DEPARTMENT OF PLANNING

File No. (internal use only):_____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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/DocumentCenter/Home/View/21

APPLICATION TYPE (CHECK ONE):

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

Date of Application: 11/21/2016

Location Address: 327 NEBRASKA STREET
Lot(s): 10-15 Block(s): 11 Subdivision: HOLLYWOOD BEACH
Folio Number(s): 514212011640, 514212011670
Zoning Classification: GU Land Use Classification: GOVERNMENT
Existing Property Use: VACANT FIRE STATION Sq Ft/Number of Units: ENCLOSED 6047/OPEN 13401
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 al that apply and provide File Number(s) and Resolution(s): 14-DPSV-102

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

Explanation of Request: TECHNICAL ADVISORY COMMITTEE SUBMITTAL FOR CITY OF HOLLYWOOD 304 SPACE PARKING GARAGE PREVIOUSLY APPROVED BY CITY OF HOLLYWOOD COMISSION

Number of units/rooms: N/A Sq Ft: 135,730 PARKING GARAGE
Value of Improvement: 12.9 MILLION Estimated Date of Completion: 05/2019
Will Project be Phased? ( ) Yes (X)No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: CITY OF HOLLYWOOD
Address of Property Owner: 2600 HOLLYWOOD BOULEVARD, HOLLYWOOD, FL
Telephone: 954-924-2980 Fax: _____ Email Address: JCAMEJO@HOLLYWOODFL.ORG
Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER
Address: 2417 HOLLYWOOD BOULEVARD, HOLLYWOOD, FL Telephone: 954-920-5746
Fax: 954-926-2841 Email Address: JOSEPH@KALLERARCHITECTS.COM
Date of Purchase: 02/28/2014 Is there an option to purchase the Property? Yes ( ) No (X)
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing: _____
_____ Address: _____
_____ Email Address: _____

DEPARTMENT 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 and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services 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: 11/17/16

PRINT NAME: JORGE A. CAMEJO / CRA Date: _____

Signature of Consultant/Representative: Joseph B Kaller Date: 11-17-16

PRINT NAME: JOSEPH B. KALLER Date: 11-17-16

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) TECHNICAL ADVISORY COMMITTEE REVIEW to my property, which is hereby made by me or I am hereby authorizing (name of the representative) JOSEPH B. KALLER to be my legal representative before the TECHNICAL ADVISORY (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 17th day of November 2016

_____
SIGNATURE OF CURRENT OWNER

_____
Notary Public State of Florida

ANDREA STANLEY
Commission # GG 030821
Expires September 15, 2020
Bonded Thru Troy Fain Insurance 800-38

JORGE CAMEJO
PRINT NAME

My Commission Expires: 9/15/2020 (Check One) ✓ Personally known to me; OR _____

Kaller
JOSEPH B. KALLER
+ ASSOCIATES PA
AA# 26001212

architecture - interiors - planning

November 17, 2016

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: Nebraska Street Garage
327 Nebraska Street
Hollywood, Florida
Architect's Project #12106
City Project #14-DPSV-12

To Whom It May Concern,

The following is a narrative of the revisions made for this submittal as they relate to the original approvals for the Nebraska Street Garage. These revisions will be listed by sheet in this narrative and affected sheets on plans have been labeled as Revision #3 – Dated 11/16/16.

1. General changes to ground floor plans
   Sheets SP-1, A-1, HS-1, FP-1, LP-1, LI-1. C-2, C-3 & C-6:

   a. Previously approved plans featured a single entry to the garage from the southeast potion of the parking garage, providing ingress/egress to the garage solely from Nebraska Street directly to a ramp up to an intermediate level between 1st and 2nd floors.

      New revision provides ingress/egress to the garage from Nevada & Nebraska Streets; the eastern drive (thru-drive) of the garage remains at ground level and a speed-ramp on the western portion of the garage has been provided for direct access to the 2nd parking level.

   b. Approved plans featured retail bays at ground level accessible from the sidewalk around the building; retail bays would be air conditioned and provided with minimal toilet facilities. A separate electrical room for the retail bays was also provided.

