

**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: July 18, 2017 **FILE NO:** P-17-12
TO: Planning and Development Board
VIA: Alexandra Carcamo, Principal Planner 
FROM: Jean-Paul W. Perez, Planning Administrator 
SUBJECT: Amendment of Site Plan conditions to the previously approved Resolution No. 09-DPV-39b (Gramanzini Restaurant).

EXPLANATION:

On March 12, 2015, the Joint Board ("Board") approved Variances, Certificate of Appropriateness for Design and Site Plan for an approximate 7,200 square feet three-story commercial building located at 1402 North Surf Road ("Property") through Resolution No. 09-DPV-39b ("Resolution"). The Resolution was subject to several conditions of which the Applicant is requesting to modify the following condition from Section 4(b) of the Resolution, *That the Applicant shall submit a Unity of Title, in a form acceptable to the City Attorney's Office, prior to the issuance of any building permits which shall be recorded by the City of Hollywood in the Public Records of Broward County, Florida prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).* The Unity of Title is required due to a shared waste storage being provided on the adjacent property to the south located at 1400 North Surf Road. In lieu of the Unity of Title, the Applicant is requesting to **provide an Easement Agreement in form acceptable to the City Engineer prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C) which shall be recorded by the City of Hollywood in the Public Records of Broward County, Florida.**

No other changes are proposed in this request. Staff finds the Easement Agreement still meets the intent of the condition to provide legal access to a shared waste storage on the adjacent property.

RECOMMENDATION:

Approval, with the imposition of the aforementioned condition.

ATTACHMENTS:

ATTACHMENT I: Application Package
ATTACHMENT II: Previous Staff Report
ATTACHMENT III: Resolution No. 09-DPV-39b
ATTACHMENT IV: Land Use and Zoning Map

ATTACHMENT I
Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

COMBINED BOARD

Date of Application: 5/3/17

Location Address: 4402 North Surf Road

Lot(s): 3 Block(s): 3 Subdivision: Hollywood Beach First Addition

Folio Number(s): 54212010612

Zoning Classification: Bulk-25-HDC Land Use Classification: Commercial

Existing Property Use: Vacant Sq Ft/Number of Units: 6618 Sq Ft

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 all that apply and provide File Number(s) and Resolution(s): 09-PPV-396

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

Explanation of Request: Review of Combined Historic + P+D Boards for removal of unity of title as part of one of the conditions.

Number of units/rooms: N/A Sq Ft: N/A

Value of Improvement: 1.6 million Estimated Date of Completion: 2018

Will Project be Phased? () Yes () No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Gramanzini Beach Props III LLC

Address of Property Owner: 11700 NW 11th Street Plantation FL 33323

Telephone: 954-483-5103 Fax: _____ Email Address: angelogram@comcast.net

Name of Consultant/Representative/Tenant (circle one): Joseph B. Kauter

Address: 2417 Hollywood Blvd. Hollywood Telephone: 954-950-5746

Fax: 954-950-2841 Email Address: Joseph@kauterarchitects.com

Date of Purchase: 1/25/07 Is there an option to purchase the Property? Yes () No ()

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: Angelo R. Gramanzini Date: 3/5/17

PRINT NAME: ANGELO R. GRAMANZINI Date: 3/5/17

Signature of Consultant/Representative: Joseph B. Kaller Date: 3-5-17

PRINT NAME: JOSEPH B. KALLER Date: 3-5-17

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

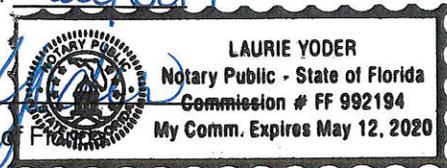
CURRENT OWNER POWER OF ATTORNEY

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) Historic # P&D Board 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 Historic # P&D (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 3 day of May 2017

Laurie Yoder
Notary Public State of Florida



Angelo R. Gramanzini
SIGNATURE OF CURRENT OWNER

ANGELO R. GRAMANZINI
PRINT NAME

My Commission Expires: _____ (Check One) Personally known to me; OR _____



JOSEPH B. KALLER

& ASSOCIATES, P.A.

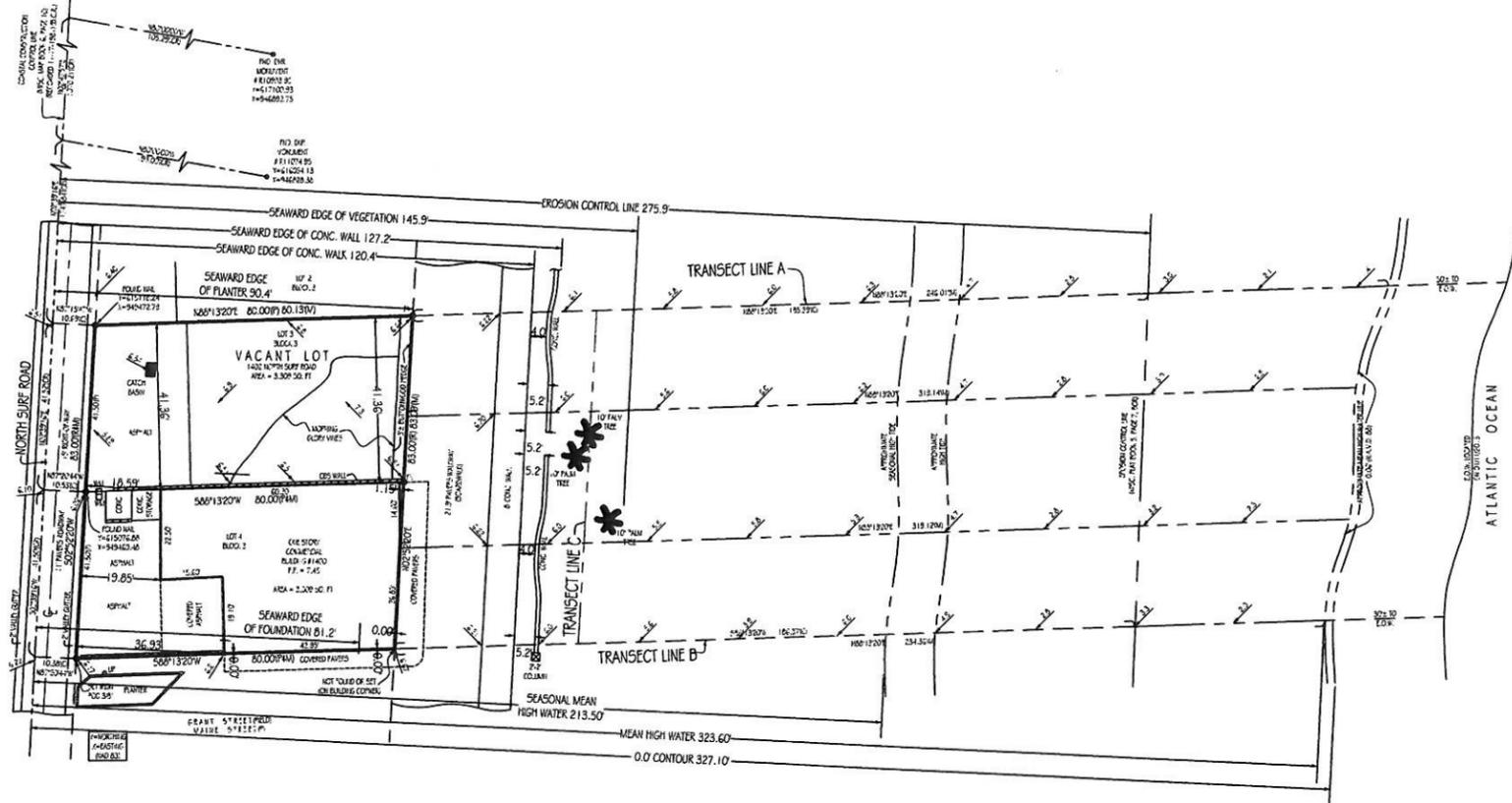
AA# 26001212
2417 Hollywood Blvd.
Hollywood, Florida 33020
P 954.920.5746 F 954.926.2841
joseph@kallerarchitects.com

