



CITY OF  
**Hollywood**  
DEVELOPMENT SERVICES  
PLANNING DIVISION

# GENERAL APPLICATION

APPLICATION DATE: 07/08/2024

**2600 Hollywood Blvd**

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@  
Hollywoodfl.org

### SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans  
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

### NOTE:

- 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.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

### APPLICATION TYPE (CHECK ALL THAT APPLIES):

- Technical Advisory Committee       Art in Public Places Committee       Variance  
 Planning and Development Board       Historic Preservation Board       Special Exception  
 City Commission       Administrative Approval

### PROPERTY INFORMATION

**Location Address:** 308 Monroe St. Hollywood, FL. 33019

Lot(s): 27,28 Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): 514213013430

Zoning Classification: BRT-25-R Land Use Classification: Beach Community Redevel

Existing Property Use: HOTEL/MOTEL Sq Ft/Number of Units: 10 ROOMS

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 al that apply and provide File Number(s) and Resolution(s): \_\_\_\_\_

### DEVELOPMENT PROPOSAL

Explanation of Request: Side Setback Variance (Monroe Street)

Phased Project: Yes  No  Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="n/a"/> #Rooms <input type="text" value="10"/>
Proposed Non-Residential Uses	<input type="text" value="n/a"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="n/a"/> (Area: <input type="text" value="n/a"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="6(existin"/> )
Height (# of stories)	(# STORIES) <input type="text" value="2"/> ( <input type="text" value="22'-6"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <input type="text" value="9,350"/> FT.)

**Name of Current Property Owner:** Isabel Llopart

Address of Property Owner: 300 OREGON ST #506 HOLLYWOOD, FL 33019

Telephone: \_\_\_\_\_ Email Address: llopartisabel@me.com

**Applicant** Joseph B. Kaller Consultant  Representative  Tenant

Address: 2417 Hollywood Blvd. Hollywood, FL Telephone: 9549205746

Email Address: joseph@kallerarchitects.com

Email Address #2: \_\_\_\_\_

Date of Purchase: n/a Is there an option to purchase the Property? Yes  No

If Yes, Attach Copy of the Contract.

**Noticing Agent** (FTAC & Board submissions only) : n/a

E-mail Address: \_\_\_\_\_



CITY OF  
**Hollywood**  
DEVELOPMENT SERVICES  
PLANNING DIVISION

# 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](http://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: *Isabel Llopert* Date: \_\_\_\_\_

PRINT NAME: Isabel Llopert Date: 10/14/24

Signature of Consultant/Representative: *Joseph B Kaller* Date: 10/14/24

PRINT NAME: JOSEPH B. KALLER Date: 10/14/24

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 Planning + Development + Fees to my property, which is hereby made by me or I am hereby authorizing Joseph Kaller to be my legal representative before the Planning + Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 14th day of October 24

*Laurie Yoder*  
Notary Public  
State of Florida



*Isabel Llopert*  
Signature of Current Owner

Isabel Llopert  
Print Name

My Commission Expires: \_\_\_\_\_ (Check One)  Personally known to me; OR  Produced Identification \_\_\_\_\_



**OWNER**

ISABEL LLOPART

**ARCHITECT**

JOSEPH KALLER

AA#26001212  
 2417 Hollywood Blvd.  
 Hollywood Florida 33020  
 954.920.5746  
 joseph@kallerarchitects.com

[www.kallerarchitects.com](http://www.kallerarchitects.com)

# NEW TWO STORY ADDITION

## 308 MONROE STREET HOLLYWOOD, FL 33019



**308 MONROE STREET  
 HOLLYWOOD, FL. 33019**

**SCOPE OF WORK**

THE SCOPE OF WORK INCLUDES A NEW SECOND FLOOR ADDITION TO AN EXISTING ONE STORY HOTEL. 10 HOTEL ROOMS EXIST ON SITE AND WE'RE CONVERTING ROOM #4 AS PART OF THE NEW ADDITION. THE EXISTING BUILDING CURRENTLY ON-SITE WILL BE ALTERED TO ACCOMMODATE FOR THE SECOND LEVEL STUDIO HOTEL ROOM WITH WRAPAROUND TERRACE.

