



KallerArchitecture

Reference: 300 Arizona St, Hollywood FL 33019

Project Description: Interior renovation of existing building, bringing units to code.

PROPERTY ID's

514213012050

300 Arizona St.

HOLLYWOOD BEACH 1-27 B LOT 27 LESS S 31.7,28 LESS S 31.7 BLK 8

SURROUNDING PROPERTIES



310 – 314 Arizona Street (west)



298 Arizona Street (east)



311 N. Surf Road (south)



309 Arizona Street (north)



317 Arizona Street (north)

SUBJECT PROPERTY



300 Arizona Street



KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33022

Oct 16th, 2025

Re:
300 Arizona St.
Hollywood, Florida 33019
Architect's Project #24278
Variance Criteria

To Whom It May Concern,

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

1. Variance #01: To reduce number of parking spaces required per City of Hollywood Zoning and Land Development Regulations from 5 to 2 parking stalls: **Article 4.6 (C)(b) b. Beach Resort Commercial District – BRT-25-C**

(5) Off-street **parking standards**:

(a) Notwithstanding the provisions of **Article 7** of the Zoning and Land Development Regulations, the following **parking standards** shall apply:

Hotel/Motel	Minimum 1 space/room	Maximum 1 space/room
	The following minimums shall apply for lots less than or equal to 40 feet by 80 feet: 0-4 rooms: 0 spaces/room.	
Retail	Minimum 1 space/1,000 sf	Maximum 1 space/1,000 sf
Office	Minimum 1 space/1,000 sf	Maximum 1 space/1,000 sf

The Variance Requested:

Our property is required to provide one parking space per unit; however, due to the constraints of the existing site, it is not feasible to accommodate this requirement. The zoning code states that for lots measuring 40 feet by 80 feet with 0–4 rooms, no parking spaces per room are required. Given that our lot dimensions are 48 feet in width, with a depth ranging from 85 to 90 feet, we respectfully request that our property be evaluated under the parking standards applicable to a 40-by-80-foot lot.

Additionally, while we are seeking a variance for one residential flex unit in addition to the four motel rooms, we will still be providing two parking spaces, including one ADA-compliant space, to ensure accessibility and convenience for guests.

Variance Criteria:

A. That the requested Variance maintains the basic intent and purpose of the subject regulations including the Historic District Regulations, Design Guidelines for Historic Properties and Districts and Resolutions, particularly as it affects the stability and appearance of the city.

This variance does not affect the stability and appearance of the city, given that it will only affect the layout of the site plan.

B. The variance is compatible with the surrounding land uses.

There are many motels and residential units in the surrounding properties. Many of them with limited parking. This variance request is compatible and will not be detrimental to the community.

C. That the requested variance is consistent with and in furtherance of the Goal, 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 purpose of this renovation is to bring the property to comply with the code regulations as much as possible, given that it is an existing condition. As a result, this will increase the value and appearance of this property, which will increase the value of the surrounding properties, which will benefit the neighborhood and City.

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

The requested variance is not economically based or self-imposed. It is due to an existing limiting condition of the property itself.

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.

These items are considered according to quasi-judicial procedures.

2. **Variance #02:** To reduce landscape buffer; on northwest property line from 5' to 2' 10" for parking at grade and on southeast property line from 5' to 3' 10" to provide a 4' walkway for entrance to motel unit #02; per City of Hollywood Zoning and Land Development Regulations: **Article 4.6 (B)(d)-3. General Landscape requirements**

3. General **Landscape** Requirements Table.

GENERAL LANDSCAPE REQUIREMENTS	
	Requirements
Perimeter Landscape	<p>1 One (1) street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.</p> <p>2 Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.</p> <p>3 When abutting or across an alley from a residential zoning district a perimeter landscape buffer shall be included within the required setback area with one (1) tree for every 20 linear feet of required buffer area.</p>
Interior Landscape for At-Grade Parking Lots and Vehicular Use Area	<p>4 Terminal islands shall be installed at each end of all rows of parking spaces and landscape islands shall be provided no further apart than every 10 parking spaces. Each island shall contain a minimum of one 190 square feet of pervious area or shall measure the same length and width as the adjacent parking stall. Landscape islands within the CRA may be a minimum of 100 square feet. Each island shall contain at least one (1) tree.</p> <p>5 A five (5) foot landscape buffer including a landscape element of at least 42 inches in height shall be provided along the perimeter. The landscape buffer may be included within required setback areas.</p> <p>6 Lots with a width of 50 feet or less: 15 percent of the total square footage of the paved vehicular use area shall be landscaped.</p> <p>7 Lots with a width of more than 50 feet: 25 percent of the total square footage of the paved vehicular use area shall be landscaped.</p> <p>Note: Percentage calculation excludes required perimeter landscaped setback area.</p>

The Variance Requested:

The City of Hollywood Zoning and Land Development Regulations require a 5-foot landscape buffer around the property. We are requesting a reduction of this buffer as follows:

- Northwest property line: Reduce from 5' to 2'-10" to accommodate required parking at grade.
- Southeast property line: Reduce from 5' to 3'-10" to allow a 4' walkway providing direct access to motel unit #02.