GRAMANZINI RESTAURANT - 09-DPV-39

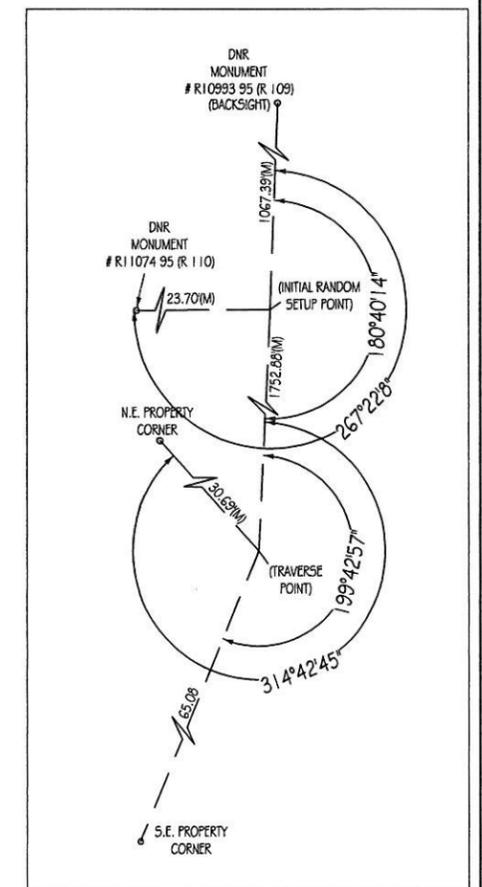
1402 North Surf Road
Hollywood, Florida 33019



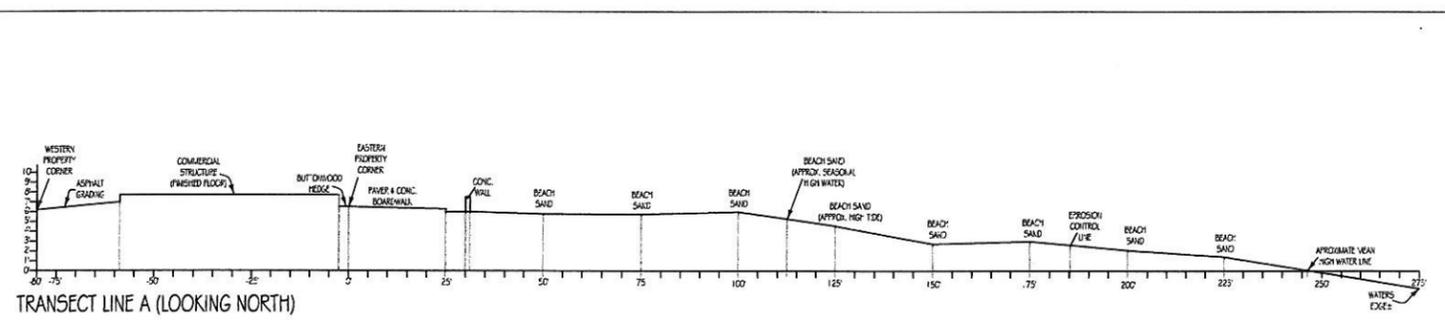
COASTAL CONSTRUCTION CONTROL LINE SHOWN BASED OFF OF MISCELLANEOUS MAP BOOK 6, PAGE 19 AS REFERENCED ON SAID SURVEY AND DIMENSIONED INTO OUR MONUMENTS FOUND.



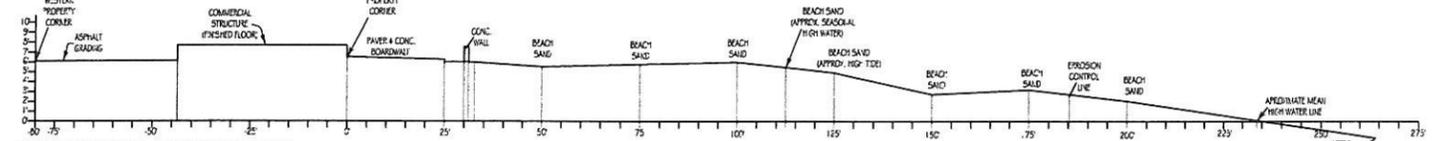
AERIAL PHOTOGRAPH (NOT-TO-SCALE)



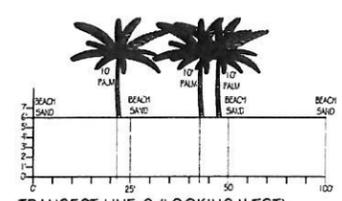
DNR TRAVERSE (NOT-TO-SCALE)



TRANSECT LINE A (LOOKING NORTH)



TRANSECT LINE B (LOOKING NORTH)



TRANSECT LINE C (LOOKING WEST)

TRANSECT DETAIL

ALTA/ASCH LAND TITLE SURVEY CERTIFICATION

To: Angelo Granardi, Fidelity National Title Insurance Company, a California corporation. This survey was actually made on the ground and correctly represents the property...

Table with 4 columns: ITEM NO., D.F.B. #PAGE, ATT/CRSP, COMMENTS. Lists survey items and their details.

Legend table defining symbols for fence lines, easements, monuments, and other survey features.

NOTE: PROPERTIES ARE LOCATED WITHIN A PERPETUAL BEACH STORM DRAINAGE REDUCTION EASEMENT PER OFFICIAL RECORD BOOK 3088, PAGE 878 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS SURVEY SHOWS ALL MATTERS OF AND CERTIFIED TO THE EXTENT RELATING TO THE EXISTENCE OF THE EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD AS BASED UPON THE OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY THE LAND OFFICE OF COOK & FURBER, DATED: JUNE 28, 2004 AT 8:46 AM.