**PROPERTY INFORMATION**

Parcel ID:	514213013430
Legal Description:	HOLLYWOOD BEACH 1-27 B LOT 27,28 BLK 15
Lot Area - Public Records:	7,670 ft <sup>2</sup> (0.18)
Gross Lot Area :	9,350 ft <sup>2</sup> (0.21)

**BASIC ZONING**

Zone:	BRT-25-R
Existing Building Use:	Residential
Existing Land Use:	Beach Community Redevelopment Districts
Proposed Building Use:	Hotel/Motel
Proposed Building Type:	Residential

**VARIANCE**

	ALLOWED	PROPOSED
Balcony Encroachment at Cross Street (Monroe St.)	10'-0" x 25% = 2'-6"	5'-3"

**BUILDING SETBACKS**

	MINIMUM	PROPOSED
Front Setback (Surf Rd.)	5'-0"	21'-0"
Cross Street (Monroe St.)	10'-0"	5'-0" (Existing)
Side Interior Setback (South Side)	5'-0"	5'-0"
Side Interior Setback (West Side)	5'-0"	3'-11" (Existing)

**DENSITY**

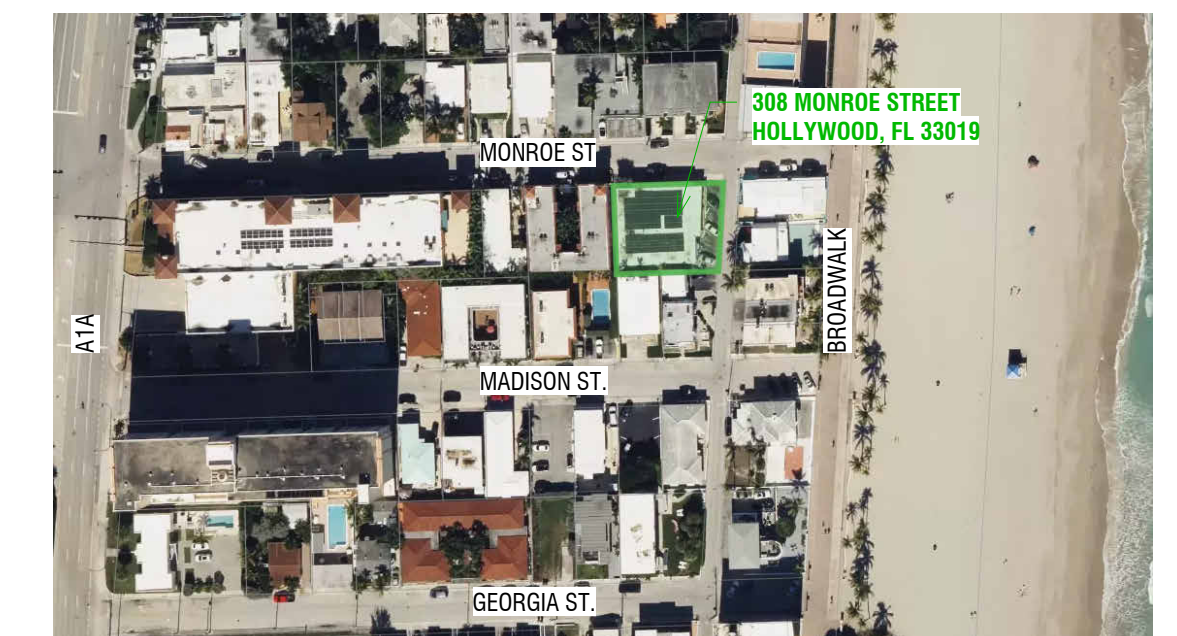
	ALLOWED	PROPOSED
Hotel/Motel: 50 rooms per acre	9,350 sf (0.21 ac) x 50 = 10.5 du	10 du