Northwest Landscape Buffer

If the 5-foot buffer were maintained along the northwest property line (front), the available back-out space for the two parking spaces would be reduced to less than 19 feet, which does not meet the City's minimum standard. Reducing the buffer ensures compliance with the back-out clearance requirement, prioritizing safe and functional vehicle maneuvering.

Southeast Landscape Buffer

If the 5-foot buffer were maintained along the southeast property line (rear), the walkway leading to motel unit #02 would be reduced to only 2'-10", below the minimum standard for pedestrian access. Allowing a reduced buffer ensures a safe and comfortable 4' walkway to access unit #02.

Additional Consideration

It is important to note that this buffer requirement was introduced in the last round of comments to prevent this area from being used as an illegal parking space. The proposed landscape buffer reduction satisfies this concern while also maintaining safe and functional site circulation for pedestrians.

Variance Criteria:

A. That the requested Variance maintains the basic intent and purpose of the subject regulations including the Historic District Regulations, Design Guidelines for Historic Properties and Districts and Resolutions, particularly as it affects the stability and appearance of the city.

This variance does not affect the stability and appearance of the city, given that it will only affect the layout of the site plan.

B. The variance is compatible with the surrounding land uses.

There are many motels and residential units in the surrounding properties. Many of them with no landscape buffers whatsoever. This variance request is compatible and will not be detrimental to the community.

C. That the requested variance is consistent with and in furtherance of the Goal, 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 purpose of this renovation is to bring the property to comply with the code regulations as much as possible, given that it is an existing condition. Although this variance asks for landscape buffer reductions, these are landscape buffers that the property as of now doesn't have at all. As a result of now having landscape buffers, this will increase the value and appearance of this property, which will increase the value of the surrounding properties, which will benefit the neighborhood and City.

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

The requested variance is not economically based or self-imposed. It is due to an existing limiting condition of the property itself.

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.

These items are considered according to quasi-judicial procedures.

3. **Variance #03:** Variance to reduce setback of 3' for concrete slabs to 2' 2" for access to motel unit #03 (ADA unit); and to 0' for walkway (from Arizona St.) to access motel units #1, #2 and #4.

The Variance Requested:

In compliance with the Florida Building Code, we are required to provide an ADA-accessible motel unit. After multiple evaluations of different existing units, and based on the recommendation of the engineering department, motel unit #03 has been identified as the most suitable option due to its proximity to the parking lot.

The only feasible point of access to this unit from the parking lot is through the southwest corner. To provide the required ADA-compliant entry, a 5' x 5' concrete landing slab must be constructed directly adjacent to the unit. This configuration necessitates extending the slab up to the property line. Accordingly, we are requesting a reduction of the current 3' setback (for any concrete slab) to 2' 2" at this specific location in order to accommodate the slab and ensure full ADA compliance for unit #03.

Also, we are asking to reduce the same setback from 3' to 0' to provide a walkway to access motel units #1, #2 and #4 and avoid needing to using the ROW of S. Surf RD to access them.

Variance Criteria:

A. That the requested Variance maintains the basic intent and purpose of the subject regulations including the Historic District Regulations, Design Guidelines for Historic Properties and Districts and Resolutions, particularly as it affects the stability and appearance of the city.

This variance does not affect the stability and appearance of the city, given that it will only affect the layout of the site plan.

B. The variance is compatible with the surrounding land uses.

This variance request is compatible and will not be detrimental to the community.

C. That the requested variance is consistent with and in furtherance of the Goal, 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 purpose of this renovation is to bring the property to comply with the code regulations as much as possible, given that it is an existing condition. Although this variance requires a setback reduction, it will provide safe use of the building. Also, having an ADA compliant motel unit will increase the value and of this property, which will increase the value of the surrounding properties, which will benefit the neighborhood and City.

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

The requested variance is not economically based or self-imposed. It is due to an existing limiting condition of the property itself.

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.

These items are considered according to quasi-judicial procedures.

Sincerely,
Kaller Architecture



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



KallerArchitecture

October 16th, 2025

City of Hollywood

2600 Hollywood Boulevard

Hollywood, FL 33022

Reference: 300 Arizona St.