LEGAL DESCRIPTION: LOT 2, BLOCK 1, HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND LOT 4, BLOCK 1, HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 142 AND 142 NORTH SURF ROAD HOLLYWOOD, FL 33018

INVOICE NUMBER: 04-4033

CERTIFIED TO: ANGELO GRANARDI

FLOOD ZONE: VE - 2513-B11-G

BASE FLOOD ELEVATION: 11



Digitally signed by Andrew Snyder DN: cn=Andrew Snyder, o=Landtec Surveying, Inc., ou, email=asnyder@msn.com, c=US Date: 2013.09.19 11:46:15 -04'00'

PROFESSIONAL SCHEDULE table listing various services and their associated fees.



21000 Boca Rio Road - Ste. A12 Boca Raton, FL 33433 (561) 345-3587 - FAX: (561) 445-3145 LandtecSurvey.com

ATTACHMENT II
Previous Staff Report

**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
OFFICE OF PLANNING**

DATE: March 12, 2015 **FILE:** 09-DPV-39b

TO: Planning and Development Board and Historic Preservation Board

VIA: Andria Wingett, Assistant Director 

FROM: Karina da Luz, Associate Planner 

SUBJECT: Angelo Gramanzini requests Variances, Certificate of Appropriateness for Design and Site Plan approval for an approximate 7,200 sq. ft. commercial building located at 1402 North Surf Road within the Hollywood Beach Historic Overlay District.

APPLICANT'S REQUEST

Request for Variances, Certificate of Appropriateness for Design and Site Plan for a commercial building.

Variance 1: Waive the required Surf Road tower setback of 15 feet to allow 10 feet.

Variance 2: Waive the required Broadwalk base setback of 10 feet to allow 0 feet.

STAFF'S RECOMMENDATION

Variances 1 & 2: Approval, with the following conditions:

- a) The gates on the first floor must remain decorative to maintain the style and design of the ground level; and
- b) The Variances are only valid in conjunction with the current Site Plan proposal, dated February 20, 2015. Should the Site Plan be amended Variances will need to be reapplied for.

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; and
- 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 Variances 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; 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 the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).

BACKGROUND

On March 6, 2012 both Planning and Development and Historic Preservation Board at a Joint Meeting, granted with conditions Variances, Certificate of Appropriateness for Design, and Site Plan Approval for the proposed project (Resolution No. 09-CPV-39 – Attachment B). The Variances waived the required interior base and tower setback. Subsequently, on March 13, 2014, an extension of all project approvals was granted; as such, all former approvals expire on March 13, 2016 (Resolution No. 09-CPV-39a - Attachment B). At this time, the Applicant is still utilizing this Variance in conjunction with the current request and is aware there will be inconsistent expiration dates between the previously approved Variances, and the current request. However, the Applicant anticipates applying for Building Permits in order to vest all approvals for the project.

REQUEST

This Project is located along the Broadwalk and subsequently, the Hollywood Beach Historic Overlay District. As such, the Project requires joint review by the Planning and Development and Historic Preservation Board for the request of Variances, Certificate of Appropriateness for Design and Site Plan for a commercial building of approximately 7,200 square feet. The Joint Board shall consist of five (5) Planning and Development Board (PDB) members and four (4) Historic Preservation Board (HPB) members. While HPB has already determined their membership PDB will select their members at the meeting.

The Applicant is currently requesting modifications to the approved project, with the intent of utilizing the Variances granted previously by the Joint Board. The site consists of two lots, approximately 83 feet wide by 80 feet deep. While the north lot is currently vacant, the south lot contains an existing restaurant to remain. Previously, the Board expressed concerns regarding the existing roof material on the southern building, and conditioned it to match the new building material at the time of approval (barrel tile - unless a certified engineer states otherwise). As such, the Board may determine that the roof material be modified to be more compatible with the new style.

The new building will be aligned with existing buildings along the Broadwalk and contain an open breezeway on the first floor which may accommodate creative uses such as additional seating and entertainment area, which was part of the previous approval. Additionally, restaurant activities will occur on the second floor with the kitchen, dining area, bar and restrooms with storage on the third floor. The revised plans include a style change from Mediterranean to Modern and expansion of the structure to the east and west. Architectural elements emphasize clean lines, flat roof, metal gates, glass rails and modern canvas awnings to give more texture to the building.

Parking is currently maintained on both lots at the rear; however with the proposed development, several spaces will be eliminated. In addition to general Zoning and Land Development Regulations, the Beach CRA Master Plan gives careful consideration to recommendations for appropriate amounts of parking in each area of the Beach. Regulations for this area require all uses, with the exception of restaurants and retail, to provide parking on site. Typically, storage areas are associated with restaurants, but at a smaller scale. As the applicant is proposing approximately 1,700 square feet of storage, they are required to provide two parking spaces for the property which will be maintained on the adjacent lot.

Two new Variances are included in the application; one is to waive the required Surf Road tower setback of 15 feet to allow for 10 feet. The second Variance request is to waive the required Broadwalk base setback of 10 feet to allow for 0 feet. This arrangement allows the applicant to maximize use of the space and is consistent with other establishments on the beach. Staff recommends approval with same conditions as the previously approved plan. These conditions include: decorative gates on first floor; incorporate design on blank wall; third floor use shall be limited to retail, restaurant or storage only; and prior to issuance of any permits a submittal of a Unity of Title. An additional condition to this proposal is to only enable the two Variances currently requested to be valid with the newly proposed Site Plan. The project is located within the Community and Redevelopment Agency (CRA), as such; a letter of support from the CRA is included.

SITE INFORMATION

Owner/Applicant: Angelo Gramanzini
Address/Location: 1402 North Surf Road
Net Size of Property: 6,618 sq. ft. (0.15 acres)
Present Zoning: Broadwalk Historic District Commercial (BWK-25-HD-C)
Future Land Use Designation: General Business
Existing Use of Land: Vacant/Restaurant

ADJACENT ZONING

North: Broadwalk Historic District Commercial (BWK-25-HD-C)
South: Broadwalk Historic District Commercial (BWK-25-HD-C)
East: Broadwalk
West: Broadwalk Historic District Commercial (BWK-25-HD-C)

ADJACENT LAND USE

North: General Business
South: General Business
East: Open Space and Recreation
West: General Business

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to "promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property."

By allowing the applicant to develop a vacant lot, the City is accomplishing desired reinvestment at the core of the Historic Hollywood Beach Overlay District while maintaining the character of the Broadwalk. The new structure will enhance the area and provide a more enjoyable experience to patrons.

The development is consistent with the Comprehensive Plan, based upon the following:

Land Use Element:

Objective 4: Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.

Policy 3.1: Continue to encourage commercial and seasonal uses along Central Beach and prohibit any increase in the number of permanent residential dwelling units above that permitted by the adopted Comprehensive Plan (1998) through the implementation of the Hollywood Beach Redevelopment Plan, directed at safer and more efficient use of the scarce beach resources and by revising the Planning and Zoning regulations as needed pursuant to the recommendations of that plan.

The proposed project achieves the Goals and Objectives outlined in the Land Use Element by developing an underutilized parcel while improving conditions in the area. Additionally, it will promote additional pedestrian activity by providing a restaurant and open space which also encourages existing businesses to make further improvements.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

Within Sub-Area 4, the subject property is located in Hollywood Beach which is defined by the Atlantic Ocean to the east, the Intracoastal Waterway to the west, Hallandale Beach Boulevard to the south and Dania Beach Boulevard to the north. The Beach is comprised of three very distinct areas, North Beach, Central Beach and South Beach.

