Surf Road

The parking occupancy surveys took place between 11:30 AM and 2:30 PM and between 6:00 PM and 9:00 PM on two weekdays and a Saturday. The hours of the parking survey coincide with the peak hour of the restaurant during lunch and dinner.



PROJECT TITLE: Taco Beach Shack Parking Study

EXHIBIT TITLE: Location Map

EXHIBIT

1

Page 2

The parking survey was conducted every 30 minutes during these periods on the following days:

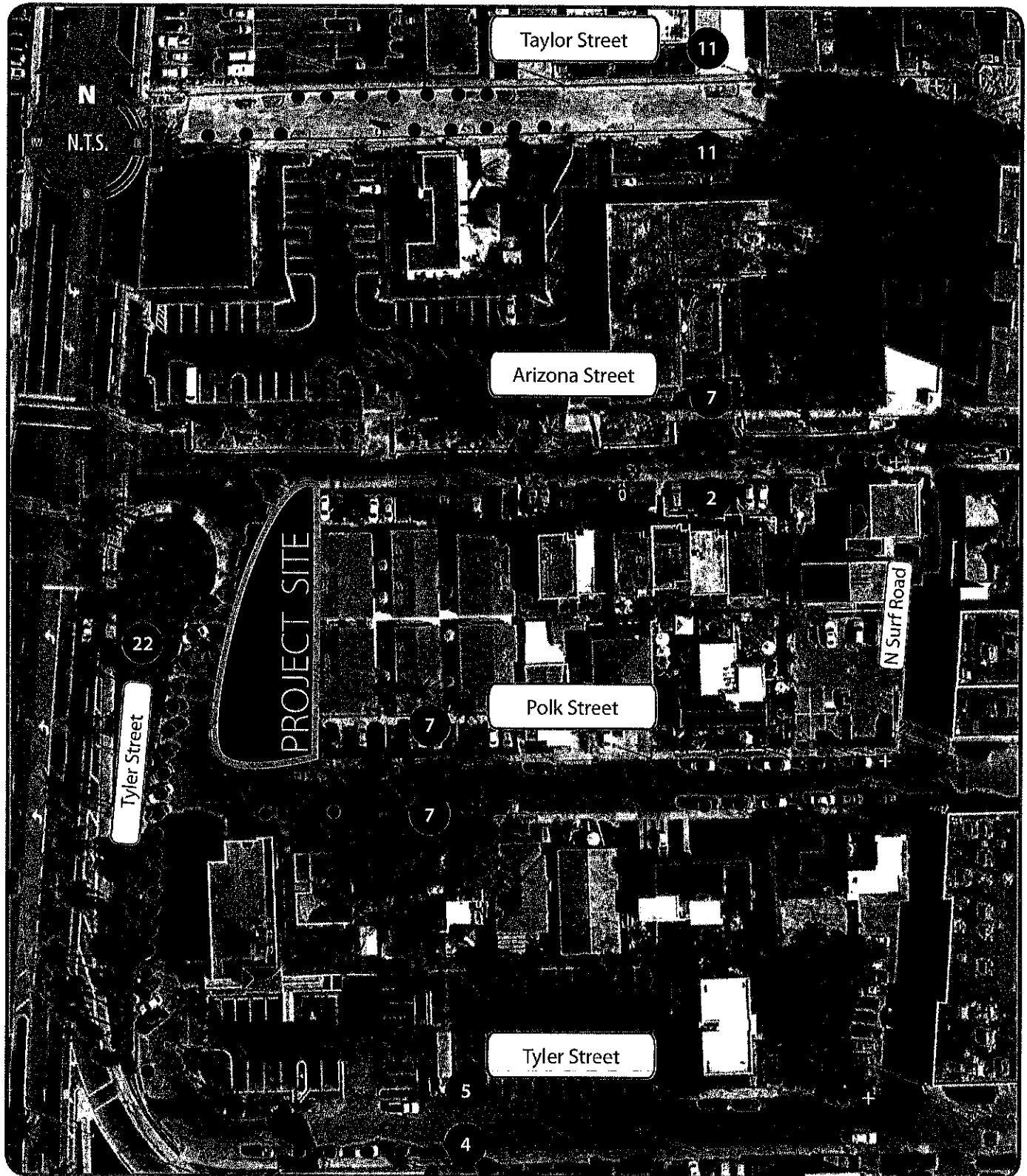
- Wednesday, October 12, 2011
- Thursday, October 13, 2011
- Saturday, October 15, 2011

The number of occupied on-street parking spaces (only marked spaces were considered) were counted every 30 minutes during these periods.

The area surveyed has a total of 76 on-street parking spaces. The section of Tyler Street running north/south has 22 on-street parking spaces, the section of Tyler Street running east/west has 9 on-street parking spaces, Polk Street has 14 on-street parking spaces, Arizona Street has 9 on-street parking spaces and Taylor Street has 22 on-street parking spaces. Exhibit 2 graphically shows the location of the on-street parking spaces. During the survey, the number of empty spaces was noted every 30 minutes. A percent occupancy for the midday and evening periods was calculated for each of the days surveyed. Exhibit 3 shows a summary of the parking analysis. Appendix A has the complete data collected.

Exhibit 3
Parking Occupancy Summary

Date	Period	Average Number of Empty Spaces	Average Number of Occupied Spaces	Average % Occupancy
Wed, 10/12/2011	11:30 AM - 2:30 PM	35	41	54.50%
	6:00 PM - 9:00 PM	32	44	58.10%
Thurs, 10/13/2011	11:30 AM - 2:30 PM	23	53	69.70%
	6:00 PM - 9:00 PM	27	49	64.10%
Sat, 10/15/2011	11:30 AM - 2:30 PM	27	49	64.50%
	6:00 PM - 9:00 PM	14	62	81.80%



PROJECT TITLE: Taco Beach Shack Parking Study

EXHIBIT TITLE: On-Street Parking Location

EXHIBIT

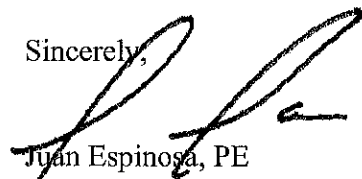
2

Page 4

Since the restaurant was fully operational during the parking counts, the parking demand of the project is accounted in the counts. Therefore, the result of the analysis shows that the area in the vicinity of the project has sufficient on-street parking spaces to satisfy the demand of the restaurant and still provide on average 21 additional on-street parking spaces for other uses. It should also be noted that in the area, there are additional parking lots (for-a-fee) with over 120 parking spaces that are available for patrons. Field observations revealed that the occupancy of these surface parking lots also varied between 50% and 60%. Therefore, it is our professional opinion, that the Taco Beach Shack restaurant should not be required to provide additional parking spaces to satisfy their current or future demand.