Hollywood, Florida 33019

To Whom It May Concern,

The following is our analysis of Criteria and findings for Design Review of the above-referenced property as per the City of Hollywood Zoning and Land Development Regulations.

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: Bringing Units to Code

The project involves the renovation of an existing two-story building currently operating in violation of certain Florida Building Codes due to previous unpermitted work. Our design prioritizes correcting these deficiencies by bringing all motel units into full compliance with applicable codes. This includes updating bathroom facilities to current standards, removing non-permitted kitchen installations, and ensuring only code-compliant appliances (mini-fridge, microwave, and sink) remain in each unit. This work is essential to legalize the property's occupancy and operations while enhancing safety, health, and welfare standards.

CRITERION 2: ADA Compliance

To meet accessibility requirements, one of the four motel units has been designated as ADA-compliant. Additionally, the site's parking layout has been reconfigured to include a designated ADA parking space, ensuring the property provides inclusive access in line with both Florida Building Code and federal ADA standards.

CRITERION 3: Compatibility with the Neighborhood and Improved Aesthetics

Although the renovation does not alter the building's footprint or square footage, the exterior upgrades aim to strengthen the building's visual harmony with its surroundings. This includes repainting the entire structure, replacing outdated windows with new, code-compliant ones that enhance both safety and appearance, and significantly upgrading the landscaping. These improvements seek to revitalize the property's street presence and support the broader aesthetic character of the Hollywood Beach area, contributing positively to the neighborhood's architectural fabric.

CRITERION 4: Preservation of Mixed-Use Functionality

While the BRT-25-C zoning does not permit residential uses, we are requesting a variance to preserve one residential unit within the building alongside the four motel units. This careful integration of residential use respects the existing fabric of the building and provides a meaningful blend of transient and long-term occupancy. The design ensures that the residential unit remains distinct yet cohesive within the context of the motel operation, all while adhering to the necessary building codes and safety standards.

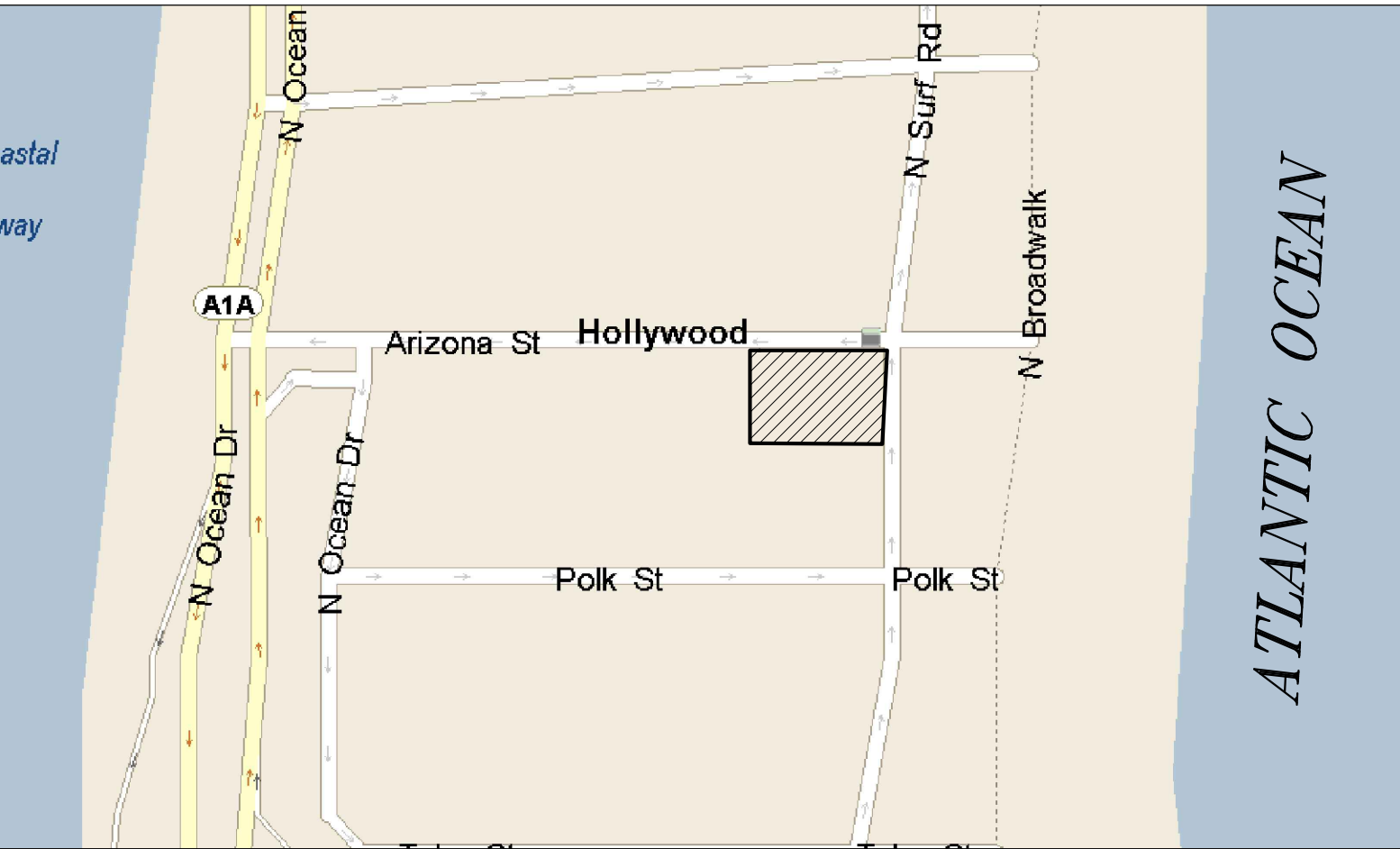
Should you have any questions or require further information, please do not hesitate to contact this office.