The proposed development is located within the Central Beach area which contains some of the first development on Hollywood Beach. The Hollywood Beach Hotel, constructed in 1925, was one of the focal points in Young's City Plan. The hotel was rated one of the best in the State and aided in the

development of the village character on the beach with small hotels, shops, residences and entertainment. Due to the importance of the Beach to the quality of life for all residents in the City of Hollywood, the Beach has been the subject of several studies over the past several years. These studies have included the Hollywood Beach Master Plan, the Economic Development Action Agenda, the Community Redevelopment Plan, Barrier Island Neighborhood Master Plan, and most recently the Beach Community Redevelopment Area (CRA) Master Plan.

As accomplished with the creation of the Beach CRA Master Plan, administrative and regulatory frameworks were established to improve the physical conditions on the beach. This was accomplished by creating zoning districts which promote attractive growth and enhance the quality of life in Hollywood Beach. These districts are tailored to the needs of each different area and the physical conditions that are presently there. The proposed development is consistent with the City-Wide Master Plan as it fosters economic development and recognizes the Central Beach as an important place for development. The proposed development will create a more pleasing atmosphere and creates new economic opportunities.

CONSISTENCY WITH THE HOLLYWOOD BEACH CRA MASTER PLAN

The Hollywood Beach Community Redevelopment Area (CRA) Master Plan places an emphasis on preserving the character and scale of Hollywood Beach. Hollywood Beach is notable for its natural beauty, intimate scale of architecture and the historic Broadwalk, which helps define the Beach as a unique resort destination in South Florida. The Master Plan is based on two overarching principles with a series of recommended strategies and actions to establish Hollywood Beach as an economically and environmentally sustainable community.

The intent of Strategy 1.1 is to protect features of the Broadwalk that are unique, character defining features of the Beach's urban form. Additionally, Action Item 5 under this strategy expresses creative design on the ground floor of structures. The proposed development creates a fresh look which contributes to the Broadwalk as a unique sense of place. Additionally, it provides an enhanced experience for patrons thus also contributing to the economic viability of the Beach.

VARIANCES

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood Zoning and Land Development Regulations Section 5.3 F (1) and are utilized in evaluating Variances:

Variance 1

Waive the required Surf Road tower setback of 15 feet to allow 10 feet.

CRITERIA 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 intent of setback regulations created for the beach is to encourage configuration of multiple lots while creating an environment which directs and supports focus on the Broadwalk. This is in addition to traditional reasoning for which setbacks allow for sufficient distance separation between habitable space and adjacent buildings for provision of open space and quality of living. The proposed development is compatible with these provisions while also accommodating the special layout of the Beach.

Currently, the site consists of two lots, approximately 83 feet wide by 80 feet deep. While the north lot is currently vacant, the south lot contains an existing nonconforming restaurant to remain. The proposed development will be situated on the north lot and all new construction must meet current zoning requirements. The applicant is requesting to waive the required Surf Road tower setback of 15 feet to allow 10 feet. Although the applicant is proposing to build to the property line, this design is similar to adjacent properties and does not affect the character of the surrounding beach community.

Due to FEMA regulations the first floor will not contain solid walls. Rather, it will be enclosed by decorative folding gates. This difference in material softens the impact of the request by creating a greater feeling of openness at the ground level. **As such, Staff is recommending approval with the condition the gates on the first floor must remain decorative to maintain the style and design of the ground level.** On the

second and third floors, the design allows the applicant to accommodate a suitable dining area, kitchen, bar, restrooms, and showers on the third floor for the restaurant's Staff.

FINDING: Consistent, with the imposition of Staff's condition.

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

ANALYSIS: The reduction of required space on the west side is consistent with other buildings in the surrounding area which provide little or no setback. Also, as mentioned above, the first level will remain partially open due to the use of folding gates rather than solid walls allowing for a greater sense of openness. Finally, the additional space created on the second and third floors help create a reasonable amount of space for the restaurant which includes a kitchen, dining area, bar, and restrooms. The addition of this restaurant along the Broadwalk contributes to the economic viability of the Beach.

Variations, unless conditioned otherwise, run with the land. As such, **Staff recommends the Variances only be valid in conjunction with the current Site Plan proposal, dated February 20, 2015. Should the Site Plan be amended Variances will need to be reapplied for.**

As stated by the architect, "The requested Variances are compatible with the surrounding Community. The rhythm of the street with building sitting the width of the 40'-0" lots is common along the Broadwalk. This project would be beneficial to the Community and perhaps act as a catalyst to other property owners thinking of building or renovating their sites."

FINDING: Consistent with the imposition of Staff's condition.

CRITERIA 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: Recommendations for Central Beach within the City-Wide Master Plan encourage setbacks that "...recognize the urban character of [this area] and are specifically tailored to these needs as opposed to setback requirements that are based on mainland criteria." Further, the Beach CRA Master Plan encourages "pedestrian-friendly, mixed-use development" and "flexibility in use and design" for redevelopment along the Beach. If approved, the requested variance maintains consistency with these guidelines by creating a new restaurant which improves the Broadwalk by filling in a vacant lot, providing fresh architecture and landscaping, and creates new economic development opportunities.

FINDING: Consistent.

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

ANALYSIS: Allowing for reduced setbacks on the east and west side allows the developer to provide a reasonable amount of space for a restaurant which entails dining area, kitchen, restrooms, and bar. The third floor accommodates storage area for the restaurant and showers its' Staff. Due to FEMA regulations, the first floor cannot contain permanent kitchen facilities and can only be for additional seating. This is the minimal variance reasonably necessary to accommodate redevelopment of this parcel in a manner that allows the applicant to maximize the use of his property, and as such, is not economically based or self-imposed.

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Variance 2

Waive the required Broadwalk base setback of 10 feet to allow 0 feet.

CRITERIA 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 intent of setback regulations created for the beach is to encourage configuration of multiple lots while creating an environment which directs and supports focus on the Broadwalk. This is in addition to traditional reasoning for which setbacks allow for sufficient distance separation between habitable space and adjacent buildings for provision of open space and quality of living. The proposed development is compatible with these provisions while also accommodating the special layout of the Beach. The proposed development will be situated on the north lot and all new construction must meet current zoning requirements. The applicant is requesting to waive the required Broadwalk base setback of 10 feet to allow 0 feet. Although the applicant is proposing to build to the property line, this design is similar to adjacent properties and does not affect the character of the surrounding beach community.

Due to FEMA regulations the first floor will not contain solid walls. Rather, it will be enclosed by decorative folding gates. This difference in material softens the impact of the request by creating a greater feeling of openness at the ground level. **As such, Staff is recommending approval with the condition the gates on the first floor must remain decorative to maintain the style and design of the ground level.**

FINDING: Consistent with the imposition of Staff's condition.