We stand ready to provide any support needed for this proposed project and look forward to working with you in the future. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,



Juan Espinosa, PE

Vice-President – Transportation

Attachments

cc: File

c_rollins-parking_let

Attachment A

Parking Data

Taco Beach Shack

Date: 10/12/2011
 Observer: Mark K.
 DPA #: 11191

Street	Parking	Empty Parking Spaces						
		11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM
Tyler Street (N/S) West Side	1						X	
	2	X		X				
	3						X	X
	4					X		
	5					X	X	
	6			X	X	X		
	7							
	8					X	X	X
	9	X						X
	10		X			X		
	11					X		
	12	X	X	X	X		X	X
	13		X	X	X	X	X	X
	14							
	15	X	X	X	X	X	X	X
	16	X	X	X	X	X	X	X
	17			X	X	X	X	X
	18							
	19	X	X	X	X	X	X	X
	20	X	X		X	X	X	X
	21							
	22			X	X	X	X	X
	TOTAL	7	7	9	9	13	12	11
Tyler Street (E/W) North Side	1		X	X		X	X	X
	2						X	X
	3				X	X		
	4							
	5-HC				X	X	X	X
	TOTAL	0	1	1	2	3	3	2
Tyler Street (E/W) South Side	1	X	X	X	X	X	X	X
	2							
	3				X			X
	4					X	X	X
	TOTAL	1	1	1	2	2	2	3
Polk Street North Side	1	X	X	X	X	X	X	X
	2							
	3							
	4							
	5		X			X		
	6							
	7-HC	X		X	X	X	X	
	TOTAL	2	2	2	2	3	2	1
Polk Street	1	X	X	X	X	X	X	X
	2					X	X	X
	3	X	X	X	X	X	X	
	4			X	X	X		X

South Side	5			x	x	x		
	6			x				
	7							
	TOTAL	2	2	5	4	5	3	3
Arizona Street North Side	1	x	x	x	x	x	x	x
	2							
	3	x	x		x	x	x	
	4	x	x	x	x	x	x	x
	5					x	x	x
	6	x	x			x	x	x
	7	x	x	x	x	x	x	x
	TOTAL	5	5	3	4	6	6	5
Arizona Street South Side	1-HC	x	x	x	x	x	x	
	2							
	TOTAL	1	1	1	1	1	1	0
Taylor Street North Side	1	x	x	x	x	x	x	x
	2	x	x	x	x	x	x	x
	3	x	x	x	x	x	x	x
	4	x	x	x	x	x	x	x
	5			x	x	x		
	6							
	7							
	8					x		x
	9							
	10							
	11-HC					x	x	x
	TOTAL	4	4	5	5	7	5	6
Taylor Street South Side	1	x	x	x	x	x	x	x
	2	x	x	x	x	x	x	x
	3	x	x	x	x	x	x	x
	4	x	x	x	x	x	x	x
	5	x						x
	6	x				x	x	
	7				x	x		
	8							x
	9							
	10							
	11							
	TOTAL	6	4	4	5	6	5	6

TOTAL

% Occupancy

76

28

63.2%

27

64.5%

31

59.2%

34

55.3%

46

39.5%

39

48.7%

37

51.3%

Average

35

54.5%

Taco Beach Shack

Date: 10/12/2011
Observer: Mark K.
DPA #: 11191

Street	Parking	Empty Parking Spaces						
		6:00 PM	6:30 PM	7:00 PM	7:30 PM	8:00 PM	8:30 PM	9:00 PM
Tyler Street (N/S) West Side	1						X	X
	2	X						X
	3							X
	4							X
	5							X
	6							
	7							X
	8	X	X					
	9	X	X					X
	10	X	X	X				X
	11	X	X		X			
	12	X	X	X	X			
	13				X	X		
	14	X	X	X				
	15	X	X	X	X			
	16	X	X	X	X	X	X	X
	17	X	X	X	X			
	18		X	X	X	X	X	X
	19	X	X	X	X	X	X	X
	20	X	X	X	X	X	X	X
	21	X	X				X	X
	22							
	TOTAL	13	13	9	9	5	6	13
Tyler Street (E/W) North Side	1	X	X				X	X
	2		X					
	3							
	4							
	5 -HC	X						
	TOTAL	2	2				1	1
Tyler Street (E/W) South Side	1							
	2	X	X	X	X	X		
	3				X			
	4							
	TOTAL	1	1	1	2	1	0	0
Polk Street North Side	1	X	X	X	X	X	X	X
	2							
	3							
	4	X			X	X	X	X
	5							
	6					X	X	
	7-HC	X	X	X	X	X	X	X
	TOTAL	3	2	2	3	4	4	3
Polk Street	1							X
	2					X	X	X
	3				X	X	X	X
	4	X						

South Side	5						x	x
	6				x	x		
	7	x						
	TOTAL	2	0	0	2	3	3	4
Arizona Street North Side	1	x	x	x				x
	2		x	x	x	x		
	3		x	x	x			
	4	x				x		
	5					x	x	x
	6			x	x	x	x	x
	7	x	x	x		x	x	x
	TOTAL	3	4	5	3	5	3	4
Arizona Street South Side	1-HC			x	x	x	x	x
	2	x	x					
	TOTAL	1	1	1	1	1	1	1
Taylor Street North Side	1	x	x	x	x	x	x	x
	2	x	x					x
	3	x				x	x	x
	4	x	x	x	x	x	x	x
	5					x	x	x
	6					x		
	7	x						
	8						x	x
	9							
	10		x					x
	11-HC		x	x	x			
	TOTAL	5	5	3	3	5	5	7
Taylor Street South Side	1	x	x	x	x	x	x	x
	2	x	x	x	x	x	x	x
	3	x	x	x	x	x	x	x
	4			x	x	x	x	x
	5	x	x	x				x
	6	x				x	x	x
	7						x	x
	8				x			
	9				x			
	10				x		x	x
	11				x			
	TOTAL	5	4	5	8	5	6	8

