



ATTACHMENT II

**December 19, 2017 Historic Preservation Board Staff
Report**

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

DATE: December 19, 2017 **FILE:** 17-CV-18
TO: Historic Preservation Board
VIA: Leslie A. Del Monte, Planning Manager 
FROM: Arceli Redila, Planning Administrator 
SUBJECT: S3 Global Multi Strategy H, LLC requests Variance and Certificate of Appropriateness for Design for addition of an approximate 4,500 square foot restaurant and exterior renovations to an existing hotel located at 1000 North Broadwalk (Sheldon Hotel).

REQUEST:

Variance: To increase the maximum allowable height from 40 feet to provide 46 feet.

Certificate of Appropriateness for Design for addition of an approximate 4,500 square foot restaurant and exterior renovations to an existing hotel.

RECOMMENDATION:

Variance: Approval, with the condition the building shall not exceed four stories.

Certificate of Appropriateness for Design: Approval, if the Variance is granted and with condition a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

BACKGROUND

According to the records of the Broward County Property Appraiser ("BCPA"), the existing 39-room, four-story hotel was constructed in 1941 on a 0.29 acre lot, more or less, located at 1000 North Broadwalk. The subject property is composed of four platted lots, specifically Lots 1 through 4 of Block 1 in the Hollywood Beach subdivision. The site is immediately south of the Margaritaville Hollywood Beach Resort, and is part of the City of Hollywood's Historic Beach Overlay District.

The hotel was constructed when the Art Deco period of significance was waning and Art Moderne was prevalent, however, the hotel's design remains relatively simple and utilitarian in form, detail and material. Over the years, permits have been issued for primarily maintenance and repair; and the Sheldon Hotel today is very much the Sheldon Hotel of yesterday with the exception of a restaurant addition to the northeast corner. While the subject property is located in the City of Hollywood's Broadwalk Historic District, it does not appear of the Community Redevelopment Agency's most recent survey of properties of historic significance.

REQUEST

The Applicant, S3 Global Multi Strategy H, LLC is requesting a Variance and a Certificate of Appropriateness for Design for an approximate 4,500 square foot restaurant addition and exterior modification to the front entrance to an existing 39-room Sheldon hotel. The restaurant addition proposes

a modern, glass volume that is perched on top of the Sheldon Hotel. This distinctive architectural element distinguish the modern addition from the existing utilitarian-designed building. Original construction of the Sheldon Hotel dates back to the 1940s, so additions to the nearly 80 year old building must be undertaken with care. In this case, the Applicant is proposing to mount a steel beam on the exterior support walls to ensure the addition is structurally feasible (see Sheet A-10 of Attachment A). In addition, a portion of the parapet will be removed to provide for a continuous horizontal line for the new restaurant. Additionally, three hotel rooms on the fourth floor are being repurposed for the new restaurant, providing for kitchen, bathroom and other support uses (see Sheet A-4 of Attachment A). Lastly, the entrance feature to the hotel along North Broadwalk is being renovated to provide balconies for both the second and third floor, where the existing entrance feature only provides a balcony accessible from the third floor.

The existing hotel building is currently four stories tall, the restaurant addition will be on the fourth story with a height totaling approximately 46 feet, where the maximum allowed height for a building in the Broadwalk Historic District Commercial (BWK-HD-25-C) is 40 feet. As such, the Applicant is requesting a height Variance. As purported by the Applicant, the additional height is solely for the purposes of creating a standard commercial dining hall with 10-foot high ceilings and the additional plenum space for electrical and mechanical equipment. To ensure the height variance does not inadvertently grant bonus density, Staff recommends **the building shall not exceed four stories**. Because the site consists of multiple lots, Staff recommends **a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

The Historic Preservation Board is guided by the *Secretary of the Interior's Standards for Rehabilitation* and the City of Hollywood's *Design Guidelines for Historic Properties and Districts*. These documents offer design controls for materials, scale, massing and location for all properties within the historic districts. The proposed addition and exterior renovation is consistent with the character of the Historic Hollywood Beach Overlay District and designed in such a way that maintains the spatial relationship with surrounding properties in its scale and massing.

SITE DATA

Owner/Applicant:	S3 Global Multi Strategy H, LLC
Address/Location:	1000 N Broadwalk
Net Area of Property:	12,756 sq. ft. (0.38 acres)
Gross Area of Property:	17,432 sq. ft. (0.20 acres)
Land Use:	General Business
Zoning:	Broadwalk Historic District Commercial (BWK-HD-25-C) Hollywood Beach Historic Overlay District
Year Built:	1941 (Broward County Property Appraiser)
Existing Use of Land:	Hotel

ADJACENT LAND USE

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

ADJACENT ZONING

North:	Government Use District (GU)
South:	Broadwalk Historic District Commercial (BWK-HD-25-C)
East:	Broadwalk Historic District Commercial (BWK-HD-25-C)
West:	Beach Resort Commercial District (BRT-25-C)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed project is located in the General Business Land Use area. The 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 land Applicants to maximize the use of their property*. The surrounding community has a mix of hotel/motels and apartment/condominiums. The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 3: *Prohibit any increase in the number of permanent residential dwelling units on the Coastal High Hazard Area above that permitted by the adopted Comprehensive Plan.*

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.*

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.*

Objective 5: *Encourage appropriate infill, redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The site is located within Sub-Area 4, Central Beach, which is bounded by Harrison Street to the south and Sherman Street to the north on the barrier island.

