

ATTACHMENT I
**General Application and Request for
Extension**

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

Date of Application: 2/8/17

Location Address: 315 Cleveland Street - Art Ocean
Lot(s): 5, 6, & 7 Block(s): 8 Subdivision: Hollywood Beach
Folio Number(s): 514212011230 First Addition
Zoning Classification: BRT-25-C Land Use Classification: Hotel
Existing Property Use: Hotel/Apartments Sq Ft/Number of Units: 4409 sq. ft.
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: Extension of site plan approval for variance, design, and site plan.

Number of units/rooms: 15 Sq Ft: 10,666
Value of Improvement: 1.6 million Estimated Date of Completion: 1/2017
Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Art Ocean LLC
Address of Property Owner: 967 Marina Dr. Weston, FL 33327
Telephone: 954-605-5735 Fax: _____ Email Address: gurzandizaga@gmail.com
Name of Consultant/Representative/Tenant (circle one): Joseph B. Kaller
Address: 2417 Hollywood Boulevard Telephone: 954-920-5746
Fax: 954-920-2841 Email Address: Joseph@Kallerarchitects.com
Date of Purchase: 5/1/2013 Is there an option to purchase the Property? Yes () No (X)
If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 2-7-18

PRINT NAME: GUSTAVO USANDIZAGA, MGR

Date: 2-7-18

Signature of Consultant/Representative: _____

Date: 2-9-18

PRINT NAME: JOSEPH B. KALLER

Date: 2-9-18

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 AN EXTENSION TO THE SITE PLAN to my property, which is hereby made by me or I am hereby authorizing JOSEPH B. KALLER to be my legal representative before the P&D (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

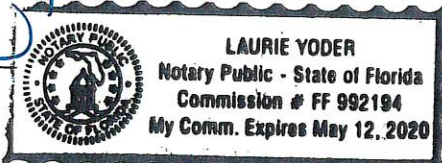
this 7th day of February 2018

Notary Public

State of Florida

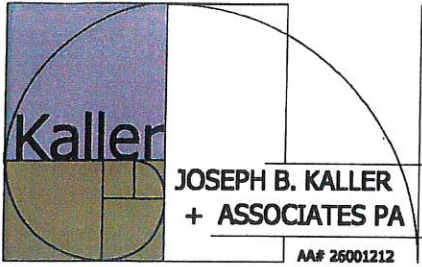
My Commission Expires: _____ (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

Laurie Yoder



Signature of Current Owner

GUSTAVO USANDIZAGA
Print Name



architecture - interiors - planning

February 9, 2018

City of Hollywood
Community Planning Division
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: 315 Cleveland Street – Art Ocean Hotel
315 Cleveland Street
Hollywood, Florida
Resolution #15-PDV-23

To Whom It May Concern:

This letter serves to request an Extension of the Site Plan Approval for Variance, Design and Site Plan for the above referenced Project, which consists of a new 15 Room Boutique Hotel. This Project received TAC Concurrency Approval and Planning & Development Review Approval on April 14, 2016.

My client has been having difficulties in acquiring bank funding for the Hotel Project, and he would like additional time to finalize his financing.

We truly appreciate your consideration in this matter and look forward to the construction and completion of this Project.

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

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

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



CITY of HOLLYWOOD, FLORIDA

Department of Development Services

2600 Hollywood Blvd. • Room 315 • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org

Thomas Barnett
Director

July 7, 2016

Joseph B. Kaller and Associates
2417 Hollywood Blvd.
Hollywood, FL. 33020

Re: 15-DPV-23 (315 Cleveland Street)

Dear Mr. Kaller:

The attached resolution represents the Planning and Development Board's final determination regarding Variance, Design, and Site Plan, following its public meeting on the above referenced petition.

This approval is valid for a period of twenty (24) months from the date of the Board's decision. Conditions of approval are included in the resolution attached. Please attach a copy of the resolution when applying for Building Permit.

Prior to applying for a Building Permit, corrected plans reflecting the conditions of approval imposed on the attached resolution must be submitted to the Planning and Development Board Planner for a preliminary Building Permit review. Please attach a copy of the resolution when applying for Building Permit.

Should you have any questions, please contact Leslie A. Del Monte, Planning Manager, at (954) 921-3471.