TOTAL

76

35
53.9%

32
57.9%

26
65.8%

31
59.2%

29
61.8%

29
61.8%

41
46.1%

Average
32
58.1%

Taco Beach Shack

Date: 10/13/2011 Thursday
 Observer: Mark K.
 DPA #: 11191

Street	Parking	Empty Parking Spaces						
		11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM
Tyler Street (N/S) West Side	1							
	2							
	3							x
	4							x
	5							x
	6							x
	7							
	8							
	9							
	10							x
	11							
	12							
	13	x	x					
	14					x	x	x
	15							x
	16							
	17	x	x	x				x
	18	x	x					
	19	x	x					
	20	x					x	x
	21	x	x	x				
	22							
	TOTAL	6	5	2	0	1	2	9
Tyler Street (E/W) North Side	1	x	x	x	x		x	x
	2	x	x	x	x	x	x	
	3							
	4	x						
	5-HC		x	x	x	x	x	x
	TOTAL	3	3	3	3	2	3	2
Tyler Street (E/W) South Side	1		x	x	x	x	x	x
	2	x	x	x				x
	3	x	x					
	4	x	x			x		
	TOTAL	3	4	2	1	2	1	2
Polk Street North Side	1	x	x	x	x	x	x	x
	2							
	3							
	4							
	5							x
	6				x			
	7-HC							
	TOTAL	1	1	1	2	1	1	2
Polk Street	1	x	x			x	x	
	2	x	x	x				
	3	x						
	4	x	x	x	x			

South Side	5			x				
	6							
	7			x				
	TOTAL	4	3	4	1	1	1	
Arizona Street North Side	1							
	2			x				
	3	x	x					
	4	x	x	x	x			
	5	x	x	x	x			
	6	x	x	x	x			
	7							
	TOTAL							
Arizona Street South Side	1-HC				x	x		
	2							
	TOTAL				1	1		
Taylor Street North Side	1	x	x	x	x	x	x	x
	2	x	x	x	x	x	x	x
	3	x	x	x	x	x	x	x
	4	x	x	x				x
	5							
	6							
	7							
	8	x					x	
	9							
	10		x					
	11-HC	x	x	x				
	TOTAL	6	6	5	3	3	4	4
Taylor Street South Side	1	x	x	x	x	x	x	x
	2	x	x	x	x	x	x	x
	3	x	x	x	x	x	x	x
	4	x	x	x	x	x	x	x
	5	x	x	x	x	x	x	x
	6	x	x		x		x	x
	7				x	x	x	
	8							
	9					x		
	10				x	x		
	11							
	TOTAL	6	6	5	8	8	7	6

TOTAL

% Occupancy

76

29
61.8%

28
63.2%

22
71.1%

19
75.0%

19
75.0%

19
75.0%

25
67.1%

Average

23
69.7%

Taco Beach Shack

Date: 10/13/2011 Thursday
 Observer: Mark K.
 DPA #: 11191

Street	Parking	Empty Parking Spaces						
		6:00 PM	6:30 PM	7:00 PM	7:30 PM	8:00 PM	8:30 PM	9:00 PM
Tyler Street (N/S) West Side	1			x				
	2		x					
	3							
	4							
	5		x					
	6							
	7						x	
	8							
	9				x			
	10							
	11							x
	12			x				
	13						x	x
	14							
	15	x						
	16							x
	17		x					x
	18	x	x					x
	19						x	x
	20		x	x				
	21	x	x	x	x	x	x	x
	22							
	TOTAL	3	6	4	2	1	4	7
Tyler Street (E/W) North Side	1	x	x	x	x			
	2							
	3	x	x	x	x		x	x
	4							
	5-HC			x	x	x	x	x
	TOTAL	2	2	3	3	1	2	2
Tyler Street (E/W) South Side	1	x	x	x	x	x	x	x
	2	x		x	x	x	x	x
	3	x	x	x	x	x	x	x
	4	x	x	x				
	TOTAL	4	3	4	3	3	3	3
Polk Street North Side	1	x	x	x				x
	2							
	3							
	4						x	x
	5		x			x		
	6		x			x		
	7-HC			x	x	x	x	x
	TOTAL	1	3	2	1	3	2	3
Polk Street	1	x	x	x				
	2	x			x			x
	3				x	x		
	4	x			x	x	x	x

									Average
TOTAL	76	23	27	31	28	24	26	32	27
		69.7%	64.5%	59.2%	63.2%	68.4%	65.8%	57.9%	64.1%

Taco Beach Shack

Date: 10/15/2011 Saturday
 Observer: Javier C.
 DPA #: 11191

Street	Parking	Empty Parking Spaces						
		11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM
Tyler Street (N/S) West Side	1							
	2							
	3							
	4							
	5							
	6							
	7							
	8	x						
	9							
	10	x						
	11	x						x
	12			x				x
	13	x	x					
	14		x	x	x	x		
	15			x				
	16	x	x	x			x	x
	17	x			x			
	18		x		x	x	x	x
	19							
	20	x	x	x	x		x	x
	21	x	x	x	x	x	x	x
	22	x	x	x	x	x	x	x
	TOTAL	9	7	7	6	4	5	7
Tyler Street (E/W) North Side	1		x	x	x	x		x
	2				x	x	x	x
	3		x	x	x	x		
	4							
	5-HC							x
	TOTAL	0	2	2	3	3	1	3
Tyler Street (E/W) South Side	1	x		x	x	x	x	
	2	x	x	x	x		x	
	3			x	x	x	x	x
	4						x	
	TOTAL	2	1	3	3	2	4	1
Polk Street North Side	1	x						
	2							
	3					x		
	4	x	x		x	x		
	5							
	6					x	x	
	7-HC					x	x	x
	TOTAL	2	1	0	1	4	2	1
Polk Street	1				x			x
	2						x	x
	3		x		x	x	x	x
	4				x		x	x