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City.

Guiding Principles:

- Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.
- Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.

The following City-Wide Master Plan Policies are applicable to this project:

Policy 4.5: *Promote the development of desired commercial uses in defined sector and pockets along the Broadwalk and Ocean Drive.*

Policy 4.6: *Require mixed-uses on the perimeter of new parking structures with pedestrian orientation and architectural features, where appropriate.*

Policy 4.16: *Recognize Central Beach as a prime focus of tourist activities.*

Policy 4.32: *Upgrade the quality of seasonal accommodations and commercial activities by promoting the renovation and construction of higher quality lodging.*

Policy 4.37: *Encourage development and redevelopment of hotel and motels in an effort to increase tourism.*

Policy CW.47: *Focus beach redevelopment efforts to capitalize on tourist economy.*

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 ameliorate parking demand on the barrier island and creates new economic opportunities for neighboring businesses.

APPLICABLE CRITERIA

Analysis of CRITERIA and Findings for a Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

VARIANCE: To increase the maximum allowable height from 40 feet to provide 46 feet.

CRITERION 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 height regulation is to guide density and scale of development. Along the Broadwalk, building height is limited to 40-feet, lower than the abutting districts, in order to maintain human scale and walkability of the Broadwalk. In this case, the Variance requested is to increase the maximum allowed building height to 46-feet. The building is currently four stories, and the restaurant addition is a continuation of that existing fourth floor. Due to structural integrity of the building, extra consideration was given to the existing structure supporting the desired restaurant addition. Pursuant to Sheet A-10, the proposed transfer beams result in the least amount of compromise to the structural integrity of the existing hotel. Subsequently, there is a 3 foot (more or less) gap between the beginning of the new transfer beam and highest point of the existing flat roof for the portion of the hotel that is 3 stories. This design, while superior in structural soundness, artificially increases the building height. Lastly, a restaurant will generally have an industry standard for floor to ceiling heights greater than other commercial uses. The proposed restaurant addition will have a 10 foot clearance to the ceiling with electrical and mechanical in the plenum above that.

In order to ensure appearance and scale are maintained, the Applicant is proposing a glass treatment on all sides, so the massing of building is broken up into relatable portions and the glass treatment provides for transparency or reflection. The Applicant states, "Glazing is used to reflect the sky during the day, giving the illusion that the existing building height was not... altered, this in turn respects the pedestrian scale of the Broadwalk." To ensure the height variance does not inadvertently grant bonus density, Staff recommends **the building shall not exceed four stories**.

FINDING: Consistent, with the aforementioned condition.

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

ANALYSIS: The proposed building height is sensitive to the intent of the height restriction for properties abutting the Broadwalk, however, a majority of the surrounding properties (i.e., Hollywood Oceanfront, Margaritaville, etc.) exceed well above 46-feet. The existing building is four stories, and will remain four stories, and staff finds the requested variances is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

FINDING: Consistent.

CRITERION 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: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing the Applicants to maximize the use of their property.* The requested Variance will allow the Applicants construct an economically viable rooftop addition for a restaurant while taking into consideration the surrounding uses and maintaining the basic intent of the regulations. This proposed development will enhance the appearance of the existing building and that of surrounding areas as well as improve the community; thus, upholding the Goals, Objectives and Policies of the Comprehensive Plan adopted by the City.

FINDING: Consistent.

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

ANALYSIS: As stated by the Applicant, “A restaurant where 100+ people will be occupying the space... have a minimum of 10’0” high ceilings which... create a versatile space for future tenant-franchise design making it a desirable space.” The requested Variance is necessary as the proposed design of the addition avoids the risk of structurally compromising the existing hotel and ultimately maintains existing conditions to some degree. As such, Staff finds the requested Variance not economically based or self-imposed, but better serves the intent of the applicable regulations, if granted.

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.

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood’s Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The Design Guidelines recommend maintaining *consistent spacing and setbacks* and furthermore, it states *new construction should be compatible with existing buildings... Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.* There will be no changes to the existing building footprint as the proposed scope of work is a vertical addition and exterior renovation. Upon completion, the building will help preserve the character of the District by rehabilitating an existing structure, continuing to provide a long-time service to the area. The Applicant will be improving the open area abutting the Broadwalk, which will include an improved landscape design and will not have negative impacts on adjacent properties. Staff is recommending approval with condition **a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

FINDING: Consistent, with the aforementioned condition.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages new structures to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of 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. The Historic Beach District's richness is derived from the design of the buildings being appropriate for the period in which they were constructed, scale, and massing on the property. In that vein, the Applicant is proposing a contemporary addition that represents the period of architectural design reflective of its time.

FINDING: Consistent.