\*Density calculation based on gross area square footage

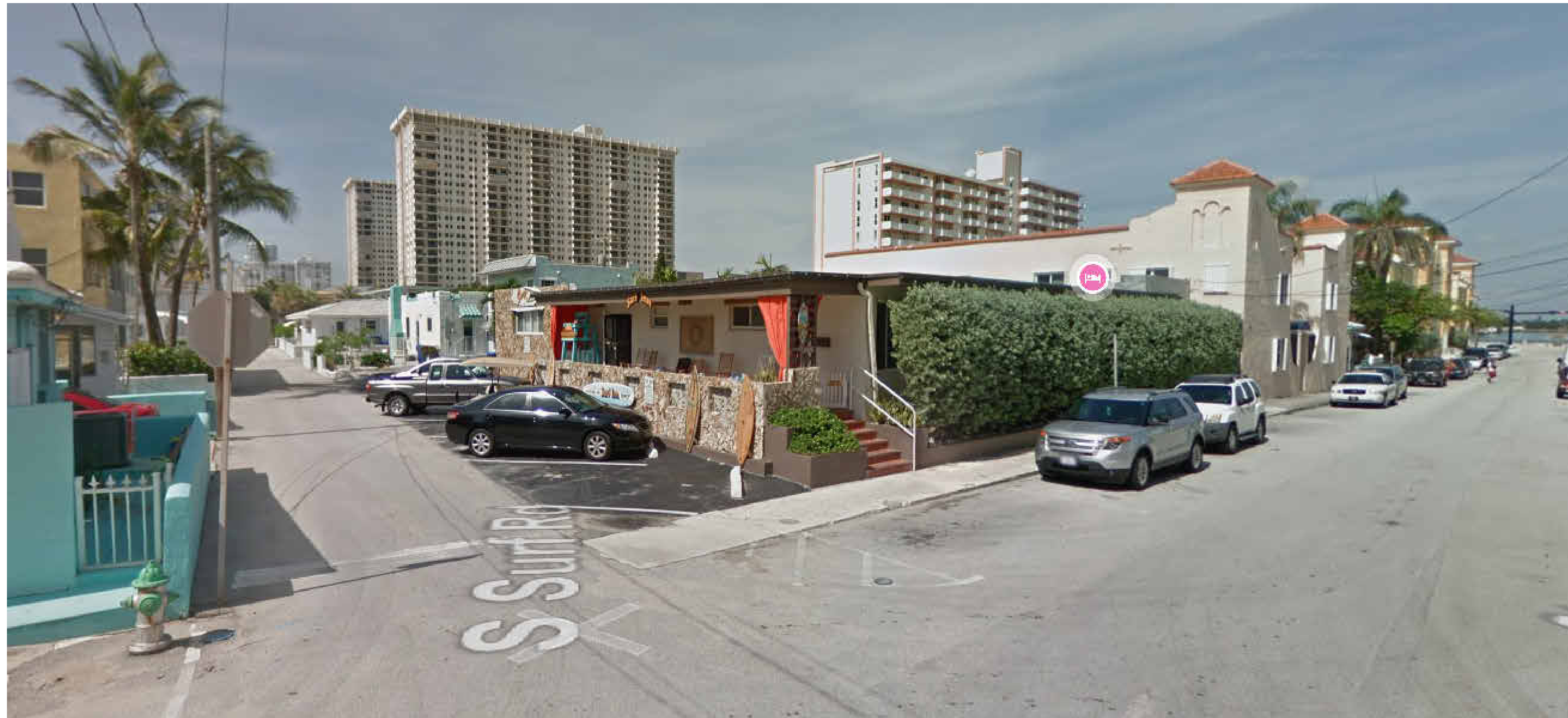
**PROPOSED ADDITION SQUARE FOOTAGE**

	PROPOSED
First Floor (Existing Rm. #4.)	426 SF
Second Floor (New Addition Under A/C)	1,174 SF
Second Floor (Walkable Terrace)	1,283 SF
Roof Deck (Service Area + Sun Deck)	1,174 SF

