

**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: August 22, 2019

Location Address: 1000 North Surf Road

Lot(s): 1 Block(s): 4 Subdivision: Hollywood Beach

Folio Number(s): 514213010710

Zoning Classification: BLK-25HD-C Land Use Classification: Complex

Existing Property Use: Hotel + Retail Sq Ft/Number of Units: 29 + 5650 Retail

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): PACO 3/8/17 Historic Resolution #17-CM-18

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

Explanation of Request: 24 month Extension of An Existing Historic Preservation Approval #17-CM-18

Number of units/rooms: N/A Sq Ft: 6559 sq ft Restaurant

Value of Improvement: 1.5 mil Estimated Date of Completion: June 2021

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

Name of Current Property Owner: SB Global Multi-Strategy # LLC

Address of Property Owner: 1000 N. Surf Road Hollywood, FL

Telephone: 305-932-1010 Fax: 305-932-1020 Email Address: Szondz@nuvare.com

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

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

Fax: 954-950-2849 Email Address: Joseph@kullerarchitects.com

Date of Purchase: 10/2009 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

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## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: [Signature] Date: 8/23/19

PRINT NAME: SEBASTIAN ZOLADZ Date: 8/23/19

Signature of Consultant/Representative: [Signature] Date: 8-23-19

PRINT NAME: JOSEPH B. KALLER Date: 8-23-19

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

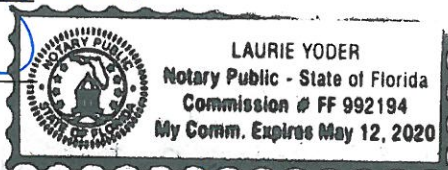
### Current Owner Power of Attorney

I, am the current owner of the described real property and that I am aware of the nature and effect the request for Historic IP&D Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Historic IP&D (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 23rd day of August 2019

Notary Public  
State of Florida

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



[Signature]  
Signature of Current Owner

SEBASTIAN ZOLADZ  
Print Name



KallerArchitecture

October 18, 2019

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

Re: The Sheldon Hotel  
Rooftop Restaurant  
1000 North Surf Road  
Hollywood, Florida  
Architect's Project #16094  
Resolution #17-CM-18

To Whom It May Concern:

This letter serves to request an Extension of the Certificate of Appropriateness for Design and a Variance for a Rooftop Restaurant and Exterior Renovations to the existing Sheldon Hotel. The Sheldon Hotel received its Approval on December 19, 2018.

This extension is being requested due to the fact that my client has been having difficulties in acquiring bank funding and is also still in the process of checking the structural feasibility of adding the Restaurant on the roof of the existing Hotel structure.

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,  
Kaller Architecture

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

**CITY OF HOLLYWOOD  
HISTORIC PRESERVATION BOARD**

**RESOLUTION NO. 17-CM-18**

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA APPROVING A CERTIFICATE OF APPROPRIATENESS FOR DESIGN AND A VARIANCE FOR A RESTAURANT AND EXTERIOR RENOVATIONS TO AN EXISTING HOTEL LOCATED AT 1000 NORTH BROADWALK IN THE HISTORIC BEACH OVERLAY DISTRICT AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Historic Preservation Board (the Board) is charged with the responsibility of preserving and conserving properties of historical, architectural and archeological merit in the City of Hollywood; and

WHEREAS, a Certificate of Appropriateness for Design is required prior to the issuance of a building permit for new building construction, additions to existing buildings, major renovation work or substantial alteration based upon evaluation of the compatibility of the physical alteration or improvement with the criteria listed in 5.5.F.1 of the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, s3 Global Multi Strategy H, LLC, the Applicant, (File Number 17-CM-18), requested a Certificate of Appropriateness for Design, and a Variance for the addition of a restaurant and exterior renovations to an existing hotel located at 1000 North Broadwalk, as more particularly described in the attached Exhibit "A" incorporated herein by reference; and

WHEREAS, the Board held an advertised public hearing on December 19, 2017 to consider the Applicant's requests; and

WHEREAS, the Board reviewed the Applicant's request for a Certificate of Appropriateness for Design for a two story single family home, reviewed the evidence submitted and testimony received at the public hearing, and applied the criteria for granting a Certificate of Appropriateness for Design as contained in the Section 5.5.F.1 of the City's Zoning and Land Development Regulations as follows:

1. The criteria for reviewing a request for a Certificate of Appropriateness for Design set forth in Section 5.5.F.1 includes: integrity of location, design, setting, materials, workmanship, and association.

WHEREAS, after consideration of the criteria listed in Section 5.5.F.1 the Board found the design to be acceptable;

WHEREAS, the Board reviewed the application for the Variance and have determined that the request for a Variance to allow a 46 foot maximum height for a building in the Broadwalk Historic District Commercial, which is 40 feet, in accordance with the criteria set forth in Section 5.3. F.1. of the Zoning and Land Development Regulations and made the following findings:

- (a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as its affects the stability and appearance of the City; and
- (b) That the requested Variance is otherwise compatible with the surrounding land uses and would not 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; and
- (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.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the Board, after hearing all the evidence submitted and reviewing the Applicant's request and Staff Summary Report and hearing testimony from all parties and public speakers, approves the issuance of a Certificate of Appropriateness for Design based on the plans submitted and reviewed by the Board with the following conditions: i) That the Applicant submit a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, prior to the issuance of permits and must be recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C) and ii) That the Applicant shall study the potential to cantilever the glass should the Architect verify that it works structurally.

(HISTORIC PRESERVATION BOARD RESOLUTION 17-CV-18)

Section 2: That the Board, after hearing all evidence submitted and reviewing the Applicant's request and Staff Summary Report and hearing testimony from all parties and public speakers, approves the Applicant's request for a Variance to allow for a fourth story with a height totaling approximately 46 feet where the maximum allowed height for a building in the Broadwalk Historic District Commercial is 40 feet, based on the plans submitted by the Applicant and reviewed by the Board.

Section 3: That the Department of Development Services Planning Division is hereby directed to forward a copy of this Resolution to the Applicant and the 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 19 DAY OF DECEMBER, 2017.

RENDERED THIS 24 DAY OF JANUARY, 2018.

  
TERRY CANTRELL, BOARD CHAIR

  
TAMARA PEACOCK, SECRETARY

APPROVED AS TO FORM & LEGALITY  
For the use and reliance of the Historic  
Preservation Board of the City of  
Hollywood, Florida only

  
DENISE MANOS,  
BOARD ATTORNEY

(HISTORIC PRESERVATION BOARD RESOLUTION 17-CV-18)

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 1, 2, 3, AND 4 IN BLOCK 1, OF "HOLLYWOOD BEACH", ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY,  
FLORIDA.