      New revision eliminates retail bays and retail electrical room from the plans. By eliminating the retail area, the building services previously located above this space could be moved further north near the location of the fire pump room; all these services would be located above FEMA flood elevations eliminating the need for waterproofing previously required at the retail areas. The southwest corner of the parking garage was vacated to allow for an exterior double-height volume to be created partially-covered by the building and allow for an urban plaza to be provided at this corner. The elimination of the retail storefronts also allowed for art panels to be provided along the building exterior at pedestrian scale along the

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax
joseph@kallerarchitects.com
www.kallerarchitects.com

west and south sides of the building at either end of the urban plaza. The urban plaza also allows for landscaping to be introduced within the available space. Landscape and Civil plans were updated to depict the new layout at ground floor.

c. Although the locations of the stairs and elevators have not changed, public toilet facilities were added to the design near the elevators on the northeast corner of the garage, the ADA Van accessible parking space at this location was relocated to south near the Nebraska Street garage entry.

d. Flood proofing plans were revised to show limited waterproofing at required areas: elevator pit and storage room. All other elements requiring waterproofing and flood panels were removed from the plans during the removal of the retail bays.

e. Hardscape plans were revised to show new landscaping and paving patterns. Changes occur mainly along the north and southwest corner of the site.

2. General changes to project and site data; Sheets T-2 & SP-0:

a. Building floor areas revised to show changes to 1st, 2nd and 3rd floors. Equipment rooms areas revised to show new room dimensions and new public toilet areas added to area calculations. Retail bays and retail electrical rooms removed from area calculations, double-height volume areas removed from 1st and 2nd floors.

b. Pervious/Impervious areas, Parking and Occupancy calculations revised per new area revisions and removal of other occupancies.

3. General changes to second floor plans; Sheets A-2

a. Previously approved plans showed retail bays extending to 2nd floor level with main electrical room and HVAC units located above retail bays along the west portion of the garage. TH CCTV room was located at the southwest corner of the garage along with additional HVAC equipment.

New revision eliminates the need for HVAC equipment at these areas due to the removal of the retail bays; CCTV and electrical rooms were relocated to ground floor (above FEMA BFE) to a single point of access for all building services. Additionally, the southwest corner of the parking garage at this level was left open to the floor below, creating the double-height volume for the urban plaza. The marquee for the retail bays was eliminated from the plans and perforated panels extended as needed.

4. General changes to third floor plans: Sheet A-3, LI-1 & LP-1

a. Previous approved plans featured a roof garden extending out along the southwest corner of the garage and hanging planters to the levels below.

New revision eliminates the roof garden, irrigation and plantings at this area; column supports for roof garden were also removed from the plans.

5. General changes to all floor plans: Sheet A-1 thru A-8:

   a. Parking numbers labels revised as required at each floor based on changes to ground and second floor layout revisions.

6. General changes to building elevations and sections
   Sheets A-9, A-10, A-11, A-12, A-13, A-14, A-15 & A-16:

   a. Previously approved plans featured a single ingress/egress from Nebraska Street on the south, storefront windows, aluminum marquee and roof garden at third level; wrapping around the southwest corner of the parking garage. Vertical decorative curved metal elements on northwest vertical wall of the building.

      New revision provides new ingress/egress from Nevada Street on the north with a metal screen element defining the entry as a single vertical element on the north side of the building. Adjacent perforated screens and Hollywood sign were resized to fit between the structural columns. West façade storefronts, marquee and roof-garden have been removed and replaced with pedestrian-scaled art panel and landscaped urban plaza partially-covered under a clear volume along the southwest corner of the garage; creating a connection between street-side walks and the garage structure. The vertical curved metal elements have been replaced with a continuation of the pedestrian art panel. Along the South side, the storefronts and marquee were removed; the urban plaza, art panel and landscaping wrap-around the corner from the west façade of the building.