Sincerely,
Kaller Architecture



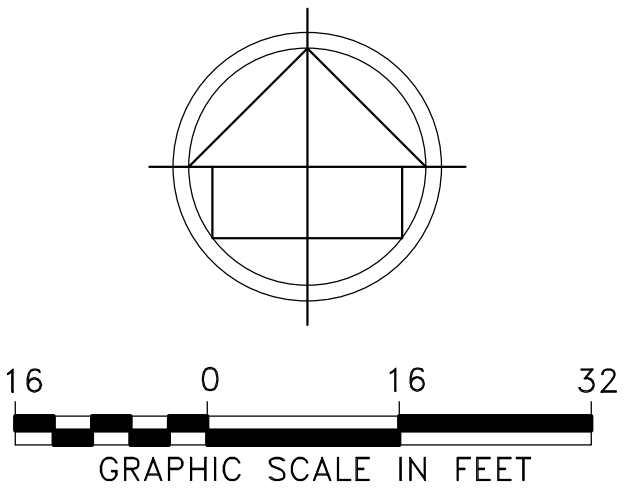
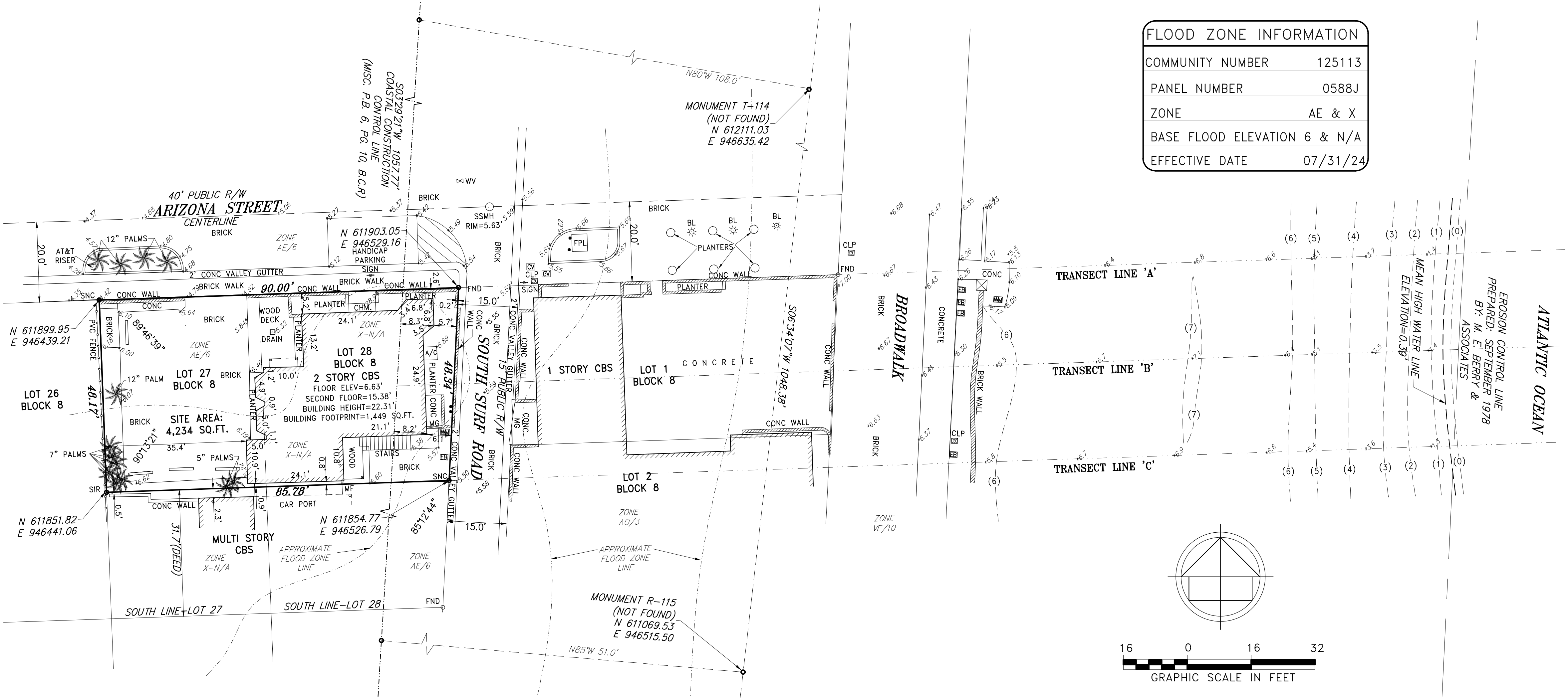
Joseph B. Kaller AIA, LEED AP BD+C
President