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

ANALYSIS: The reduction of required space on the east side is consistent with other buildings in the surrounding area which provide little or no setback. Also, as mentioned above, the first level will remain partially open due to the use of folding gates rather than solid walls allowing for a greater sense of openness. Finally, the additional space created on the second and third floors help create a reasonable amount of space for the restaurant which includes a kitchen, dining area, bar, and restrooms. The addition of this restaurant along the Broadwalk contributes to the economic viability of the Beach.

FINDING: Consistent.

CRITERIA 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: Recommendations for Central Beach within the City-Wide Master Plan encourage setbacks that "...recognize the urban character of [this area] and are specifically tailored to these needs as opposed to setback requirements that are based on mainland criteria." Further, the Beach CRA Master Plan encourages "pedestrian-friendly, mixed-use development" and "flexibility in use and design" for redevelopment along the Beach. If approved, the requested variance maintains consistency with these guidelines by creating a new restaurant which improves the Broadwalk by filling in a vacant lot, providing fresh architecture and landscaping, and creates new economic development opportunities.

Variations, unless conditioned otherwise, run with the land. As such, **Staff recommends the Variances only be valid in conjunction with the current Site Plan proposal, dated February 20, 2015. Should the Site Plan be amended Variances will need to be reapplied for.**

FINDING: Consistent with the imposition of Staff's condition.

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

ANALYSIS: Allowing for reduced setbacks on the east and west side allows the developer to provide a reasonable amount of space for a restaurant which entails dining area, kitchen, restrooms, and bar. The third floor accommodates storage area for the restaurant and showers its' Staff. Due to FEMA regulations, the first floor cannot contain permanent kitchen facilities and can only be for additional seating. This is the minimal variance reasonably necessary to accommodate redevelopment of this parcel in a manner that allows the applicant to maximize the use of his property, and as such, is not economically based or self-imposed.

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DESIGN

A decision on an application for a Certificate of Appropriateness for Design for new building construction, additions to existing building, major renovation work or substantial alteration shall be based upon evaluation of the compatibility of the physical alteration or improvement with and adherence to the criteria for designation listed in § 5.5 F.

Criteria: integrity of location, design, setting, materials, workmanship and association.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The proposed development is taking place on an empty lot within Central Beach. It is immediately surrounded by a restaurant to the south (sister building) and a 2-story commercial building to the north. Approximately one block north is the Garfield Street Garage and Charnow Park. The City-wide Master Plan recognizes this area as the commercial core of the Beach, thus making this an excellent location for the development as it will bring new patronage to surrounding businesses. Additionally, it will fill an otherwise unattractive vacant lot with fresh architecture to help enhance the Broadwalk.

Upon completion, the building will help improve and preserve the character of Beach Historic District, which is a notable accomplishment for the City. It will rehabilitate underutilized space and continue to provide a long-time service to the area. Lot proportions are consistent with other businesses along the Broadwalk and will not have negative impacts on adjacent properties.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: As mentioned earlier, the new building will be filling in a vacant lot. Given this opportunity to create a new design to help enhance the Broadwalk, the applicant has selected a Modern architectural style. As stated by the architect, "The Buildings Architectural and Design components comprise of smooth stucco, concrete columns, modern canvas awnings, metal gates, glass rails and an architectural standing seam roof deck. All of the proposed elements being common with the clean and modern look." The architect provides decorative elements and architectural features along the east, south, and west elevations which help to accentuate different areas of the building and eliminates blank walls. However, the north elevation lacks decorative elements as it abuts another 2-story commercial building. The applicant is proposing a 3-story structure and while the first two stories will not be visible, the third story is able to be seen. **As such, Staff is recommending 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.**

These features are consistent with established design guidelines for the Beach CRA, which are tailored to the unique character of the Beach and have the intent of making it a more coherent, functional, and visibly pleasing environment. While working with Engineering to comply with FEMA elevation requirements, the applicant was required to modify the original design which included a fully enclosed first floor to include an open breezeway enclosed with decorative folding iron gates. This design element is also consistent with the Beach design guidelines which recognize these life safety requirements and encourage creative, adaptable designs and uses in this regard. In order to ensure this design is maintained, **Staff is recommending approval with the condition the gates on the first floor must remain decorative to maintain the style and design of the ground level.**

FINDING: Consistent, with the imposition of Staff's conditions.

CRITERION: SETTING

ANALYSIS: The Historic District Design Guidelines state setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood. The architect describes that the style has "become very prominent with the renovation of historical buildings such as the Sheldon Hotel and other private and municipal properties, but even more noticeable in the design of the new Costa Hollywood on Ocean Drive." The use of a flat roof design accented with a parapet along with balconies on the third floor create horizontal and vertical breaks in massing as well as design characteristics similar to surrounding buildings.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines for Historic Properties and Districts state where historic or architecturally significant structures predominate, the use of similar exterior construction materials are appropriate. Furthermore, designing new work which is incompatible with the other buildings in the neighborhood in materials, size, scale, and texture should be avoided. Building materials used include smooth stucco, concrete columns, modern canvas awnings, metal gates, glass rails and an architectural standing seam roof deck. All of these materials are consistent with those used in the Beach neighborhood.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: According to the National Register, workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Design Guidelines for Historic Properties and Districts state new construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. The architect uses most of the same materials, and textures are consistent with design guidelines and maintain appropriateness with the style of the surrounding neighborhood.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines for Historic Properties and Districts recommend avoiding incorporating elements which are incompatible with the other buildings in the neighborhood in materials, size, scale, and texture. In particular, scale relates to the size of the building

components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape and environment. As related to the character of the Broadwalk referenced above, the proposed building design is similar to existing Beach development. The building width, covered walkway, balconies and general height are similar to other buildings and similar created guidelines especially for the Beach CRA.

FINDING: Consistent.

SITE PLAN

A previous Site Plan was reviewed and approved by the Planning and Development Board and Historic Preservation Board. Subsequently an extension request for Variance, Design and Site Plan was granted on March 13, 2014. 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; 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 the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).

RECOMMENDATION

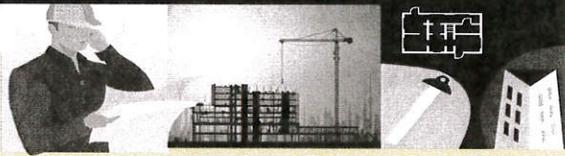
Refer to page one of this report.