South Side	5		x	x	x	x	x	x
	6	x		x		x		x
	7	x	x	x				x
	TOTAL	2	3	3	4	3	4	7
Arizona Street North Side	1				x			x
	2						x	x
	3		x		x	x	x	x
	4				x		x	x
	5		x	x	x	x	x	x
	6	x		x		x		x
	7	x	x	x				x
	TOTAL	2	3	3	4	3	4	7
Arizona Street South Side	1-HC							
	2							
	TOTAL	0	0	0	0	0	0	0
Taylor Street North Side	1	x	x	x	x	x		
	2	x	x	x	x	x		
	3	x	x	x	x			
	4	x	x	x	x			x
	5							
	6							
	7							
	8							
	9							
	10							
	11-HC							
	TOTAL	4	4	4	4	2	0	1
Taylor Street South Side	1	x	x	x	x	x	x	x
	2	x	x	x	x	x	x	x
	3	x	x	x	x	x	x	x
	4	x	x					
	5			x	x		x	
	6		x	x	x			x
	7							
	8				x			
	9							
	10							
	11							x
	TOTAL	4	5	5	6	3	4	5

TOTAL	76	25	26	27	31	24	24	32	Average
% Occupancy		67.1%	65.8%	64.5%	59.2%	68.4%	68.4%	57.9%	27 64.5%

Taco Beach Shack

Date: 10/15/2011 Saturday
 Observer: Javier C.
 DPA #: 11191

Street	Parking	Empty Parking Spaces						
		6:00 PM	6:30 PM	7:00 PM	7:30 PM	8:00 PM	8:30 PM	9:00 PM
Tyler Street (N/S) West Side	1							
	2							
	3							
	4							
	5							
	6							
	7							
	8							
	9							
	10							
	11							
	12		x					
	13							
	14							
	15		x					
	16							
	17							
	18							
	19	x						x
	20	x						
	21	x	x	x				
	22		x	x	x			x
	TOTAL	3	4	2	1	0	0	2
Tyler Street (E/W) North Side	1			x				
	2		x	x				
	3	x	x	x				
	4	x	x					
	5-HC	x	x	x	x	x		x
	TOTAL	3	4	4	1	1	0	1
Tyler Street (E/W) South Side	1							
	2							
	3							
	4				x	x		x
	TOTAL	0	0	0	1	1	0	1
Polk Street North Side	1				x			
	2							
	3	x		x				
	4	x	x	x				
	5						x	
	6							
	7-HC							x
	TOTAL	2	1	2	1	0	1	1
Polk Street	1	x	x	x				
	2							
	3	x						
	4							

South Side	5	x	x					
	6							
	7	x	x			x		
	TOTAL	4	3	1	0	1	0	0
Arizona Street North Side	1	x						
	2							
	3							
	4							
	5				x			
	6			x	x			x
	7							
	TOTAL	1	0	1	2	0	0	1
Arizona Street South Side	1-HC	x	x	x	x	x	x	x
	2				x			
	TOTAL	1	1	1	2	1	1	1
Taylor Street North Side	1	x	x	x	x	x	x	
	2	x	x	x	x	x		
	3	x	x	x				
	4	x	x		x	x		
	5			x				
	6	x	x				x	
	7	x	x					
	8				x			
	9							
	10							
	11-HC							
	TOTAL	6	6	4	4	3	2	0
Taylor Street South Side	1	x	x	x				
	2					x	x	
	3							
	4	x					x	
	5				x	x		
	6		x	x	x			
	7							
	8							
	9							
	10	x						
	11							
	TOTAL	3	2	2	2	2	2	0

TOTAL

76

23
69.7%

21
72.4%

17
77.6%

14
81.6%

9
88.2%

6
92.1%


7
90.8%

Average
14
81.8%

TACO BEACH SHACK LLC

MR. ALAN LIEBERMAN

334 ARIZONA
HOLLYWOOD, FL. 33019

Drawn by:	
	
<i>Engineering & Construction Corp.</i>	
Phone: (786) 312-8511	Web Site: www.jd-miami.com
Fax: (786) 472-6874	Address: 21410 Grouper Dr
Email: yoel@jd-miami.com	Miami, Florida 33189
CERTIFICATE OF AUTHORIZATION: No. 29200	
RICARDO N. LOPEZ, P.E. No. 59400	

INDEX OF DRAWINGS

GENERAL

- COVER SHEET / INDEX OF DRAWINGS
- A0.01 LOCATION MAP
- A0.02 SITE COLOR PHOTOS

ARCHITECTURAL

- A1.01 SITE PLAN
- A1.02 EXISTING STRUCTURE FLOOR PLAN
- A1.03 EXISTING BUILDING ELEVATIONS
- A1.04 EXISTING LANDSCAPING



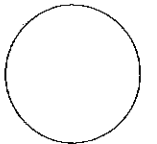
OWNER:
ALAN LIEBERMAN
1680 MERIDIAN AVE SUITE#102
MIAMI BEACH, FL 33139

JOB TITLE &
ADDRESS:

**TACO BEACH
SHACK LLC**
334 ARIZONA
HOLLYWOOD, FL

SHEET TITLE :

DESIGN BY:



☐ JOSE L. GUZMAN, P.E.
No. 56138
TEL: (786) 338-1082
☐ RICARDO N. LOPEZ, P.E.
No. 59400
TEL: (786) 200-8836

REVISIONS:

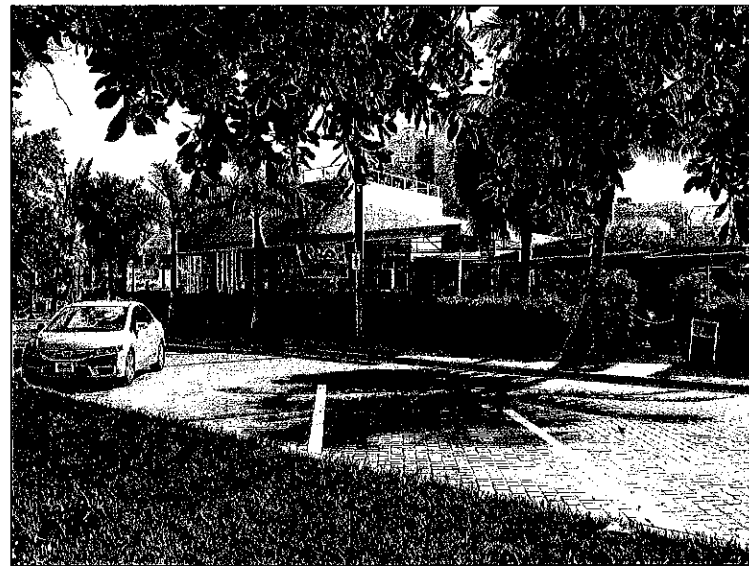
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DRAWN: **JD**

JOB: 5300

SHEET:

A0.01
SHEETS



VIEW 370



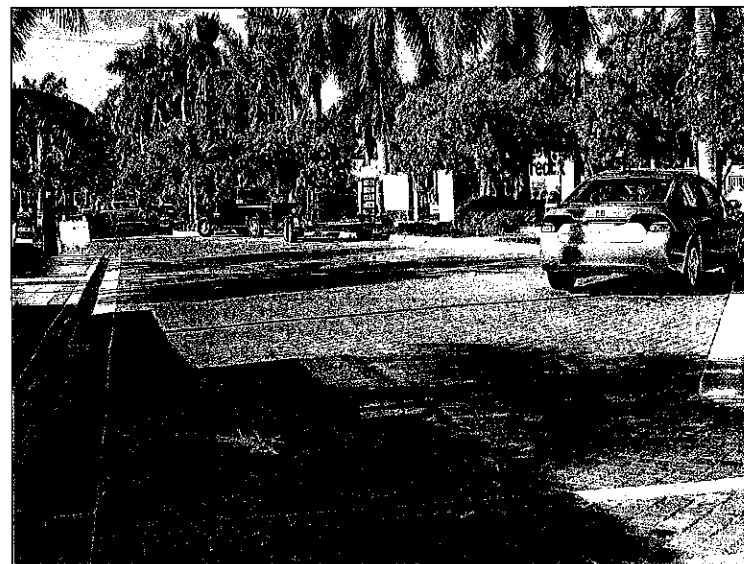
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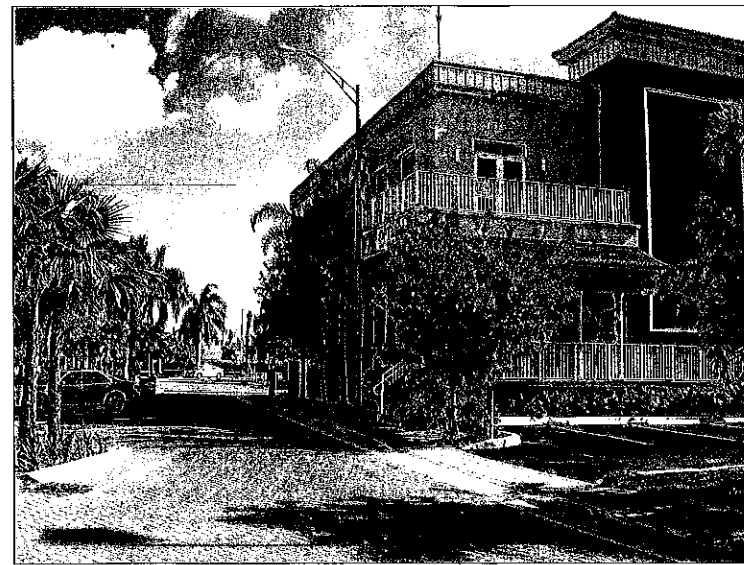
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VIEW 369



VIEW 386



VIEW 358



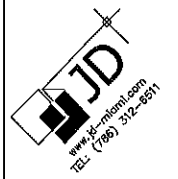
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VIEW 375



VIEW 362

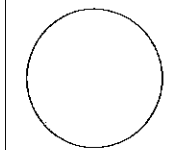


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MIAMI BEACH, FL 33139

JOB TITLE &
ADDRESS:
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SHACK LLC**
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HOLLYWOOD, FL

SHEET TITLE :

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www.jd-engineering.com
CERTIFICATE OF ATTACHMENT NO. 2808