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*. When making alterations or additions it is recommended *distinctive features such as size, mass, color, and materials of buildings* are retained. The existing building design is relatively simple and utilitarian. The proposed improvements are for the purpose of renovating the existing structure to create a safe, sustainable building. It will maintain the same building footprint, thus respecting existing size and mass. The rooftop addition is kept within proportions of similarly situated properties along the Boardwalk. The addition maintains the spatial relationship with surrounding properties.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials should be compatible in quality to those that are used in the historic district. The Applicant has demonstrated that the proposed addition, while utilizing modern methods of construction and molded in contemporary design, will not utilize inappropriate or substandard materials. The Applicant is proposing a glass treatment on all sides, so the massing of building is broken up into relatable portions; the glass treatment provides for transparency or reflection.

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. Workmanship is also 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. The proposed design is keeping with the existing structure while allowing the Applicant to update the building without detracting from the existing architectural details. No distinctive architectural features will be lost with the proposed scope of work. It is consistent with contemporary workmanship styles and methods.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further states *new construction should be compatible with existing buildings...* *Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.* Majority of the surrounding properties (i.e., Hollywood Oceanfront, Margaritaville, etc.) exceed well above 46-feet. The existing building is four stories, and will remain four stories. As related to the character of the Broadwalk referenced above, the proposed building design is similar to existing Beach development.

FINDING: Consistent.

ATTACHMENTS

Attachment A:	Application Package
Attachment B:	Land Use & Zoning Map
Attachment C:	CRA Letter of Support

ATTACHMENT A

Application Package

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: JUN 6, 2017

Location Address: 1000 N. BROADWALK

Lot(s): 1 TO 4 Block(s): 1 Subdivision: 51421301

Folio Number(s): 5142-13-01-0710

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

Existing Property Use: HOTEL + RETAIL Sq Ft/Number of Units: 39 + 5,650 sqft 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): (P.A.C.O 03.08.17)

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

Explanation of Request: Variance application for a roof top restaurant to be located on the 4th floor of existing hotel

Number of units/rooms: N/A Sq Ft: 4,760 S.F.

Value of Improvement: 1.5 MIL Estimated Date of Completion: JUN 2020

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

Name of Current Property Owner: S3 GLOBAL MULTI STRATEGY H LLC

Address of Property Owner: 1000 N. SURF ROAD HOLLYWOOD FL

Telephone: 305.932.6010 Fax: 305.932.6020 Email Address: SZOLADZ@NUVERSE.COM

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

Address: 2417 HOLLYWOOD BLVD Telephone: 954.920.5746

Fax: 954.926.2841 Email Address: JOSEPH@KALLERARCHITECTS.COM

Date of Purchase: _____ 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: N/A

N/A Address: N/A

N/A Email Address: N/A

N/A

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: [Signature]

Date: 8/30/17

PRINT NAME: SEBASTIAN ZOLADZ

Date: 8/30/17

Signature of Consultant/Representative: [Signature]

Date: 8/30/17

PRINT NAME: JOSEPH B. KALLER

Date: 8/30/17

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

CURRENT OWNER POWER OF ATTORNEY

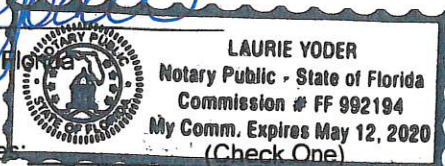
I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Renew by P&D to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Joseph B. Kaller to be my legal representative before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

Sworn to and subscribed before me

this 30th day of August 2017

[Signature]

Notary Public State of Florida

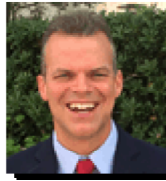


My Commission Expires: _____

[Signature]
SIGNATURE OF CURRENT OWNER

SEBASTIAN ZOLADZ
PRINT NAME

☒ Personally known to me; OR _____



Site Address	1000 N BROADWALK, HOLLYWOOD FL 33019	ID #	5142 13 01 0710
Property Owner	S3 GLOBAL MULTI STRATEGY H LLC	Millage	0513
Mailing Address	1000 N SURF RD HOLLYWOOD FL 33019	Use	39
Abbreviated Legal Description	HOLLYWOOD BEACH 1-27 B LOT 1 TO 4 BLK 1		

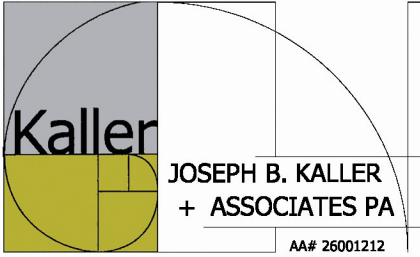
The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$1,276,490	\$5,523,530	\$6,800,020	\$5,149,770	
2016	\$1,276,490	\$4,207,830	\$5,484,320	\$4,681,610	\$113,910.39
2015	\$1,276,490	\$2,797,830	\$4,074,320	\$3,375,620	\$84,837.11
2017 Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$6,800,020	\$6,800,020	\$6,800,020	\$6,800,020	
Portability	0	0	0	0	
Assessed/SOH	\$5,149,770	\$6,800,020	\$5,149,770	\$5,149,770	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$5,149,770	\$6,800,020	\$5,149,770	\$5,149,770	