ATTACHMENTS

ATTACHMENT I: Application Package
ATTACHMENT II: Applicable Resolution
ATTACHMENT III: Land Use and Zoning Map

ATTACHMENT I
Application Package

PLANNING & DEVELOPMENT SERVICES



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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/comm_planning/appforms.htm



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development Board

Date of Application: NOVEMBER 12th, 2014

Location Address: 1402 NORTH SURF ROAD

Lot(s): 3 Block(s): 3 Subdivision: HOLLYWOOD BCH FIRST ADDITION

Folio Number(s): 5142 12 01 0612

Zoning Classification: BWK-25-HD-C Land Use Classification: COMMERCIAL

Existing Property Use: VACANT Sq Ft/Number of Units: N/A

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 all that apply and provide File Number(s) and Resolution(s): _____

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

Explanation of Request: REVIEW BY DEVELOPMENT REIVEW BOARD FOR CHANGE OF DESIGN

Number of units/rooms: N/A Sq Ft: 6,618

Value of Improvement: \$1.6 MILLION Estimated Date of Completion: EARLY 2016

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: ANGELO GRAMANZINI

Address of Property Owner: 11700 N.W. 11th ST, PLANTATION FL 33323

Telephone: 954.483.5103 Fax: _____ Email Address: ANGELOGRAM@COMCAST.NET

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER & ASSOCIATES

Address: 2417 HOLLYWOOD BLVD, HOLLYWOOD FL Telephone: 954.920.5746

Fax: 954.926.2841 Email Address: JOSEPH@KALLERARCHITECTS.COM

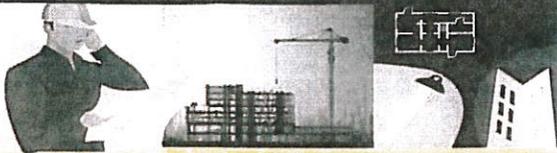
Date of Purchase: JAN 25, 2007 Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____
Email Address: _____

PLANNING & DEVELOPMENT SERVICES



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: Angelo Gramanzini Date: 11/5/14

PRINT NAME: Angelo GRAMANZINI Date: 11/5/14

Signature of Consultant/Representative: Joseph B. Kaller Date: 11/5/14

PRINT NAME: Joseph B. Kaller Date: 11/5/14

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) Review of Change of Design 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 Joint P&D # (Board and/or Committee) relative to all matters concerning this application. Historic

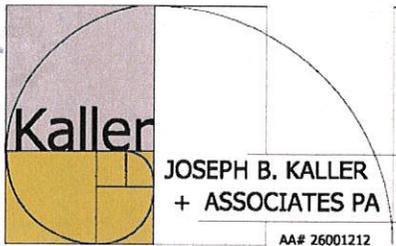
Sworn to and subscribed before me this 5th day of November 2014

Angelo Gramanzini
SIGNATURE OF CURRENT OWNER

ANGELO GRAMANZINI
PRINT NAME

Laurie Yoder
Notary Public State of Florida
Laurie Yoder
My Commission EE 172374
Expires 03/10/2016
My Commission Expires: _____ (Check One)

Personally known to me; OR _____



architecture - interiors - planning

February 25th, 2015

PLANNING AND DEVELOPMENT SERVICES

Planning & Development Board

City of Hollywood
2600 Hollywood Blvd, Room 315
Hollywood, Florida 33020

Applicant: GRAMANZINI RESTAURANT
1402 North Surf Road
Hollywood, Florida 33019

Architect's Project #: 07062
File #: 09-DPV-39
Request: Site Plan review for Change of Design

PUBLIC UTILITIES' COMMENTS

REVIEWER: Mr. James Rusnak

1. Proposed structure is located within a 'Special Flood Hazard Area' there for the design of the Ground Floor conforms with FEMA's Free-Of-Obstruction specifications.
2. Any new walls, other than the stair enclosure walls, are non-loadbearing breakaway walls. See revised floor plans.
3. As specified, Ground Level is not finished and no mechanical, electrical and/or plumbing equipment shall be installed at this level.

BUILDING COMMENTS

REVIEWER: Mr. Phillip Sauer

1. As per revised Floor Plans – walls that are not part of the stairway or elevator shaft are designed as non-structural break-away walls.

ENGINEERIN COMMENTS

REVIEWER: Mrs. Clarissa Ip

1. Property has an existing dumpster enclosure that serves the existing restaurant. The new and proposed building and restaurant shall have a new and dedicated air-conditioned dumpster enclosure built adjacent to the existing dumpster enclosure. See revised Floor Plan.
2. Exit doors from the stair-way have been changed as per comments.
3. Drainage / Civil Plans are part of the original and approved set.

4. The Third Floor is designed as the new Restaurant's Storage space. Parking is not provided for employees and staff, therefore full bathroom amenities are being provided for employees and staff to freshen up prior to begin their work shifts.

PUBLIC WORKS COMMENTS

REVIEWER: Mr. Dale Bryant

1. Landscape requirements are provided on the revised Site Plan on sheet A-01.
2. Palm trees are being proposed at the East Side of the Building, see sheet A-03.
3. Setback requirements and provisions are labeled and detailed on the Site Plan on sheet A-01.
4. Irrigation Plans shall be provided for Building Department review prior to getting a construction permit.

PLANNING & ZONING COMMENTS

REVIEWER: Mr. Karina da Luz

1. Dimensions provided, see Site Plan on sheet A-01.
2. Tabular data has been corrected to match Zoning Code.
3. Will schedule a meeting with Engineering to coordinate.
4. Revised Criteria Statement attached.
5. The Joint Board meeting date has been noted on Project Information on sheet T-01.
6. Required copies – this submission.
7. CD with electronic files attached.

Should you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

Jose Mauricio Erazo

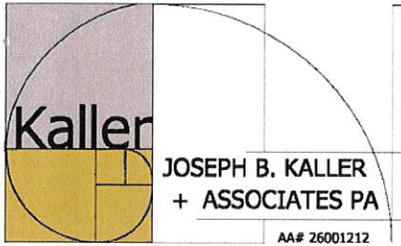
Associate Architect

Joseph B. Kaller & Associates, P.A.

11/13/2014

1402 N SURF ROAD

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architecture - interiors - planning

November 12th, 2014

PLANNING AND DEVELOPMENT SERVICES

Planning & Development Board

City of Hollywood
2600 Hollywood Blvd, Room 315
Hollywood, Florida 33020

Applicant: GRAMANZINI RESTAURANT
1402 North Surf Road
Hollywood, Florida 33019

Architect's Project #: 07062
File #: 09-DPV-39
Request: Site Plan review for Change of Design

GENERAL CRITERIA STATEMENT

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.

The Proposed Project is a Two-Story Restaurant, elevated above a breezeway located at 1402 North Surf Road. The style of Architecture is a Modern Design, an Architectural style becoming very common throughout the beach area. The Buildings Architectural and Design components comprise of smooth stucco, concrete columns, modern canvas awnings, metal gates, glass rails and an architectural standing seam roof deck. All of the proposed elements being common with the clean and modern look. Other important features include an open breezeway and the open balconies with a modern trellis structure to provide sun-shade, these add monument and dimension to the facades as well as providing areas for pedestrians to access and gather.

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.

The Modern Style can be found throughout the City of Hollywood's beach area. The style has become very prominent with the renovation of historical buildings such as the Sheldon Hotel and other private and municipal properties, but even more noticeable in the design of the new Costa Hollywood on Ocean Drive.

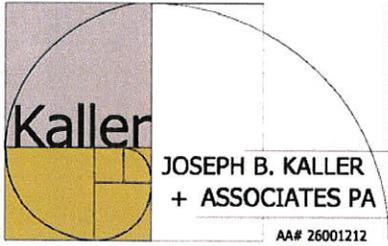
3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage and setting of the structure in context with adjacent buildings. Architectural details included, but are not limited to, banding, molding and fenestration.