Sincerely,

Thomas Barnett, Director
Department of Development Services

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 15-DPV-23

INSTR # 113766978
Recorded 08/21/16 03:37:55 PM
Broward County Commission
Deputy Clerk 3150
#5, 7 Pages

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR A VARIANCE, DESIGN AND SITE PLAN APPROVAL, FOR THE CONSTRUCTION OF A 15 ROOM HOTEL WITH ACCESSORY USES (ART OCEAN HOTEL) LOCATED AT 315 CLEVELAND STREET, PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, Art Ocean, LLC ("Applicant"), has applied for a Variance, Design and Site Plan approval for the construction of a 15 room hotel with accessory uses located at 315 Cleveland Street, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Manager and Planning Administrator ("Staff"), following an analysis of the application and its associated documents have determined that the proposed request for a Variance, to reduce the required number of parking spaces from 16 to 15, does meet the criteria set forth in Section 5.3.F.1. a. through d., of the Zoning and Land Development Regulations, criteria e. is not applicable, and have therefore recommended approval; and

WHEREAS, the Staff, following analysis of the application and its associated documents, have determined that the proposed request for Design approval for the residential development meets the applicable criteria set forth in Section 5.3.I.4. of the Zoning and Land Development Regulations and therefore recommend approval of the Design; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval with the following condition:

The retail are on the ground floor shall remain an Active Use. Such uses shall be accessible by the general public and shall provide a public entrance from the street. The Active Uses shall include retail, personal services, restaurants, coffee shops, libraries, municipal facilities, common area or lobbies.

; and

WHEREAS, on April 14, 2016, the Board met and held an advertised public hearing to consider the Applicant's requests; and

WHEREAS, the Board reviewed the application for the Variance to reduce the required number of parking spaces from 16 to 15, and have determined that the Variance request does meet the criteria set forth in Section 5.3.F.1. a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;
- b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;
- 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;
- d) That the need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning Division staff report and recommendations for the Design approval, considered the following criteria pursuant to Section 5.3.1.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and have determined that the following criteria have been met:

- 1) The Architectural details are commensurate with the building mass. Design of the building(s) considered aesthetics and functionality, including the relationship of the pedestrian with the built environment;
- 2) Compatibility. There is an appropriate 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. The Building contains architectural details that are characteristic of the surrounding neighborhood;
- 3) Scale/Massing. The Building is proportionate in scale, with a height which is consistent with the surrounding structures. The Building mass reflects 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. The Architectural details include, but are not limited to, banding, molding, and fenestration; and
- 4) Landscaping. The Landscaped areas contain a variety of native and other compatible plant types and forms, and are carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site have been preserved.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning Division staff report and the Technical Advisory Committee's recommendation for the Site Plan approval with a condition, and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments and found that the Site Plan requirements have been met with Staff's condition;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property generally located at 315 Cleveland Street, to reduce the required number of parking spaces from 16 to 15, the Board finds that the necessary criteria have been met, and the requested Variance is hereby approved.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth herein, the Board finds that the necessary criteria have been met, and the Design is hereby **approved**.

Section 3: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site Plan is hereby **approved with the following conditions:**

- (a) The retail are on the ground floor shall remain an Active Use. Such uses shall be accessible by the general public and shall provide a public entrance from the street. The Active Uses shall include retail, personal services, restaurants, coffee shops, libraries, municipal facilities, common area or lobbies; and.
- (b) The Applicant shall work with Planning and CRA staff to select tint for the glass treatments to achieve the look presented in the colored rendering submitted with its application package; and
- (c) The Applicant shall comply with the City's turtle lighting ordinance.

Section 4: That, the Variance shall become null and void unless the Applicant has applied for all applicable building or other permits(s) or license(s) within 24 months of the Board's approval. Said 24 months shall commence upon passage and adoption of this Resolution.

Section 5: That the Applicant shall have up to 24 months from the date of this Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the require time period shall render all approvals null and void.

Section 6: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

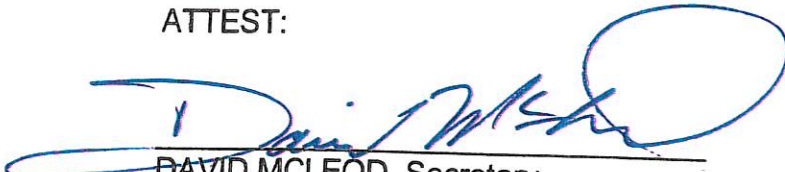
CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD RESOLUTION 15-DPV-23 ART OCEAN HOTEL

Section 7: That the Department of Development Services Planning Division is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 14th DAY OF APRIL, 2016.

RENDERED THIS 8 DAY OF June, 2016.

ATTEST:


DAVID MCLEOD, Secretary


JOHN PASSALACQUA, Chair

APPROVED AS TO FORM & LEGALITY
for the use reliance of the Planning and
Development Board of the City of Hollywood,
Florida, only.


JEFFREY P. SHEFFEL, BOARD COUNSEL *on*

EXHIBIT "A"
LEGAL DESCRIPTION

Art Ocean Hotel 15-DPV-23

LEGAL DESCRIPTION:

Lots 5, 6, and 7, Block 8, HOLLYWOOD BEACH FIRST ADDITION, according to the plat thereof, as recorded in Plat Book 1, Page 31, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 9,699 square feet or 0.2227 acres, more or less.