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/28/2009	WD*-T	\$100	46644 / 1568	\$100.07	12,756	SF
10/30/2009	TD*-D	\$5,150,000	46644 / 1565			
12/9/1996	WD*	\$100	25802 / 24			
7/1/1977	QCD	\$50,000	7794 / 995			
				Adj. Bldg. S.F. (Card, Sketch)		24435
				Units		68
				Eff./Act. Year Built: 1979/1941		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
C								
24435								



architecture - interiors - planning

August 18, 2016

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re:

1000 N. Broadwalk
Hollywood, Florida
Architect's Project #16094
City Project # 17-DP-18

CRITERIA OF APPROPRIETNESS FOR DESIGN
Sheldon Rooftop and Bar

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The property is located in the Hollywood Beach Broadwalk Historic District at 1000 North Broadwalk., originally Built in the 1940's it sits alongside other structures from that era. It could be argued that this property is one of the pioneer Hotels in the Broadwalk, because it is located on the south side of Michigan St, just south of the newly built Margarita Ville this makes the hotel a point of reference for tourists and visitors.

CRITERION: DESIGN

ANALYSIS: The restaurant addition proposes a contrast in style making a simple clean glass box seating on the perimeter wall with a partially covered terrace creating 3 different ambiances providing a versatile space. Additionally, the main entrance has been re-furbished to match in style. Due to the importance of the pedestrian perception and experience from the Broadwalk, it was decided to push the roof structure back 12'-0" making the Broadwalk pedestrian perceive the roof as thin as possible (aprox. 8" to 10" thick edge) that will tie the new addition with the existing hotel making a smooth architectural transition. This edge will extend towards the southern side of the roof and cantilever aprox. 15'-0" creating a covered patio experience transitioning to an open to sky area that will bring a beach experience to the roof level.

CRITERION: SETTING

ANALYSIS: The Hotel is located between Michigan St and Buchanan St. providing a full block of Retail on the ground level facing the Boardwalk side, making the Sheldon Hotel, in addition to providing accommodation, is a full contributor of what the Boardwalk experience is, along the paver pathway where pedestrians can shop, eat and be entertained. The Hotel provides in every way the essence of what Hollywood Beach is about.

CRITERION: MATERIALS

ANALYSIS: All materials used in the proposed Project Addition will be authentic to the type of Architecture, as well as durable to meet or exceed the requirements of the Florida Building Code 2014. The Roof Top Addition will have 10'-0" glazing along the perimeter wall making this material will be the predominant on the 4th floor within turn making the addition almost seamless to the existing Architecture.

CRITERION: WORKMANSHIP

ANALYSIS: Workmanship on the proposed Project Addition will be such that all State and Local laws are upheld. Proper barricading will be done so that sand is preserved on Site, as well as, so that the surrounding Boardwalk, Michigan and Buchanan St. are not affected. Practices will meet or exceed requirements of the Florida Building Code 2014 and the State of Florida Department of Environmental Protection.

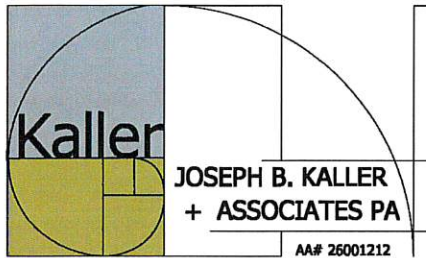
CRITERION: ASSOCIATION

ANALYSIS: The City of Hollywood Boardwalk is unique compared to other beachside communities in South Florida. The relationship between the beach and the buildings along it is purely pedestrian oriented. There is no vehicular movement that obstructs the views or access between the commercial and hospitality establishments and the beach. The Boardwalk is that special place of transition between these two entities. This environment dictated a scale, rhythm and pattern of the buildings along it. The openness of the ground floor of every establishment including the Hotel give the Boardwalk a consistency between the existing association and the proposed.

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

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

Giovanni Munoz
Associate



architecture - interiors - planning

August 30, 2017

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re:

1000 N. Broadwalk
Hollywood, Florida
Architect's Project #16094
City Project # 17-DP-18

HEIGHT VARIANCE REVIEW

CRITERION 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 proposed height variance from 40'-0" allowed [section 4.6.I.(3)(f)(3) of the City's Zoning and Land Development regulations] to 45'-6" for a variance request of 5'-6" does not affect the stability and appearance of the City or adjacent streets.

The permitted number of floors is 4 or 40'-0" in height. The variance requested is to accommodate the additional structural support needed to preserve the integrity of the existing 4 story building and limit the intensity of development on the barrier island. Glazing is used to reflect the sky during the day giving the illusion that the existing building height was not drastically altered, this, in turn respects the pedestrian scale of the Broadwalk. The proposed thin cantilever works as a connecting element between the new and the old highlighting the characteristics and horizontality of the existing hotel embracing the main hotel entrance with a new glass railing on the existing balcony matching the proposed.

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

ANALYSIS: The proposed building height of 45'-6" is compatible with the immediate surrounding buildings. This includes the adjacent neighbors on the south side of Buchanan Street, the 15 Story Crystal Tower apartments and on the north side of the property is the 16 Story Hotel, Margarita Ville. Both properties far exceed the height allowances. zoning height allowed of the property immediately to the west of subject property is 5 stories and 50'-0" in height. The subject building is currently 4 stories in height and is compatible with the surrounding buildings in regards to the proposed height variance and the land uses projected for the BWK-25HD-C zoning district and will not be detrimental to the community.