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP (NTS)

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0588J
ZONE	AE & X
BASE FLOOD ELEVATION	6 & N/A
EFFECTIVE DATE	07/31/24



LAND DESCRIPTION:

LOT 27, LESS THE SOUTH 31.7 FEET AND LOT 28, LESS THE SOUTH 31.7 FEET, BLOCK 8, HOLLYWOOD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
WM	WATER METER
WV	WATER VALVE
CO	CLEAN OUT
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
*0.00	ELEVATIONS
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB	OFFICIAL RECORDS BOOK
SO.FT.	SQUARE FEET
CHM.	CHIMNEY
MF	METAL FENCE
MG	METAL GATE
BL	BOLLARD LIGHT
CV	CABLE VAULT
R/W	RIGHT OF WAY

STATE PLANE COORDINATE INFORMATION

(a) PROJECTION:
UNIVERSAL TRANSVERSE MERCATOR PROJECTION AS ESTABLISHED FOR THE FLORIDA EAST ZONE COORDINATE SYSTEM.

(b) DATUM:
THE STATE PLANE COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 WITH A SUBSEQUENT RE-ADJUSTMENT DONE IN 2011 (NAD 83 (NATIONAL SPATIAL REFERENCE SYSTEM 2011)). THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

(c) METHODOLOGY:
COORDINATES WERE DETERMINED USING THE TOPCON HI-PER SR AND THE TOPCON FC-5000 WITH THE TDS PACKAGE TOGETHER WITH THE 'L-NET' ROVER SYSTEM PACKAGE PROVIDED BY LENGEMANN CORPORATION. THE 'L-NET' NETWORK (A TOPNET GNSS NETWORK) UTILIZES A NETWORK OF REAL TIME KINEMATIC (RTK) REFERENCE STATIONS.

(d) ESTIMATED ACCURACIES:
HORIZONTAL ACCURACIES TO 0.04'
VERTICAL ACCURACIES TO 0.07'

NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BENCHMARK REFERENCE: CITY OF HOLLYWOOD BENCHMARK @ BROADWALK & NEW YORK STREET. ELEVATION = 6.11' (NAVD88)
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY ----- INSURANCE COMPANY, ORDER NO.: ----- WITH AN EFFECTIVE DATE OF --- 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO ARIZONA STREET, A DEDICATED PUBLIC STREETS AS SHOWN ON PLAT BOOK 1, PAGE 27, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
- THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), (B) AND (C), 8, 9, 13, 14, 16 17 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON NOVEMBER 04, 2024.

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766
EMAIL: OFFICE@CSASURVEY.NET

CLIENT:

KALLER ARCHITECTS
GROUP

300 ARIZONA STREET #1-4
HOLLYWOOD, FLORIDA 33019

R E V I S I O N S		DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY/COASTAL CONSTRUCTION CONTROL LINE INFORMATION		11/04/24	SKETCH	AM	REC
REVISED BUILDING DIMENSIONS		11/15/24	SKETCH	REC	REC

R E V I S I O N S		DATE	FB/PG	DWN	CKD

PROJECT NUMBER: 10311-24

SCALE: 1" = 16'

SHEET
1
OF
1
SHEET