Below is a simple side-by-side comparison from the original design to the new proposed design for reference:

	Original Design	**Proposed Design**
Access	• Ingress/Egress at Nebraska Street (2-way)	• Ingress/Egress at Nebraska Street (2-way) • Ingress/Egress at Nevada Street (1-way)
Landscape	• Limited ground level landscaping ; supplemented by hanging planters and 3rd floor cantilevered garden	• Ground level landscaping with 2-story landscape integrated into building design
Pedestrian Level Amenities	• Retail area at ground floor along South & West facades	• Public ADA Toilet Facilities (Men & Women) • Landscaped pedestrian area
Storage Areas	• Storage under parking ramp	• Storage under parking ramp

Parking	•316 Spaces (incl. 8 ADA Spaces)	•303 Spaces (incl. 8 ADA Spaces) •+ 1 City of Hollywood Reserved Personnel Space
HVAC	•Required for retail; provided at second floor level •Storage Area is ventilated	•Not applicable – Retail areas removed •Public Toilets and Storage are ventilated
Elevator	•Intermediate floor stop from street level	•No intermediate stop required from street level
Flood Proofing	•Flood proofing membrane required at Retail Areas at ground floor & Flood Panels required at all storefronts •Storage area provided with dry flood-proofing membrane. •Fire Pump Room & Retail electrical room located just above flood elevation - stair access provided •CCTV, Retail Mechanical & Main electrical room provided at second floor.	•Flood proofing required only at elevators. •Storage area provided with dry flood-proofing membrane •Fire Pump Room/Electrical/ Mechanical/CCTV rooms provided at a centralized location above flood elevation with single access stair

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

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

Joseph B. Kaller
President

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax joseph@kallerarchitects.com
www.kallerarchitects.com

Kaller
JOSEPH B. KALLER
+ ASSOCIATES PA
AA# 26001212

architecture - interiors - planning

November 17, 2016

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: Nebraska Street Garage
327 Nebraska Street
Hollywood, Florida
Architect's Project #12106
City Project #

To Whom it May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced Parking Garage as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6)(F)(1).

DESIGN REVIEW

GENRAL CRITERIA: All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

CRITERION 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.

ANALYSIS: The proposed garage design provides a pedestrian scale base and wide public-use paved walkways to break up the massing of the building. The building at pedestrian level provides movement via a partially covered urban plaza, which creates a physical and visual connection between the pedestrian walkaways and the building. Decorative walls are also being provided at pedestrian scale along the pedestrian level, further defining this pedestrian base. The upper levels of the garage create movement by the use of perforated panels at different scales, elements visible from vehicles at street level and within the garage itself. The garage will create visual interest at the pedestrian and vehicular level by providing an overall design visible from street and smaller-scale environment at the pedestrian level.

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax joseph@kallerarchitects.com
www.kallerarchitects.com

CRITERION 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.

ANALYSIS: The proposed garage has been designed following the current plans for the City of Hollywood's street end renovation projects and uses the same materials at the pedestrian level to maintain continuity of the street renovations along N. Ocean Dr. The garage design also provides a building base, which enforces pedestrian movement around the building. The colors palate selected and ground level plantings are also elements common to the surrounding neighborhood.

CRITERION 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 include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The proposed garage design scale is consistent with the heights allowed by the surrounding districts. The overall scale of the building is broken up at the pedestrian level by the use of storefronts at the building base and perforated panels of varying sizes at the upper parking levels. The perforated metal panels break apart the massing of the upper building levels; the scale the building base and parking levels is further defined by a covered urban plaza, landscaped areas and pedestrian scale art panels.

CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The proposed design incorporates the use of native plants selected specifically for use near the beach. The types of planting selected for the garage were selected for both their low maintenance and tolerance to salt-air environment. The proposed planting also create variations of color and texture and are integrated into the building design at various heights and paved areas following the City of Hollywood's current street renovation projects.

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

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

Joseph B. Kaller
President

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax joseph@kallerarchitects.com
www.kallerarchitects.com

Kaller
JOSEPH B. KALLER
+ ASSOCIATES PA
AA# 26001212

architecture - interiors - planning

NEBRASKA PARKING GARAGE

327 NEBRASKA STREET

SPECIAL EXCEPTION CRITERIA

NOVEMBER 17, 2015

CRITERIA 1: The Proposed use must be consistent with the principals of the City's Comprehensive Plan.