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☐ RICARDO N. LOPEZ, P.E.
No. 58400
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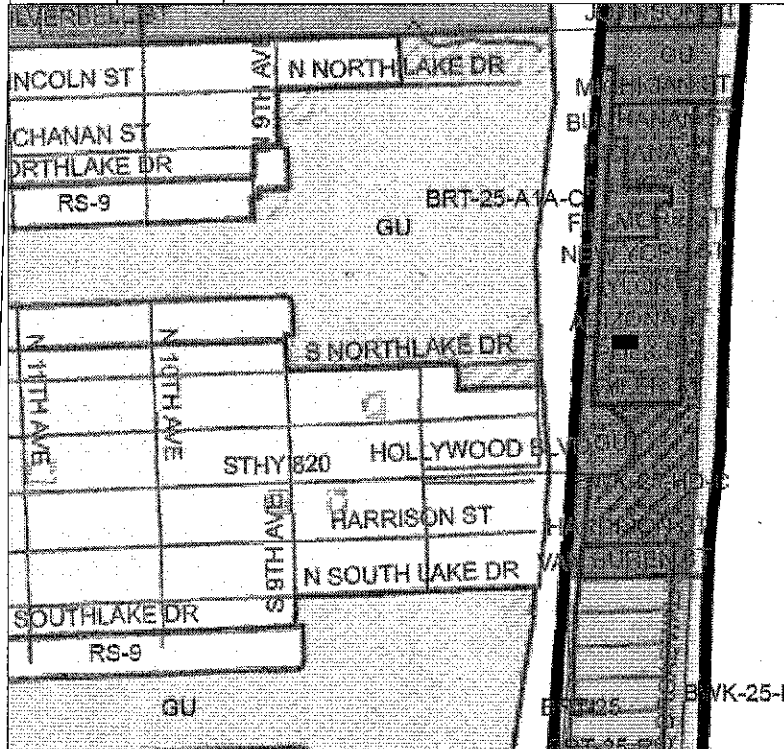
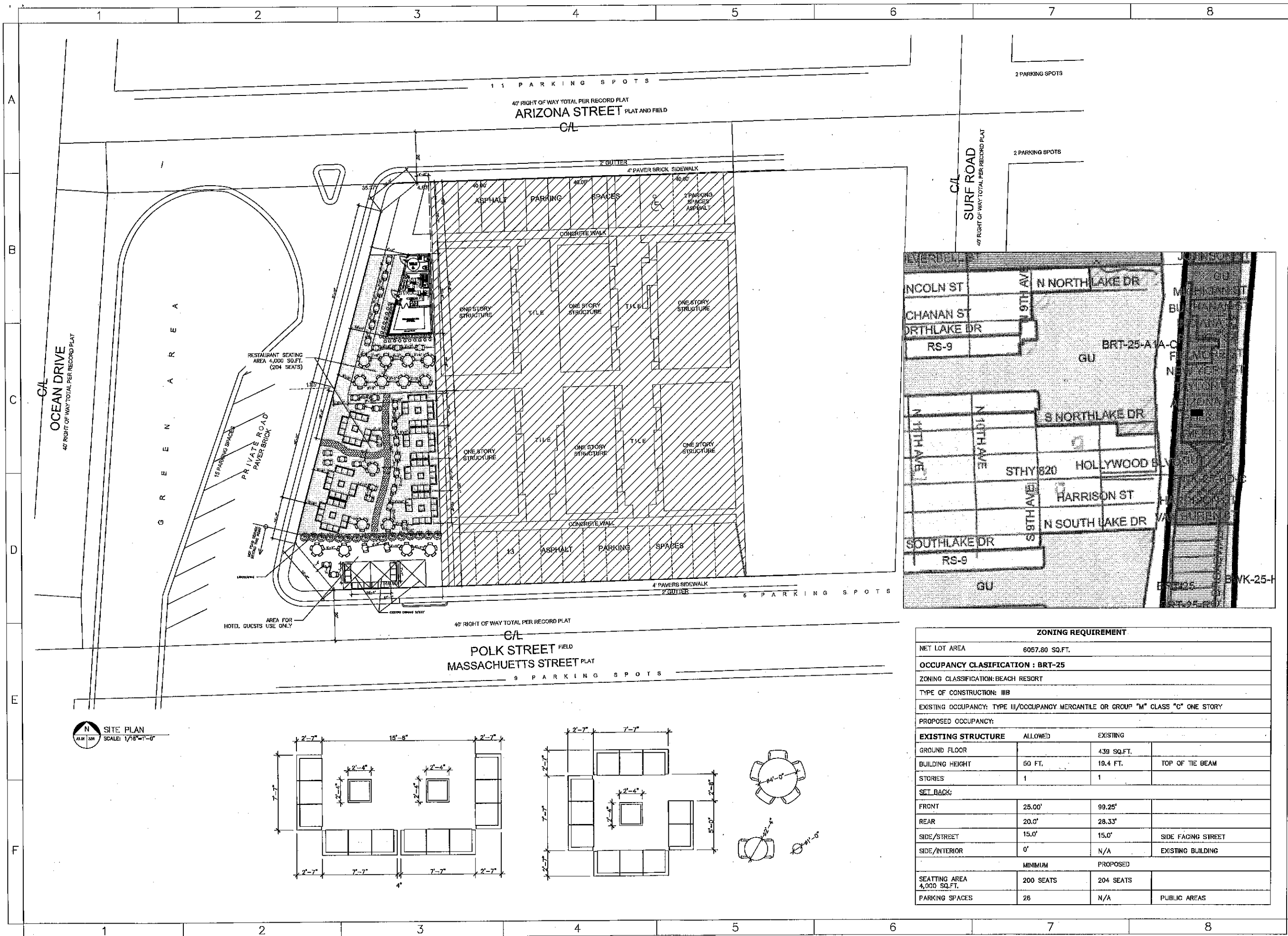
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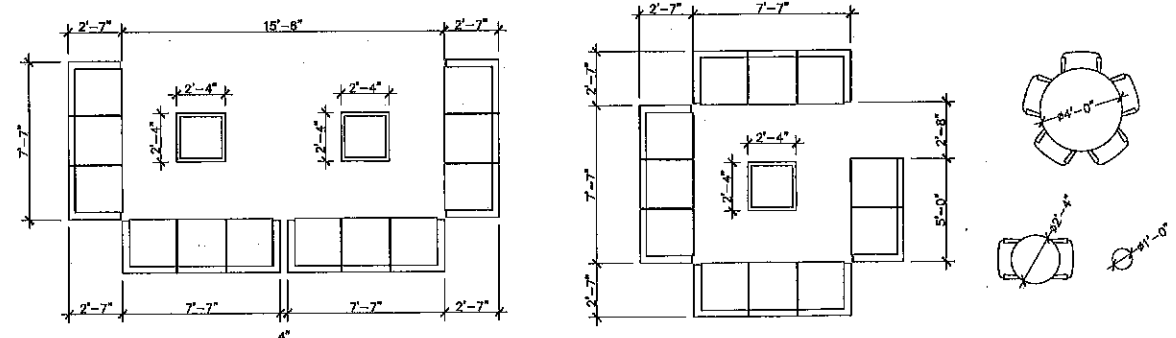
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JOB: 5300

