



CRA BOARD MEETING

**Property Improvement Program (PIP) – Amendment and Extension Request
Item 11 – 1100 North Ocean Drive (BURGER BEACH, LLC) (Le Tub)
March 4, 2026**

Property Information & Location

Sherman Street

Michigan Street

West To East From
intracoastal waterway (ICW)
to the Atlantic Ocean

3555 S. Ocean Drive
South of Diplomat Hotel
Beach District



- LOCATION:
 - 1100 North Ocean Drive, Hollywood, FL 33019
 - West Side of A1A.
 - In between Michigan Street & Johnson Street



Property Information



- 1100 North Ocean Drive, Hollywood, FL 33019
- APPLICANT: Dan Serafini (President, Owner) (BURGER BEACH,LLC) (Le Tub)
- APPROVALS: Project has received approval from the US Army Corps of Engineers

Scope of Work – 1100 North Ocean Drive

1100 North Ocean Drive – Burger Beach, LLC (Le Tub)

- Building & On-site Improvements: \$ 393,110.00
 - Paint & Stucco
 - New Trellis & New Roof Structure for Restaurant & Outdoor Bar area
 - ADA Ramps & Walkways
 - Impact Windows & Doors
 - Parking lot expansion, Asphalt & Restriping
 - Electrical – Exterior Bistro Lighting throughout Trellis area
 - Landscaping & A/E– Landscaping throughout property & Architectural & Engineering fees
- Seawall – 240 linear feet of new seawall along the property \$ 288,000.00
- Dock – 2000 sqft of decking, Wood Pilings, Seawall & Dock related A&E fees \$ 95,000.00

Total Cost (North Parking Lot Enhancements = \$331,784) (Total Project W/ Parking Lot \$1,117,894)* \$ 776,110.00*

CRA Grant Amount (2 Folios 514213010020 & 514213010030)(\$75,000 per folio & \$50,000 per folio) \$ 250,000.00

2 PIPs @ \$75K each & Seawall \$50K each (\$75K + \$50K Folio 1 + \$75K + \$50K Folio 2 = \$250,000)

Percentage of Project Cost

32%



Existing Conditions & Context – 1100 North Ocean Drive



1100 North Ocean Drive From Michigan St & A1A looking Northwest



1100 North Ocean Drive From Johnson St & A1A looking West



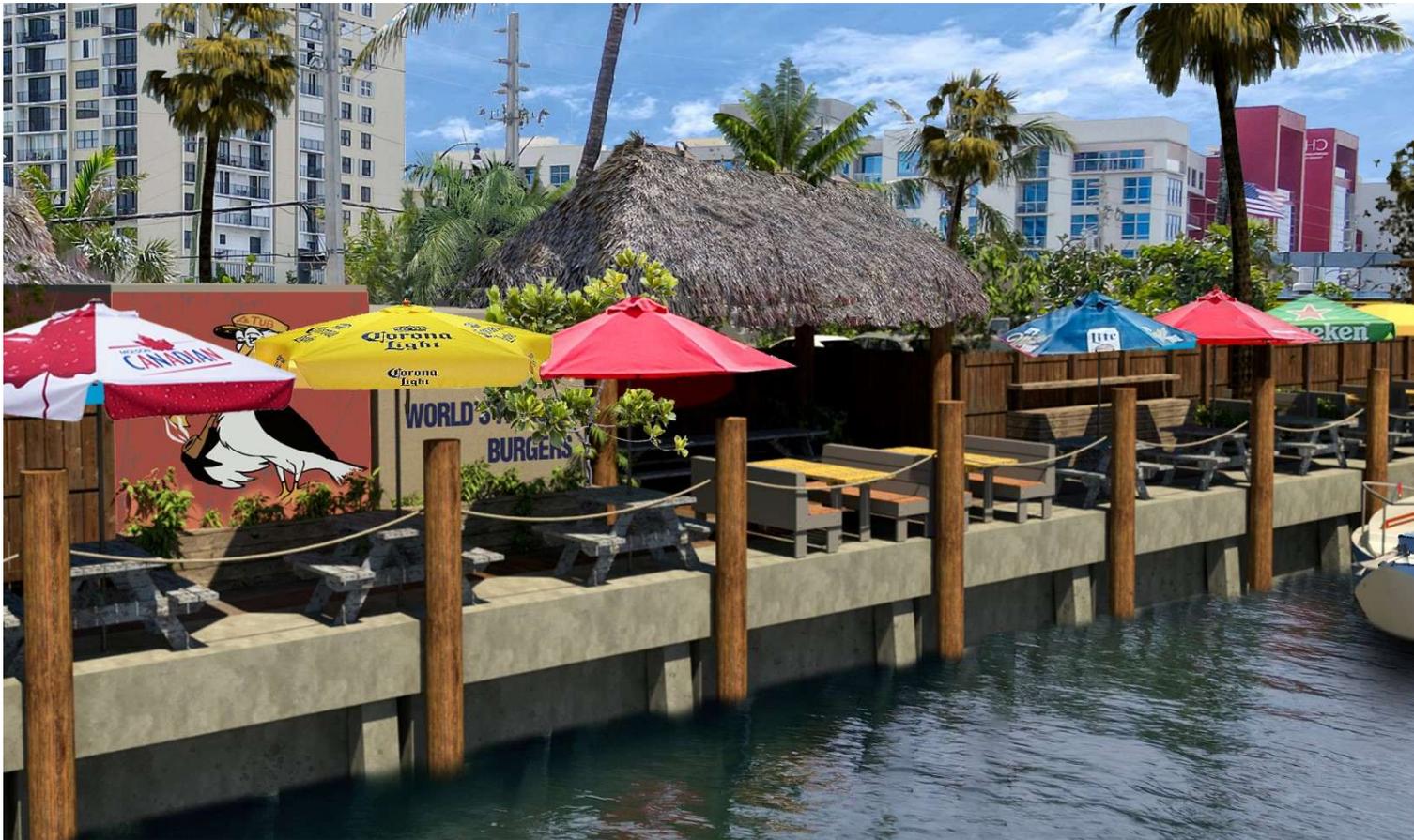
1100 North Ocean Drive From intracoastal looking East