**SITE MAP**





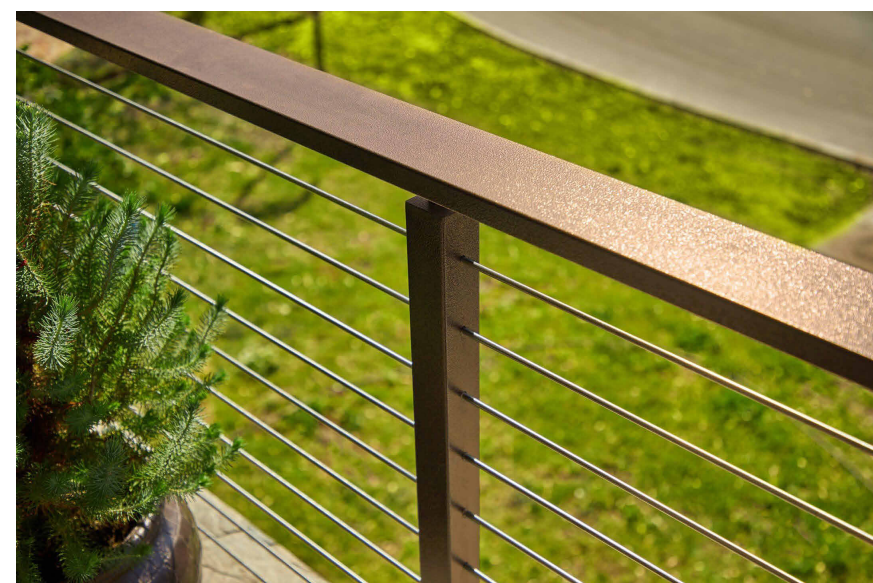


EXISTING HOTEL (VIEW FROM CORNER OF SURF RD. AND MONROE ST.)



EXISTING WITH PROPOSED SECOND LEVEL ADDITION (VIEW FROM CORNER OF SURF RD. AND MONROE ST.)

C1



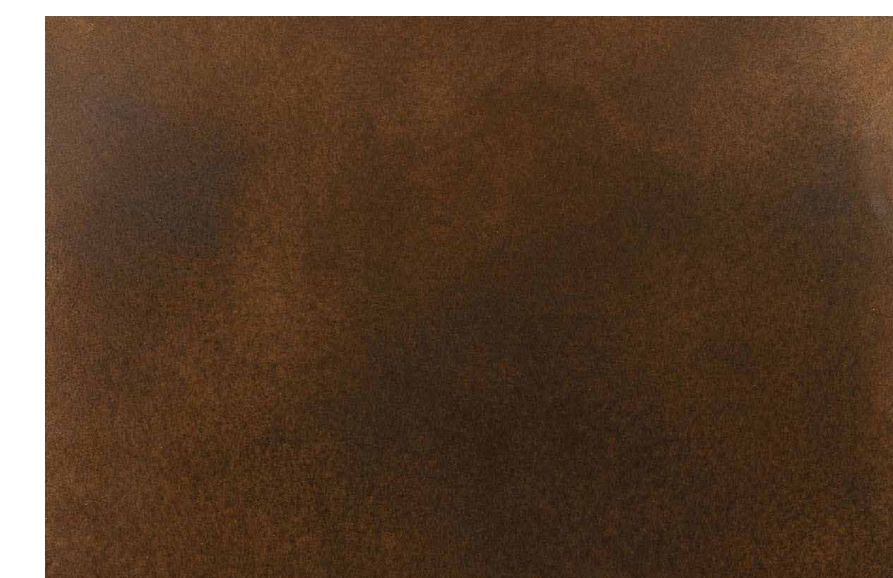
CABLE WIRED GUARDRAIL WITH BRONZE FINISH

C2



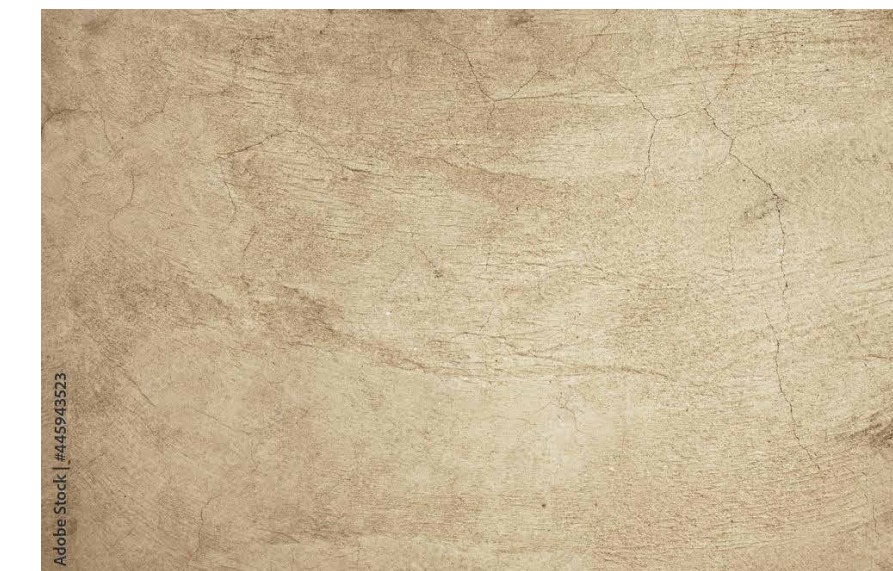
NATURAL CONCRETE "SEALED AND POLISHED"