The Proposed Building sits flush with the Broadwalk. This allows ease of movement by pedestrians. The proportion and scale are compatible with the rhythm of the Broadwalk. The lots are narrow and the heights of the building undulate up and down, a character unique to Hollywood Beach. Styles vary beside each other, from Art Modern to Mediterranean Revival to Streamline. This provides a visual interest in color, pattern and texture of the street. The proposed building will add greatly to this character of the Broadwalk.

4. Landscaping. Landscaped area 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.

Low planters are being provided along Surf Road. Native, salt tolerant plants will be used to soften the base of the Building and provide a welcoming quality for the eateries. The paved areas will match and flow seamlessly into the existing Surf Road paver areas.

The Landscape Standards for the Beach Redevelopments requires 50% of the lot area to be landscaped or Permeable. This was done by using pervious pavers on a sand bed throughout the site. Raised planters provide areas for palms and other native shrubs. The small lot size did not allow the Tree Canopy requirement to be met.



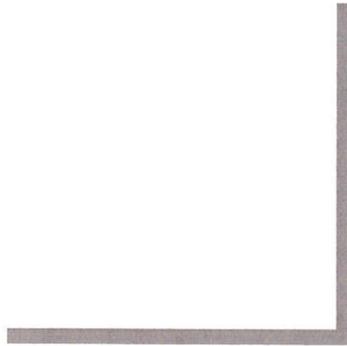
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GRAMANZINI RESTAURANT

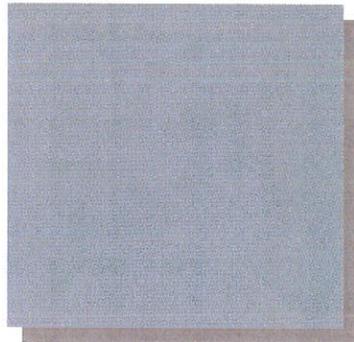
1402 North Surf Road, Hollywood, Florida 33019

File #: 09-DPV-39

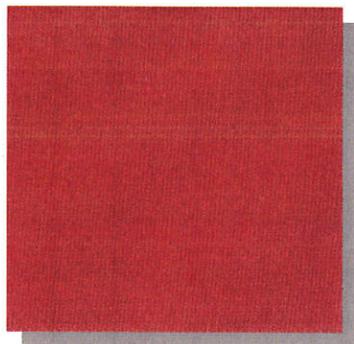
SAMPLES



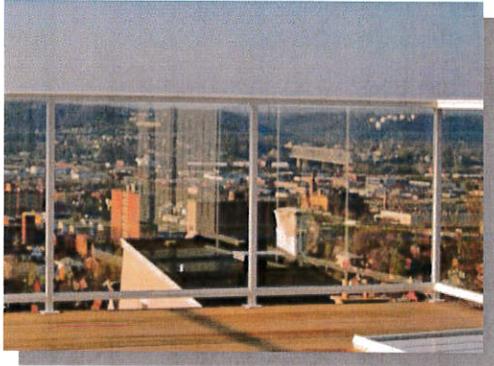
Main Building Color
Benjamin Moore Paper White
OC-55 on Smooth Stucco



Decorative details
Benjamin Moore Comet
1628 on Smooth Stucco



Sunbrella Canvas Awning
Jockey Red



Exterior Hurricane Approved
Glass Rails with Metal Frame



Architectural Standing Seam
Metal Deck



Smooth Modern Wood Siding
with Gray details

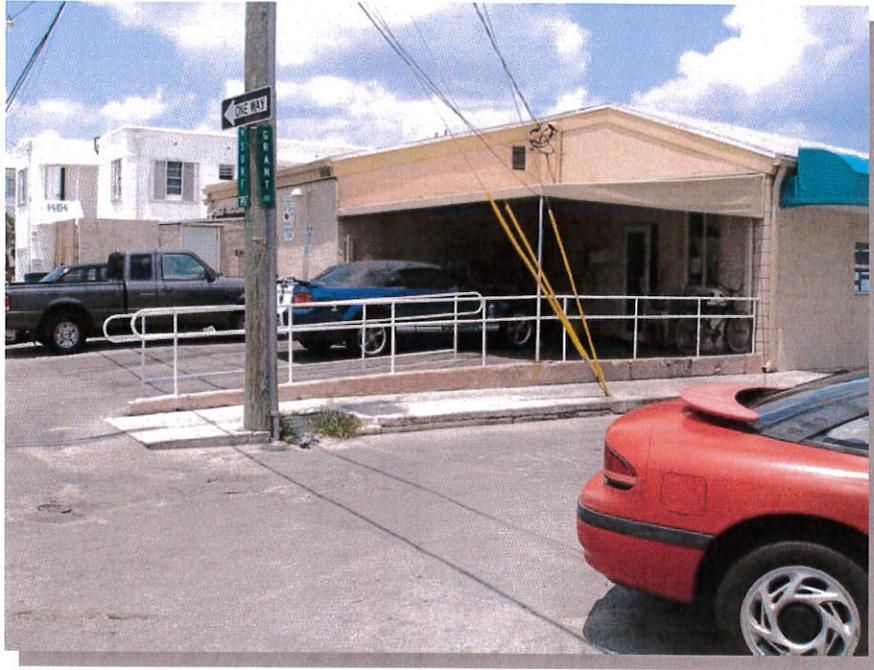


Glass Roll-Up Garage Doors



Clear/Tinted Glass Roll-Up
Garage Doors in a Restaurant

SITE PHOTOGRAPHSs



Adjacent property to the South,
South West view



Adjacent property to the South,
West view



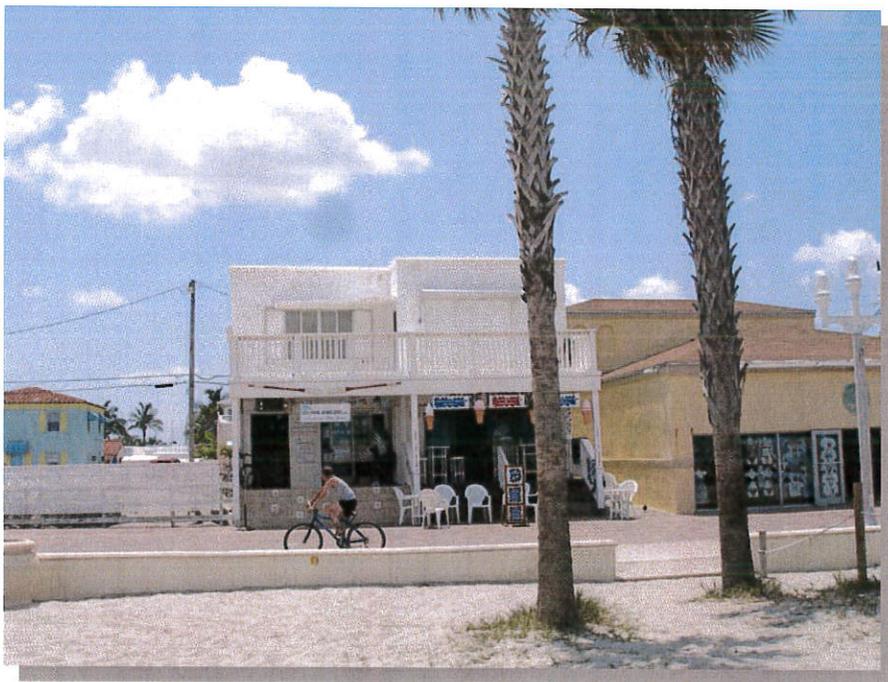
Adjacent property to the South,
North West view