Proposed Improvements



1100 N. Ocean Dr. From Intracoastal looking East – Current Conditions & Proposed Improvements

Proposed Improvements



1100 N. Ocean Dr. From Intracoastal looking Southeast – Current Conditions & Proposed Improvements

Proposed Improvements



1100 N. Ocean Dr. From Parking Lot Looking North – Current Conditions & Proposed Improvements

1100 North Ocean Drive Private Investment & CRA Contribution



Total Private Investment	Total CRA Contribution
<p>Investment Under PIP \$776,110.00* (Building, South Parking, & Seawall Total Project Cost)</p>	
<p>Investment Outside of PIP \$331,784.00 (North parking lot improvements)</p>	<p>\$250,000.00 Approx. 32% (CRA Contribution based on investment under PIP)</p>
<p>Total Private Investment \$1,107,894.00* $\\$776,110.00 + \\$331,784.00$ (Total Project Cost / Private Investment to date)</p>	<p>\$250,000.00 Approx. 22% (CRA Contribution based on Total Private Investment)</p>

Financials and TIF

FINANCIAL

Dan Serafini President & Owner of Le Tub Located at 1100 North Ocean Drive (Burger Beach, LLC) is planning on embarking on a property improvements project that will beautify and redevelop the property.

Dan Serafini will be investing approximately \$776,110.00 on renovations of the property.

Improvements include new exterior painting and stucco, expansion of the north parking lot, complete resurfacing, restoration, and restriping of both parking areas adjacent to the property, new trellis and roof, new ADA ramps and walkways, new dock and seawall, new landscaping throughout the property, Architecture and Engineering services related to the improvements.

TIF SUMMARY

1100 North Ocean Drive

The property has a taxable value of:	\$2,583,760.00
The Current TIF is:	\$33,053.00
Additional TIF from PIP Investment:	\$10,051.20

*Taxable Value/1000*Milage Rate (combined for all taxing districts)*95%*

Resulting TIF Calc: investment/1000 = result 13.6237 = result * .95 = Resulting TIF*

Questions?

EXTENSION REQUEST – 1100 NORTH OCEAN DRIVE (LE TUB)

BACKGROUND

On April 3, 2024, the CRA Board approved a Property Improvement Program (PIP) grant for Burger Beach, LLC (Le Tub), located at 1100 North Ocean Drive, pursuant to Resolution R-CRA-2024-19.

The approved project includes approximately \$776,110 in private investment for exterior and site improvements, including painting and stucco, parking lot expansion and resurfacing, new trellis and roof elements, ADA ramps and walkways, dock and seawall improvements, landscaping, and related architectural and engineering services.

EXTENSION OVERVIEW

The Funding Agreement executed on January 9, 2025, contained a typographical error listing the project completion date as July 31, 2025.

Staff has confirmed that the correct original completion date should have been July 31, 2026.

The applicant has submitted a formal extension request due to permitting and design review delays.

Staff is recommending approval of a six-month extension from the corrected completion date of July 31, 2026, establishing a revised completion deadline of February 1, 2027.

STAFF RECOMMENDATION

Staff recommends that the CRA Board approve an amendment to the previously approved Property Improvement Program (PIP) Grant Agreement with Burger Beach, LLC, authorized by Resolution R-CRA-2024-19 and executed on January 9, 2025, to correct the typographical error in the project completion date.

The amendment will formally establish July 31, 2026, as the original completion date and approve a six-month extension from that date, resulting in a new project completion deadline of February 1, 2027.

There is no change to the approved grant amount of \$250,000 no modification to the scope of work, and all other terms and conditions of the Funding Agreement remain in full force and effect.

RECOMMENDATION

CRA Executive Director recommends approval.