C3



BRONZE PAINTED FINISH AT ALUMINUM SLATS (SW7048)

C4



BEIGE PAINTED CONCRETE (SW7036) "SEALED AND POLISHED"



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SEAL

JOSEPH B. KALLER  
FLORIDA R.A. #0009239

PROJECT TITLE  
**NEW TWO STORY ADDITION**  
308 MONROE STREET HOLLYWOOD, FL  
33019

SHEET TITLE  
**EXISTING & PROPOSED**

REVISIONS

No.	Description	Date

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PROJECT No.: 24-031  
DATE: 4/25/2024  
DRAWN BY: MF  
CHECKED BY: JBK

SHEET

**A.01**



# MONROE STREET MISSISSIPPI ST. (PLAT)



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SEAL

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FLORIDA R.A. #0009239

**PROJECT TITLE**  
**NEW TWO STORY ADDITION**  
**308 MONROE STREET HOLLYWOOD, FL 33019**

**SHEET TITLE**  
**SITE PLAN 01**

**REVISIONS**

No.	Description	Date

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PROJECT No.: 24-031  
DATE: 4/25/2024  
DRAWN BY: MF  
CHECKED BY: JBK

SHEET

**A.02**

## 308 MONROE STREET HOLLYWOOD, FL. 33019

**SCOPE OF WORK**  
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**BASIC ZONING**  
Zone: BRT-25-R  
Existing Building Use: Residential  
Existing Land Use: Beach Community Redevelopment Districts  
Proposed Building Use: Hotel/Motel  
Proposed Building Type: Residential

VARIANCE	ALLOWED	PROPOSED
Balcony Encroachment at Cross Street (Monroe St.)	10'-0" x 25% = 2'-6"	5'-3"