ANALYSIS: The Garage is located in Central Beach Area of Hollywood Beach. The use of the GU Zoned Site as a public parking facility is consistent with the City's Comprehensive Plan along Hollywood's Central Beach which describes a need for parking, streetscapes & beautification of the neighborhood. The additional parking will also favorably benefit the surrounding motel/hotel businesses in the surrounding area.

CRITERIA 2: The Proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

ANALYSIS: The existing land use pattern of this area is a mix of residential uses, mainly multifamily and motel/hotel developments with commercial uses along the Hollywood Beach Broadwalk. The proposed garage will provide a point of access to the Northern portion of the Beach, low impact retail along North Ocean Drive for neighboring properties.

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax
joseph@kallerarchitects.com
www.kallerarchitects.com

CRITERIA 3: That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

ANALYSIS: The parking garage being proposed is for public use by visitors to Hollywood Beach. Pedestrian circulation around the garage is being provided on all street sides of the garage following the patterns stablished by the City of Hollywood's ongoing renovations to the streets along the Beach. The garage will provide sufficient parking for visitors to the beach and provides both vehicular & pedestrian access to the garage levels at both side streets and a prominent urban plaza along the main thoroughfare (N. Ocean Drive).

CRITERIA 4: That there are setbacks, buffering and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.

ANALYSIS: No nuisances can be expected from the proposed Garage. Setbacks along streets are being maintained and all parking levels are being screened on all sides of the garage to minimize noise and light from the interior of the garage. All light fixtures & elements provided are being selected with consideration to the sensitive local wildlife and hence reducing the risk to wildlife and nuisance to the neighbors.

CRITERIA 5: The Proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

ANALYSIS: The use of this lot as a parking garage will not be detrimental to health, safety or appearance of the neighborhood. The facility will serve to alleviate current parking conditions by providing additional parking. Great concern has been taken with the design of the Garage to ensure the safety & health of patrons and surrounding wildlife. The Garage will introduce some new elements to the neighborhood by ways of plantings and screen panels, which will positively add to the existing environment both at street & pedestrian levels and enhance the appearance of the neighborhood.

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax joseph@kallerarchitects.com www.kallerarchitects.com

CRITERIA 6: The subject parcel must be adequate in shape and size to accommodate the proposed use.

ANALYSIS: The parcel provides adequate space for the parking garage and retail space uses as well as the space required for all service areas required by the parking garage. It provides direct access to all of the parking levels at Nevada & Nebraska Streets & access to parking and retail from street side at North Ocean Drive. The parcel also provides enough room to accommodate an urban plaza at street level.

CRITERIA 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the Zoning Classification in which such use is proposed to be located and all other requirements for such particular use set forth elsewhere in the Zoning Code, or otherwise adopted by the City Commission.

ANALYSIS: This parking garage in a Government Use District is not unlike the other parking garages provided throughout the neighborhood along A1A for use by visitors to Hollywood Beach, such as the Garfield Parking Garage & more recently Margaritaville. The number of spaces being proposed for public use will serve to alleviate the parking situation at the existing garages and provide an additional point of entry to the beach. All the standards for a parking garage are being met as described in the City of Hollywood Zoning Code and the use is well within the prevue of the definition of a Special Exception use for this zoning.

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

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

Joseph B. Kaller
President

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax joseph@kallerarchitects.com www.kallerarchitects.com

Kaller
JOSEPH B. KALLER
+ ASSOCIATES PA
AA# 26001212

architecture - interiors - planning

December 4, 2015

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: Nebraska Street Garage
327 Nebraska Street
Hollywood, Florida
Architect's Project #12106
City Project # 14-DPSV-102

To Whom It May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced Parking Garage as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6)(F)(1).

VARIANCE REVIEW

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 proposed variance maintains the intent of the regulations of stopping a vehicle by providing a crash guard wall in lieu of a curb or wheel stop. Additionally, the guards will help control litter from falling between the ramps within the garage.

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

ANALYSIS: The proposed wheel stop variance will not be detrimental to the community as it is internal to the garage and provides additional vehicular & pedestrian safety for the users of the garage by means of the internal crash wall.