CRITERION 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: The proposed height variance is consistent with the Neighborhood plan for the BWK-25HD-C.

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

ANALYSIS: The existing roof height of the Hotel's 4th floor is 40'-0" and has 9'-6" ceilings for the Hotel rooms on the 4th floor. Presently the rooms air conditioned through a ductless wall mounted A/C units. The minimum allowed ceiling height by code is 7'-6" where typically it is used for small spaces Reference 2014 F.B.C. 1280.1 (i.e bathrooms and storage spaces, kitchens etc). The requested height variance of 5'-6" is not economically based or self imposed but it is intended to provide an interior environment that is adequate for the use of a restaurant.

A restaurant where 100+ people will be occupying the space are required to have an adequate of a minimum of 10'-0" high ceilings which would create a versatile space for future tenant-franchisee design making it a desirable space. The requested 10'-0" height will allow to have (i.e. fans, pendant lights, decorative soffits etc. that will hang from 10'-0" and drop down to be 7'-6" A.F.F.) having less than 10'-0" will reduce the possibility for prospect tenants and could be much more difficult to lease to any potential tenant.

An independent structure is needed to hold the addition maintaining the structural integrity of the building will allow us to achieve:

- **Aesthetics:** In order to achieve a thin eyebrow edge (A.F.F. 10'-0") 46'-7" . that integrates the existing hotel and the addition minimizing the heaviness perception of the roof top.

- **Infrastructure:** All required HVAC will be placed above the 10'-0" ceiling to provide an easy maintenance and clean environment customizing all ductwork to go through the proposed roof structure in-lieu of the floor system since the floor space will be designated to re-route all existing hotel vents and will final space will be contingent upon final structural system making the duct work more restrictive on the floor level.
- **Structure:** A 48'-0" span (east to west) without the need of transfer beams, transfer floor slab and a 3rd row of that will increment the destruction of the interior hotel to try to achieve a thinner structure rather than the one proposed of approx. 3'-0" +/- is needed to preserve the integrity of the existing hotel structure by placing only 2 rows of columns in the perimeter.
- **Operations:** The proposed 2 columns rows (North to South) on the perimeter will make the construction less intrusive inside the hotel as opposed to having 3 columns grids to reduce the thickness of the structure.

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

ANALYSIS: The Variances being requested do not conflict with any State or Federal Laws With or without the requested Variances, all laws, State and Federal will be followed.

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

Sincerely,

Giovanni Munoz
Associate



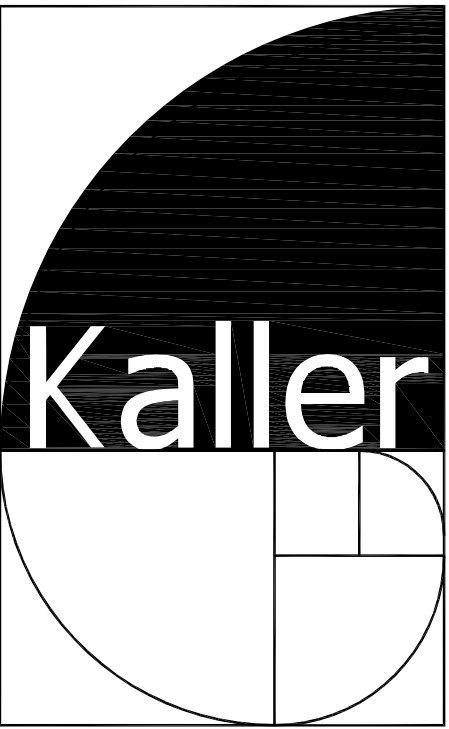
SHELDON HOTEL PROPOSED
ROOF TOP RESTAURANT AND BAR



PRELIMINARY
T.A.C. SUBMITTAL DATE : 04/11/17
T.A.C. HEARING DATE : 04/21/17

FINAL
T.A.C. SUBMITTAL DATE : 06/06/17
T.A.C. HEARING DATE : 07/11/17

JOINT BOARD MEETING (P.N.D.)
HEARING DATE : 10/19/17



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&
ASSOCIATES, P.A.
A.A.# 36091212
2417 Hollywood Blvd., Hollywood, Florida 33020
P 954.920.5746 F 954.926.2841
joseph@kallerarchitects.com

