



# CITY of HOLLYWOOD, FLORIDA

## Planning and Development Services

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Jaye Epstein  
Director

**DATE:** February 29, 2012

**TO:** Douglas J. Hewett  
City Manager

**FROM:** Andria Wingett *AW*  
Planning Manager

**SUBJECT:** Notice of Decisions Relating to the **February 28, 2012 Joint Historic Preservation Board & Planning and Development Board Meeting.**

The City's Zoning and Land Development Regulations require the Department of Planning & Development Services to notify the Mayor, City Commission and the City Manager of decisions made by the Historic Preservation Board. The purpose of this notice is to provide the opportunity for the Mayor and City Commission to:

Initiate a City Commission Request for Review of a Board Decision (CRR). The process for a CRR is initiated if three members of the City Commission file a request for review in writing within fifteen (15) days of the Board's action, said statement to be filed with the City Clerk, with a copy to the appropriate department by **March 14, 2012**. Or, a CRR can be initiated if three or more members of the City Commission request a review during City Commission comments at a City Commission meeting, which is within fifteen (15) days of the Board's action. If three or more Commissioners request or file a request for review, a de novo public hearing will be set.

Should you wish to initiate a CRR, please contact the Department of Planning & Development Services for an application. Please note the Code requires all CRR be received by the City Clerk within fifteen (15) days of the date a decision is reached by the Board. As such, CRR filed after **March 14, 2012** would not be consistent with the Code and could not be considered.

A copy of this memorandum has been forwarded to all neighborhood associations representing properties appearing on the agenda. In this manner, the neighborhood association is made aware of the action taken by the Board should they wish to encourage the Mayor and City Commission to file a request for review of the Board's decision pursuant to the procedures set forth above.



**Our Mission:** We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect. We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

"An Equal Opportunity and Service Provider Agency"

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**VARIANCES, CERTIFICATE OF APPROPRIATENESS FOR DESIGN AND SITE PLAN APPROVAL**

1. **FILE NO:** 09-CPV-39  
**APPLICANT:** Angelo R. Gramanzini  
**LOCATION:** 1402 N. Surf Road  
**REQUEST:** Variances, Certificate of Appropriateness for Design and Site Plan approval for an approximate 6,900 sq ft commercial building located within the Hollywood Beach Historic Overlay District.

**STAFF 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.
- 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.
- b) A Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).

**BOARD DECISION:**

Variance: Approved, with staff's condition:

Certificate of Appropriateness for Design: Approved, 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.
- b) The gates on the first floor must remain decorative to maintain the style and design of the ground level.
- c) Roof material on the existing south structure be replaced with tile to match the proposed north building unless the applicant submits a certified Engineer's report stating that the existing structure can not support the weight of the tile roof.

Site Plan: Approved, with the following conditions:

- a) The third floor shall be limited to retail, restaurant or 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 Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).

C: Honorable Mayor and City Commissioners  
Assistant City Manager  
Director, Planning & Development Services  
City Attorney  
Senior Assistant City Attorney