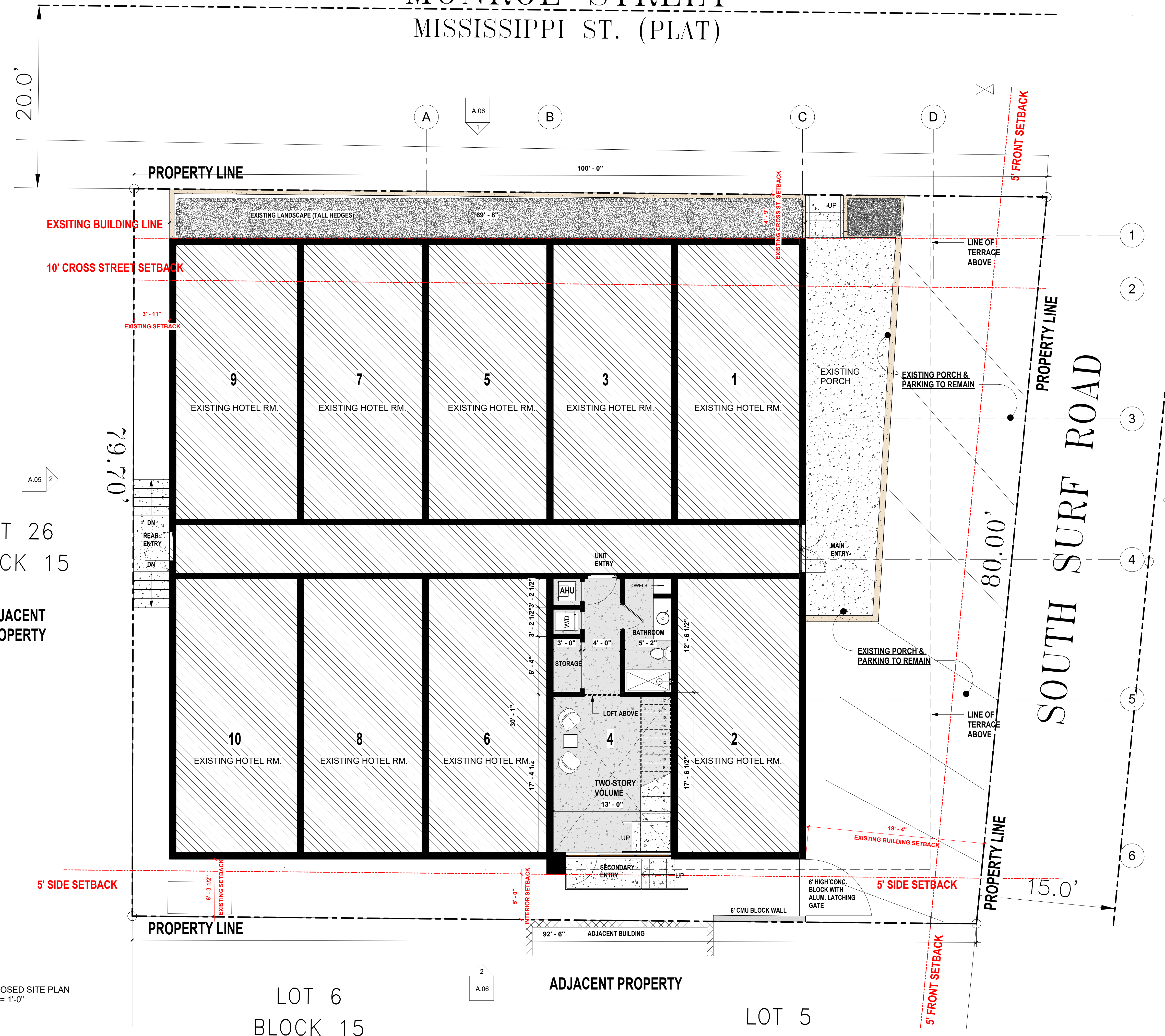
BUILDING SETBACKS	MINIMUM	PROPOSED
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Side Interior Setback (West Side)	5'-0"	3'-11" (Existing)

DENSITY	ALLOWED	PROPOSED
Hotel/Motel: 50 rooms per acre	9,350 sf (0.21 ac) x 50 = 10.5 du	10 du

\*Density calculation based on gross area square footage

PROPOSED ADDITION SQUARE FOOTAGE	PROPOSED
First Floor (Existing Rm. #4. Conversion to include in new addition)	426 SF
Second Floor (New Addition Under A/C)	1,174 SF
Second Floor (Walkable Terrace)	1,283 SF
Roof Deck (Service Area + Sun Deck)	1,174 SF

**SITE MAP**



LOT 26  
BLOCK 15

ADJACENT  
PROPERTY

LOT 6  
BLOCK 15

ADJACENT PROPERTY

LOT 5  
BLOCK 15

1 PROPOSED SITE PLAN  
3/16" = 1'-0"

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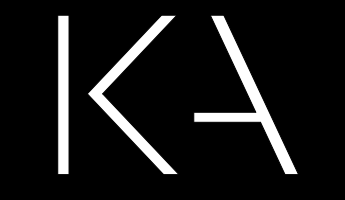








**EXISTING WITH PROPOSED SECOND LEVEL ADDITION (VIEW FROM SOUTHEAST CORNER)**



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SEAL

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**PROJECT TITLE**  
**NEW TWO STORY ADDITION**

**308 MONROE STREET HOLLYWOOD, FL  
33019**

**SHEET TITLE**  
**AERIAL**

**REVISIONS**

No.	Description	Date

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PROJECT No.: 24-031  
DATE: 4/25/2024  
DRAWN BY: MF  
CHECKED BY: JBK

SHEET

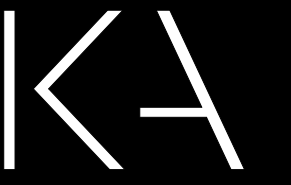
**A.07**

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EXISTING WITH PROPOSED SECOND LEVEL ADDITION (VIEW FROM SURF RD.)