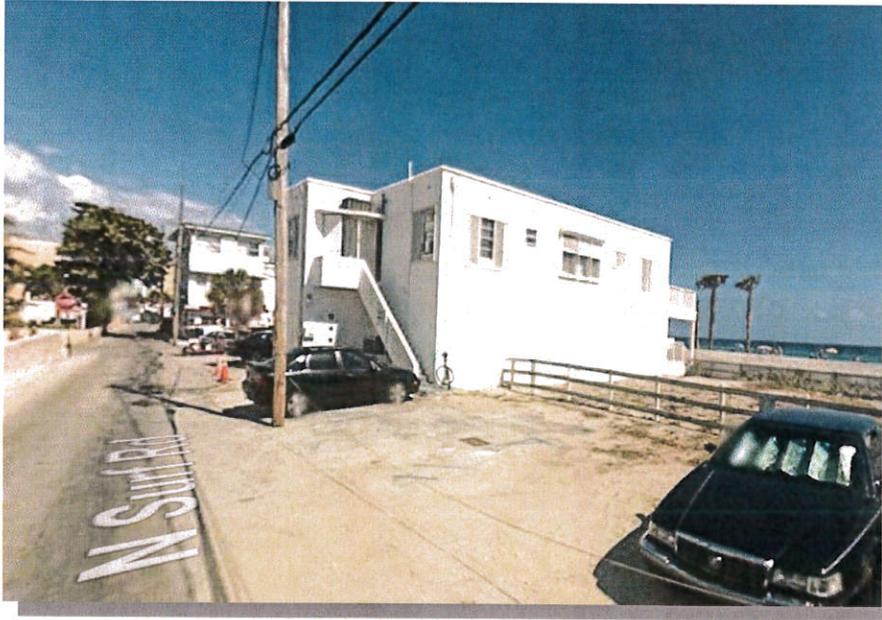
Property to the South, East view



Site View – Broadwalk Profile view



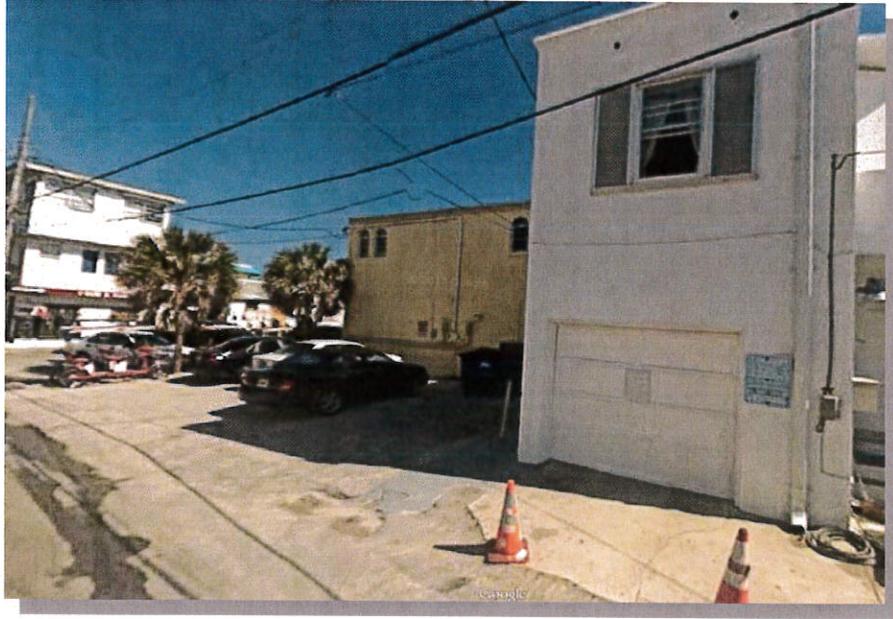
Adjacent property to North, East side view



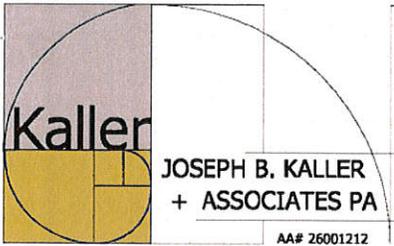
Adjacent property to North, South West side view



Adjacent property to North, West side view



Adjacent property to North, West side view



architecture - interiors - planning

November 12th, 2014

PLANNING AND DEVELOPMENT SERVICES

Planning & Development Board

City of Hollywood

2600 Hollywood Blvd, Room 315

Hollywood, Florida 33020

Applicant: GRAMANZINI RESTAURANT
1402 North Surf Road
Hollywood, Florida 33019

Architect's Project #: 07062

File #: 09-DPV-39

Request: Site Plan review for Change of Design

VARIANCE CRITERIA STATEMENT

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 new Variances being requested are for the encroachment into the required Broadwalk Base Setback and Surf Road Tower setback of the Building.

The new design of the building is proposing an open-air balcony with decorative trellises for the seating of the restaurants patrons, to enjoy the magnificent view to the City of Hollywood's historic Broadwalk and Beaches. The proposed structure in no way imposes on the walking residents and general public, but is consistent with other similar buildings in the area.

In regards to the requested variance, to encroach five (5) feet into the Surf Road's Tower Setback, is to provide a more functional space and structural design for the third floor and roof. The proposed Project is consistent with this characteristic of design and will have a positive effect on the stability and appearance of the neighborhood and the City.

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

Both requested Variances are compatible with the surrounding Community. The rhythm of the streets, with buildings sitting on typical Forty (40) feet wide lots is common along the City's Broadwalk. This project would be beneficial to the Community and perhaps act as a design catalyst to other property owners and developers thinking of building or renovating their sites.

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 Master Plan for the Beach Community requires low density, low height, prohibit cars facing the Broadwalk, articulated facades and promotion of renovation to existing structures. The proposed project encompasses the very intent of the Central Beach Master Plan recommendations. All of the other recommendations under Economic Growth, Infrastructure, Transportation, Broadwalk Improvements, Surf Road and Beach Re-nourishment are reflected in the proposed overall design. The project will add positively to the overall improvement and be in connection with the City's vision for the Broadwalk and Surf Road.

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

The requested Variances for the front and the rear side are not based on an economic or self-imposed situation. The Variances rather represent a positive contribution to the aesthetics of the area by not providing disproportionate pencil-like buildings sitting on Forty (40) wide lots. This is consistent with the intent of the Beach Redevelopment Plans and Designs.

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 two (2) Variances requested do not conflict with any State or Federal Laws affecting the Central Beach Area. With or without the Variance request all laws will be adhered to.