2 MEETING DATES

ARCHITECTURAL

- T-1

COVER SHEET
- SVY

LAND TITLE SURVEY DESCRIPTION AND NOTES
- LP-1

GROUND LEVEL LANDSCAPE PLAN
- LP-2

ROOF TOP LEVEL LANDSCAPE PLAN
- SP-1

SITE PLAN AND NOTES
- SP-2

STREET PROFILE ELEVATIONS
- A-1

GROUND FLOOR PLAN
- A-2

SECOND FLOOR PLAN
- A-3

THIRD FLOOR PLAN
- A-4

FOURTH FLOOR PLAN
- A-5

ROOF PLAN
- A-6

EAST ELEVATION
- A-7

WEST ELEVATION
- A-8

NORTH ELEVATION
- A-9

SOUTH ELEVATION
- A-10

SCHEMATIC SECTION
- A-11

SETBACK DIAGRAM
- A-12

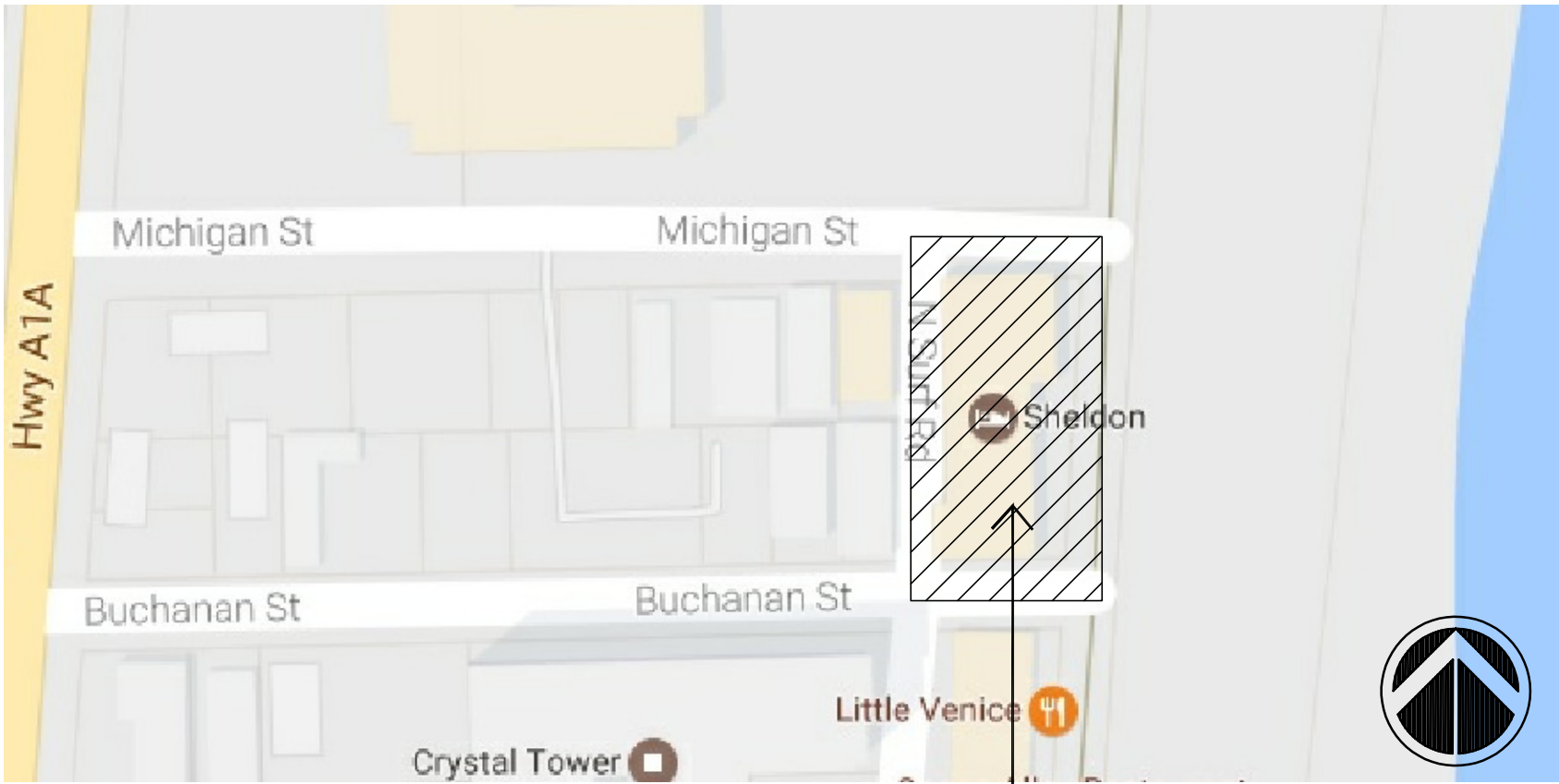
PERSPECTIVES

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROPOSED ROOF TOP RESTAURANT
THE SHELDON HOTEL
1000 N. BROADWALK
HOLLYWOOD, FL. 33019

1 ILLUSTRATION

3 DRAWING INDEX



SITE



AERIAL

CLIENT:
CONTACT: 63 GLOBAL MULTI STRATEGY H LLC
1000 NORTH BROADWALK
HOLLYWOOD, FLORIDA 33019
P 954. (305) 923 6010

ARCHITECT
JOSEPH B. KALLER AND ASSOC. P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL. 33020

PHONE: (954) 920 5746
FAX: (954) 926 2841
EMAIL: joseph@kallerarchitects.com

LANDSCAPE ARCHITECT
TONNING AND ASSOCIATES, INC
CONTACT: MR. WAYNE TONNING
ADDRESS: 4855 NW 92 TERRACE
CORAL SPRINGS, FL. 33067