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SEAL

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**PROJECT TITLE**  
**NEW TWO STORY ADDITION**

**308 MONROE STREET HOLLYWOOD, FL  
 33019**

**SHEET TITLE**  
**PERSPECTIVE**

**REVISIONS**

No.	Description	Date

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PROJECT No.: 24-031  
 DATE: 4/25/2024  
 DRAWN BY: MF  
 CHECKED BY: JBK

SHEET

**A.08**

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## KallerArchitecture

July 9th, 2024

### **City of Hollywood**

*Building Department*

2600 Hollywood Boulevard

Hollywood, FL 33022

Reference: 308 Monroe St. Hollywood, FL 33019

To Whom It May Concern,

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

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

#### **The Variance Requested is:**

Balcony encroachment fronting Monroe Street proposed at 53% or 5'-3" of the required setback.

The Existing Hotel located within the Hollywood Beach Redevelopment Zoning of BRT-25-R. The hotel was originally built in 1954, the existing building setbacks on the ground floor that fronts Monroe Street is existing at 3'7" which does not comply with today's zoning code regulations. We're requesting a variance for the covered balcony that encroaches into the cross-street setback happening at Monroe Street since we're continuing the existing building line vertically and re-roofing the second floor. By doing so we are structurally accommodating the new addition, unavoidably encroaching the second level covered balcony beyond the maximum allowed 25% of the required 10' setback.

B. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the Community:

**The requested variance is compatible with the surrounding Buildings; therefore, it does not pose any detriment to the Community. The new second floor addition is in compliance with the local regulations for Density, Height and Building Setbacks.**



C. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City:

**The setback variance is consistent with the furtherance of the Goals, Objectives and Policies of the Comprehensive Plan.**

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

**The variance being requested is not self-imposed or economically based but instead is needed to develop the site at this time. The existing ground floor of the hotel dating back to 1954 had been built with a 3'7" building setback. In order to keep the same character of the existing building we're continuing the existing building line vertically, in light of this a complete new structural roof will be needed to carry the load of the new 2nd floor addition which leaves us with a unavoidable balcony encroachment at the cross-street portion of the site. Lastly, the new 2<sup>nd</sup> floor addition is compliant with the current zoning regulations for building setbacks being proposed at 10'-0" from the property line.**

E. That the Variance is necessary to comply with State or Federal Law and is the minimum Variance Necessary to comply with the applicable law.

**The Variance being requested does not conflict with any State or Federal Laws and will not stand out as different or unusual to adjacent site and buildings.**





## KallerArchitecture

July 9th, 2024

### **City of Hollywood**

*Building Department*

2600 Hollywood Boulevard

Hollywood, FL 33022

Reference: 308 Monroe St. Hollywood, FL 33019

To Whom It May Concern,

The following is our analysis of Criteria and findings for Design Review for the above referenced Residential Building as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(l)(4)(a).

### DESIGN REVIEW

**GENERAL 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 design incorporates a contemporary style that includes clean, simple and beach friendly articulation and colors. The proposed design uses sand-based stucco colors, bronze handrails and natural patina of the aluminum slats.



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 design complies with the zoning code regulations and local neighboring architectural styles. The proposed design took careful consideration of the surrounding context relating to the nearby building scale and materials. Additionally, the design employs construction techniques that align with local building traditions and regulations and contributes to the overall sustainability and resilience of the community fabric.**

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 design meets the scale and massing of the neighboring buildings. The new second floor addition meets today's zoning code regulations for building height and setbacks. The architectural design plays a crucial role in its integration with the surrounding context. The design carefully assesses the harmonious visual continuity of the neighboring buildings' heights, setbacks, and overall proportions. Additionally, by employing a flat roof form we're complimenting the existing styles and further enhancing the proposed buildings contextual sensitivity. Ultimately, the scale and massing ensure that the new addition not only respects but also enhances the spatial and visual qualities of its neighborhood, contributing positively to the neighborhood's architectural character.**

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: Since the existing building on the site remains intact and limited by its lot constraints. We're not proposing any new landscape locations other than replacing the existing planters with new native species in its same location.**

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

Sincerely,  
Kaller Architecture



Joseph B. Kaller AIA, LEED AP BD+C  
President