SHEET:
A0.02
OF: SHEETS



ZONING REQUIREMENT			
NET LOT AREA	6057.80 SQ.FT.		
OCCUPANCY CLASSIFICATION : BRT-25			
ZONING CLASSIFICATION: BEACH RESORT			
TYPE OF CONSTRUCTION: III-B			
EXISTING OCCUPANCY: TYPE II/OCCUPANCY MERCANTILE OR GROUP "M" CLASS "C" ONE STORY			
PROPOSED OCCUPANCY:			
EXISTING STRUCTURE	ALLOWED	EXISTING	
GROUND FLOOR		439 SQ.FT.	
BUILDING HEIGHT	50 FT.	19.4 FT.	TOP OF THE BEAM
STORIES	1	1	
SET BACK:			
FRONT	25.00'	99.25'	
REAR	20.0'	28.33'	
SIDE/STREET	15.0'	15.0'	SIDE FACING STREET
SIDE/INTERIOR	0'	N/A	EXISTING BUILDING
	MINIMUM	PROPOSED	
SEATING AREA 4,000 SQ.FT.	200 SEATS	204 SEATS	
PARKING SPACES	26	N/A	PUBLIC AREAS



OWNER:
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1680 MERIDIAN AVE SUITE#102
MIAMI BEACH, FL. 33139

JOB TITLE & ADDRESS:
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REVISIONS:

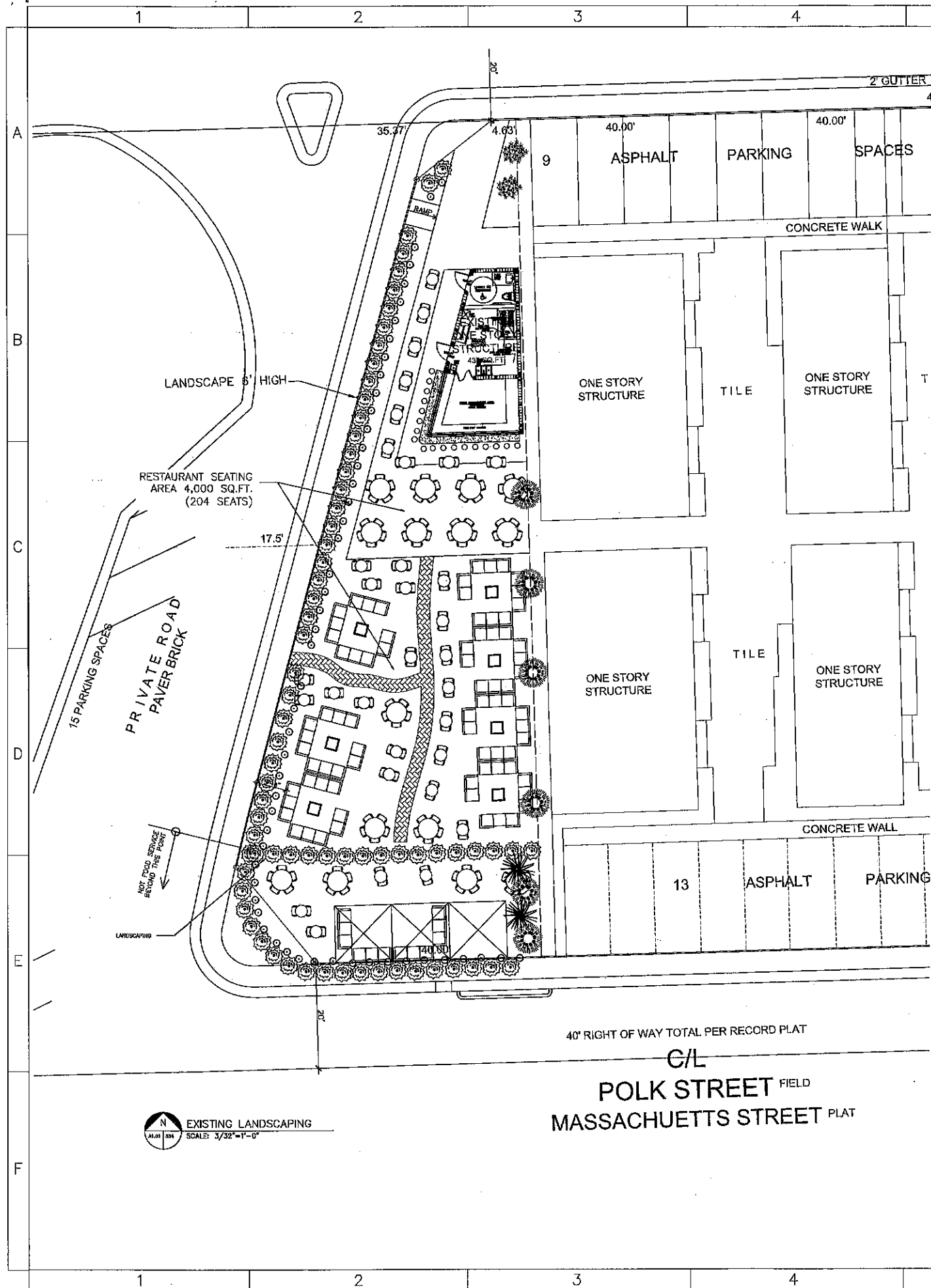
SCALE: AS SHOWN

DRAWN:

JOB: 5300

SHEET: **A1.01**

OF: SHEETS



LANDSCAPING SCHEDULE											
	TREES					SHRUBS					GROUND
SYMBOL											
LETTER	A	B	C	D	E	F	G	H	I	J	K
SCIENTIFIC NAME	ADONIDIA MERRILLI	TABERJIA HETEROPHYLLA	PHYLLIS STACHYS NIGRA	OVERCUL VIRGINIANA	RAVENALA MADAGAS-CARIBENSIS	CONOCARPUS GREGGII VAR. SERICEUS	TRACHELO-SPERMUM JASMINOIDES	NERIUM OLEANDER	CORDYLINE FRUTICOSA	BEGONIA	CHUPHEA HYSSOPIFOLIA
COMMON NAME	CHRISTMAS PALM	PINK TRUMP TREE	BLACK BAMBOO	LIVE OAK	TRAVELER TREE	SILVER BUTTWOOD	CONFEDER-ATE JASMINE VINE	OLEANDER	TI PLANT "RED SISTER"	BEGONIA	MEXICAN HEATHER
GROWTH RATE	FAST	FAST	FAST	SLOW	MODERATE	MODERATE	FAST	FAST	FAST	FAST	FAST
INSTALLED OVERALL HEIGHT/ CURRENT HEIGHT	EXISTING	7'	12'	12'	12'	6'	1.5'	2'	1'	1'	1'
NUTRITION REQUIREMENT	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	LOW	MODERATE	LOW	MODERATE	MODERATE	MODERATE
LIGHT REQUIREMENT	HIGH	HIGH	MODERATE TO HIGH	HIGH	HIGH	HIGH	ANY LIGHT CONDITION	HIGH	LOW TO MODERATE	LOW TO MODERATE	HIGH
WIND TOLERANCE	HIGH	MODERATE	HIGH	MODERATE	HIGH	HIGH	-	-	-	-	-
FLOWER COLOR	YELLOW/ RED SEEDS	PINK	-	ORANGE	WHITE	WHITE	WHITE	PINK	PINK	PINK	PURPLE
REQUIRED	EXISTING	2	0	0	0	30	0	40	0	0	0
PROVIDED	EXISTING	14	EXISTING	2	2	33	2	75	60	95	110

REQUIRED TREES = 4.76 + 2 STREET TREES = 7 TREES X 10 SHRUBS = 70 SHRUB
LANDSCAPING GRADE: FLORIDA 1 OR BETTER AS PER FLORIDA NURSERY STANDARDS

REFERENCE ONLY

www.jd-engineering.com
TEL: (786) 338-1062

OWNER:
ALAN LIEBERMAN
1680 MERIDIAN AVE SUITE#102
MIAMI BEACH, FL. 33139

JOB TITLE & ADDRESS:
TACO BEACH SHACK LLC
334 ARIZONA HOLLYWOOD, FL

DESIGN BY:

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REVISIONS:

SCALE: AS SHOWN

DRAWN:

JOB: 5300

SHEET: **A1.04**

OF: SHEETS

11 PARKING SPOTS
42 RIGHT OF WAY TOTAL PER RECORD PLAT
ARIZONA STREET PLAT AND FIELD
C/L

2 PARKING SPOTS

4 4 P A R K I N G S P A C E S

HOLLYWOOD BLVD. RAMP

**G/L
OCEAN DRIVE**
438 UNIT ON WAY TOTAL PER RECORD PLAY

CAL
SURF ROAD
NOT RIGHT OF WAY TOTAL PER RECORD

40' RIGHT OF WAY TOTAL PER RECORD PLAT
C/L
POLK STREET FIELD
MASSACHUETTS STREET PLAT
P A R K I N G S P O T S

HOLLYWOOD BEACH
PLAY BOOK 1, PAGE 27
BROWARD COUNTY, FLORIDA

PARCEL 1:
LOTS 11, 12, 13, 20, 21 AND 22, BLOCK 8 OF "HOLLYWOOD BECH" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 1B:
THOSE PARTS OF LOTS 15, 16 AND 18, BLOCK 8 OF "HOLLYWOOD BEACH" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 18, RUN N 87°25'22" WEST, A DISTANCE OF 39.87 FEET ALONG THE SOUTHWEST CORNER OF SAID LOT 18, THENCE NORTH 44°50'18" EAST, A DISTANCE OF 71.00 FEET; THENCE NORTH 81°36'24" EAST, A DISTANCE OF 42.67 FEET; THENCE NORTH 88°24'18" EAST, A DISTANCE OF 4.83 FEET ALONG THE NORTH LINE OF SAID LOT 18 TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 01°58'36" EAST, A DISTANCE OF 70.75 FEET TO THE POINT OF BEGINNING; AND COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 15, RUN SOUTH 85°25'28" WEST, A DISTANCE OF 40 FEET TO THE NORTHEAST CORNER OF SAID LOT 15, THENCE SOUTH 01°46'58" EAST, A DISTANCE OF 1.05 FEET ALONG THE EAST LINE OF SAID LOT 15 TO THE POINT OF BEGINNING;

THENCE SOUTH 14°48'30" WEST, A DISTANCE OF 42.82 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 480 FEET THROUGH A CENTRAL ANGLE OF 01°58'36" AND ARC DISTANCE OF 18.55 FEET; THENCE SOUTH 36°24'18" EAST, A DISTANCE OF 23.70 FEET TO THE SOUTH LINE OF SAID LOT 15; THENCE NORTH 88°26'38" EAST, A DISTANCE OF 3.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 01°48'18" WEST, A DISTANCE OF 78.7 FEET ALONG THE EAST LINE OF SAID LOTS 10 AND 16 TO THE POINT OF BEGINNING.

**SURVEY FOR THE PURPOSE TO
OBTAIN PERMIT AND/OR
CONSTRUCTION**

NOTES:

1. THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC
2. SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
3. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
4. ALL DIMENSIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (M.D.S. 1929)
5. FENCE TIES ARE NOT CERTIFIABLE OF GEODETIC.
6. IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
7. ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. UNLESS OTHERWISE SPECIFIED, THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
9. WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF _____.
10. NOTE: I HEREBY CERTIFY IT IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND IT IS NOT A GUARANTEE OR WARRANTY EXPRESSED OR IMPLIED.
11. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY BE HEAVILY REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.

**ALL COUNTY
SURVEYORS**

PROFESSIONAL
SURVEYORS AND MAPPERS
LICENSE NO. 6677

Office: (954) 777-4747
Fax: (954) 777-2707
6950 W. Oakland Pk. Blvd., Suite 309 - Lauderdale, FL 33313

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS
THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY
THE FLORIDA BOARD OF SURVEYORS AND MAPERS IN CHAPTER 61G17-6
OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027,
FLORIDA STATUTES

SIGNED: _____
 GINO FURLANO, PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 0044
 (NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF
 THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



SCALE: 1"=20'

DATE:	DESCRIPTION:
07/07/2011	FIELD LOCATION OF IMPROVEMENTS