PHONE: (951) 414 8269
EMAIL: wtonning@tonningandassociates.cc

SURVEYOR
ATLANTIC COAST SURVEYING, INC
CONTACT: MR. ROBERT GOTTSCHALL
ADDRESS: 6129 STIRLING ROAD, SUITE 2
DAVIE, FL. 33314

WEBSITE: www.acsiweb.net

REVISIONS		
No.	DATE	DESCRIPTION

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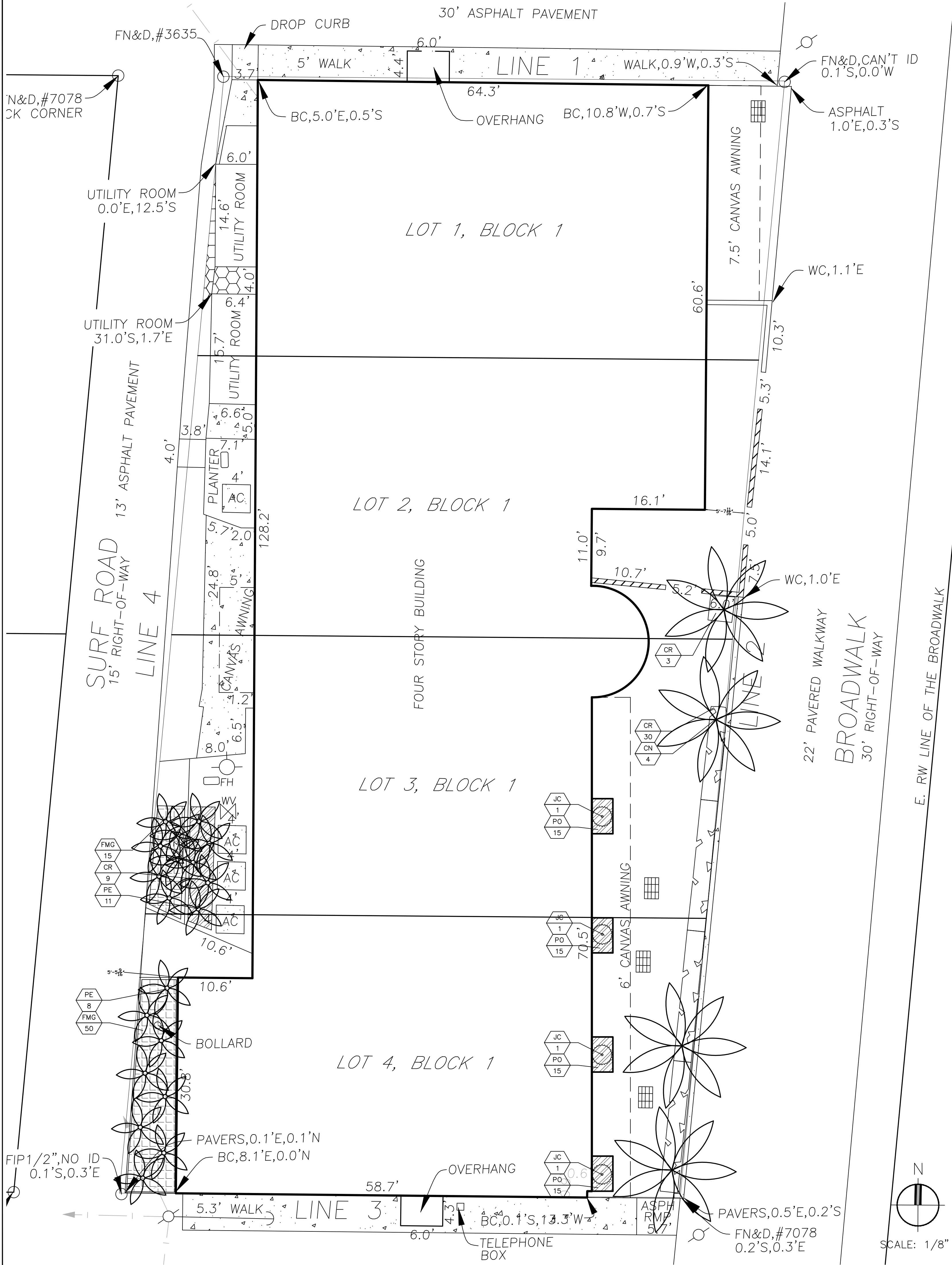
PROJECT No.: 16094
DATE: MARCH 08, 2017
DRAWN BY: GMV
CHECKED BY: JBK