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax
joseph@kallerarchitects.com
www.kallerarchitects.com

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 plans adopted by the city

ANALYSIS: The proposed wheel stop variance is consistent with the Neighborhood plan in providing a safe public parking facility within the developing neighborhood. The intent of the variance is to providing adequate vehicular guards within the parking facility, the guards will also help control litter from falling between the ramps within the garage.

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

ANALYSIS: The proposed wheel stop variance is not economically based; the intent of the vehicular crash wall is to provide additional vehicular safety within the garage.

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

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

Joseph B. Kaller
President

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax
joseph@kallerarchitects.com
www.kallerarchitects.com

Kaller
JOSEPH B. KALLER
+ ASSOCIATES PA
AA# 26001212

architecture - interiors - planning

December 4, 2015

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: Nebraska Street Garage
327 Nebraska Street
Hollywood, Florida
Architect's Project #12106
City Project # 14-DPSV-102

To Whom It May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced Parking Garage as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6)(F)(1).

SIGN VARIANCE REVIEW

CRITERION 1: The Variance is not contrary to the public interest.

ANALYSIS: The proposed sign area variance is not contrary to the public interest as it intended as part of the overall design of the building for the purpose of adequately identifying the city by mean of the "Hollywood" logo as well as better identification of ingress/egress elements at the garage. This sign does not face the main thoroughfare and it is not intended for advertisement purposes, but as part of the overall design of the Parking Garage.

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax
joseph@kallerarchitects.com
www.kallerarchitects.com

CRITERION 2: The Variance is required due to special conditions.

ANALYSIS: The proposed sign variance is being requested as part of the design of the garage proposed for the City of Hollywood in addition to the required signage for safe identification of ingress/egress elements at the garage.

CRITERION 3: A literal enforcement of the provisions of Article 8 may result in unnecessary hardship.

ANALYSIS: The limitation in sign area may result in inadequate signage for ingress/egress elements as well as require additional off-site signage to be provided to lead visitors to the proposed City of Hollywood parking garage.

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

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

Joseph B. Kaller
President

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax joseph@kallerarchitects.com
www.kallerarchitects.com

Kaller
JOSEPH B. KALLER
+ ASSOCIATES PA
AA# 26001212

architecture - interiors - planning

December 4, 2015

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: Nebraska Street Garage
327 Nebraska Street
Hollywood, Florida
Architect's Project #12106
City Project # 14-DPSV-102

To Whom It May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced Parking Garage as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6)(F)(1).

VARIANCE REVIEW

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 proposed height variance maintains the intent of existing regulation for appropriate scale as it relates to the adjacent land uses and will positively affect the stability of the city by providing additional parking for visitors. The design of the garage based on this height also maintains the intent of the current regulations by providing a building base at pedestrian scale at public use level and breaking up the massing of the building.

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

ANALYSIS: The proposed height variance request is compatible with the surrounding land uses by maintaining an appropriate scale and will serve the community by providing additional parking to visitors of Hollywood Beach.

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax
joseph@kallerarchitects.com
www.kallerarchitects.com

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 plans adopted by the city

ANALYSIS: The proposed height variance is consistent with the Neighborhood plan in providing additional public parking facilities within the developing neighborhood. The intent of the variance is to provide sufficient parking facilities to assist in the further development of the neighborhood.

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

ANALYSIS: The requested height variance request is not economically based or self imposed but it is intended to the benefit of the City by provided needed parking facilities in the developing community.

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

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

Joseph B. Kaller
President

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax joseph@kallerarchitects.com
www.kallerarchitects.com

HOLLYWOOD

NEBRASKA PARKING GARAGE

MAIN BUILDING COLOR
BENJAMIN MOORE
Baby's Breath OC–62

ACCENT BUILDING COLOR
BENJAMIN MOORE
Steel Wool 2121-20

VERTICAL GRATE COLOR
BENJAMIN MOORE
Rainforest Foliage 2040-10

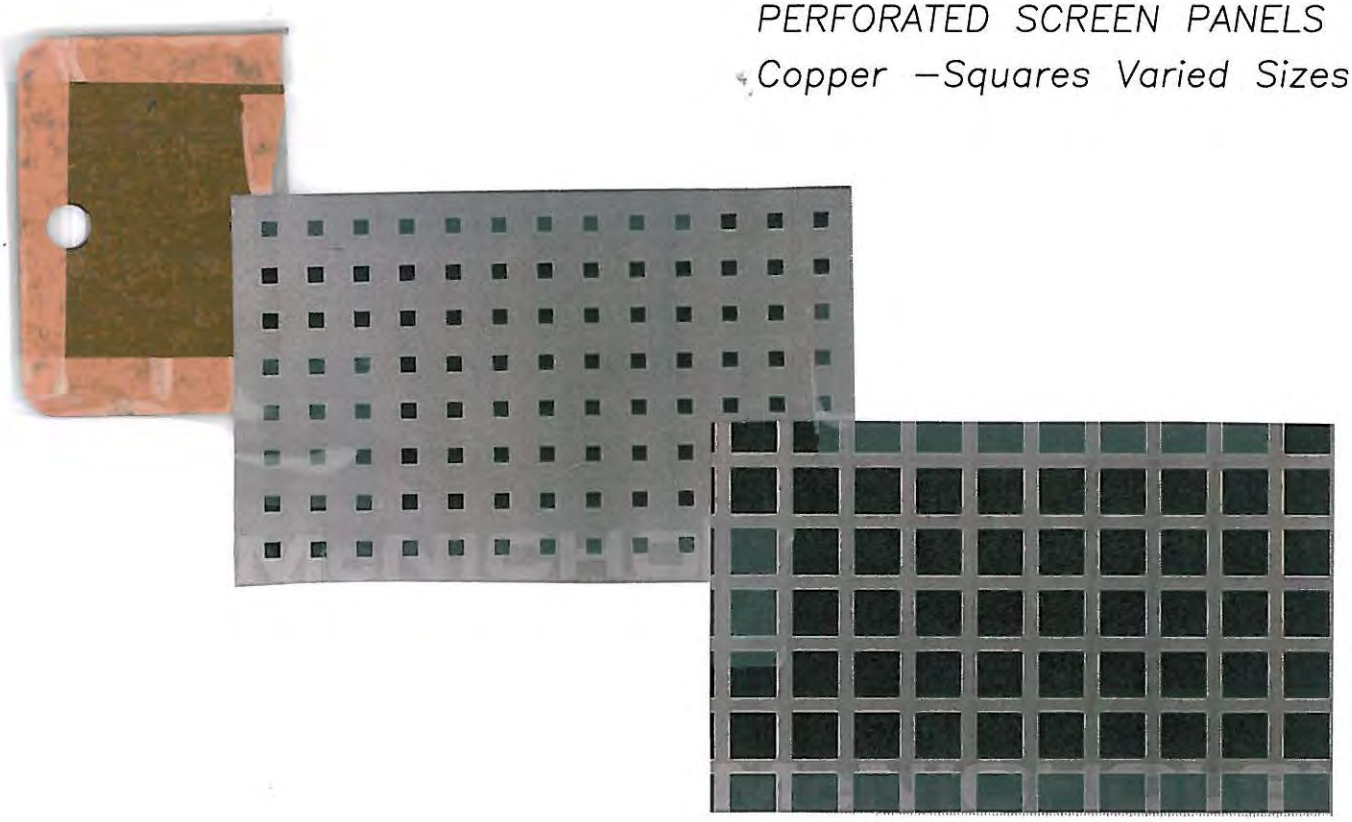
CANOPY AND DOOR COLORS
BENJAMIN MOORE
Terra Mauve 105

HOLLYWOOD

NEBRASKA PARKING GARAGE

PERFORATED SCREEN PANELS

Copper –Squares Varied Sizes



HOLLYWOOD

NEBRASKA PARKING GARAGE

SIGNAGE
REVERSE CHANNEL LETTERS
Back lit with turtle friendly lights

GUARD RAILING
Aluminum Horizontal pickets

PUBLIC PARK

HOLLYWOOD
PUBLIC PARKING
PUBLIC PARKING
garage
entry
exit
PUBLIC PARKING

HOLLYWOOD
PUBLIC PARKING
garage
exit
entry