SHEET

T-1

5 LOCATION MAP

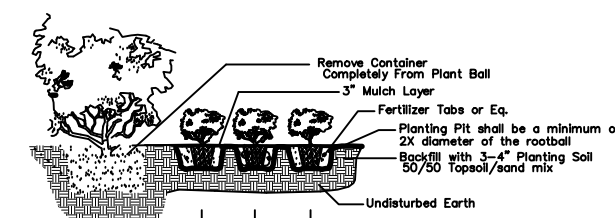
4 TEAM



PROPOSED PLANT LIST

TREES / PALMS				
Code	Drought	QTY.	Botanical Name / Common Name	Specifications
CN	V	4	Cocos nucifera 'Golden Malay Dwarf' / Golden Malay Dwarf Coconut Palm	B&B Field Grown, 12-14' OA
PE	V	14	Ptychosperma elegans / Solitaire Palms	B&B Field Grown, 12-14' OA
ACCENTS / SHRUBS / GROUND COVERS				
CR	(N)	42	Clusia guttifera compacta / Dwarf Little Leaf Clusia	3 gal., 24" OA, 30" OC
FMG	(N)	65	Ficus macrocarpa / Green Island Ficus	3 gal., 18" OA, 24" OC
JC	V	4	Juniperus chinensis 'Blue Point' / Blue Point Juniper	10 Gal., 48" OA
PO	(N)	60	Peperomia obtusifolia / Peperomia	1 Gal., 12" OC

MISCELLANEOUS



Shrub & Ground Cover Planting Detail

- (N) Florida Native Plant Species
- L Low Drought Tolerance
- M Moderate Drought Tolerance
- V Very Drought Tolerant

NOTES:
Mulch shall be 2" layer of medium washed sea shell mulch over secured fabric weed barrier secured in place
OWNER shall trim Coconut Palms and remove fruit, coconuts, and flowering pods, minimum twice a year.

NOTES:
GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

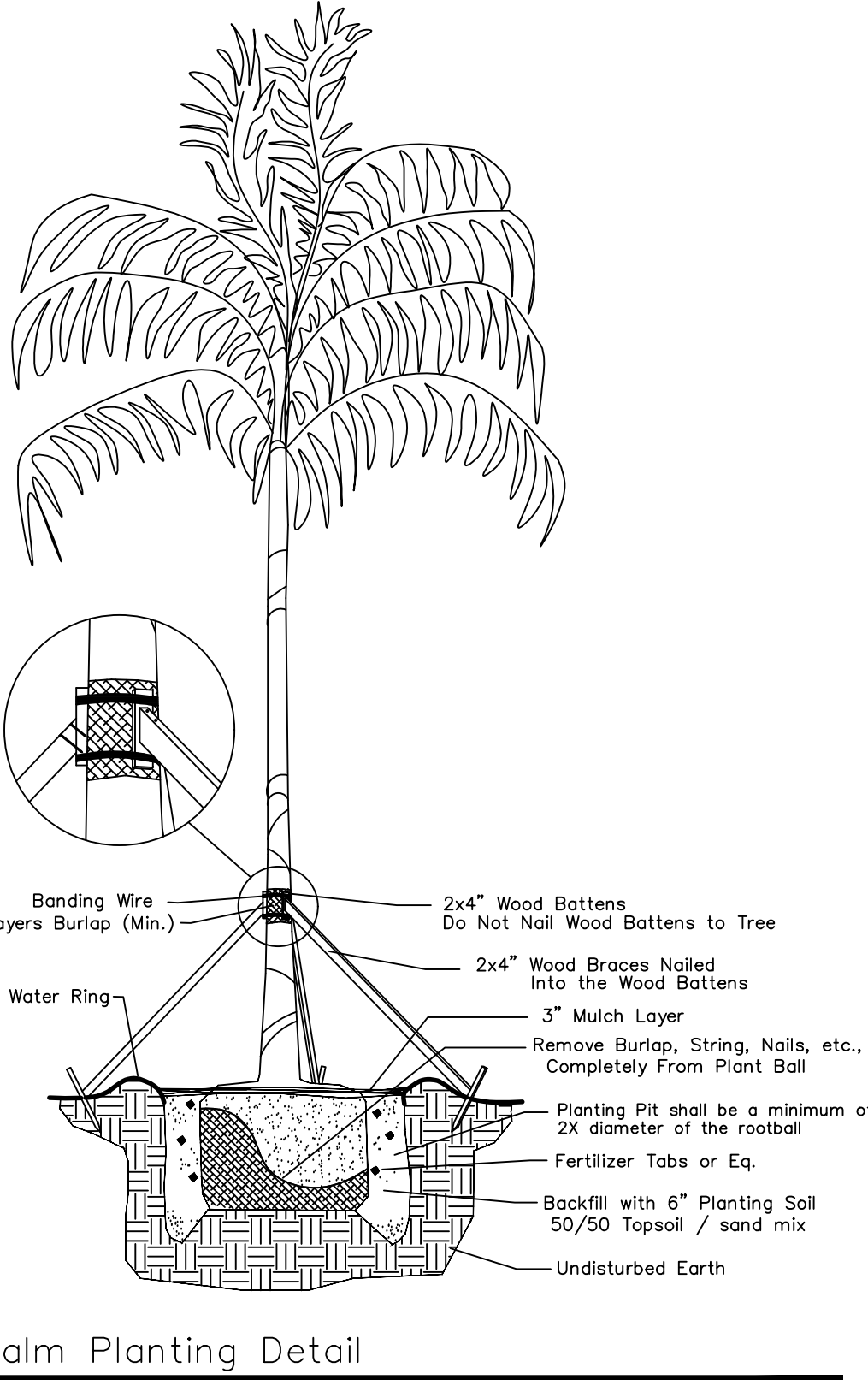
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The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

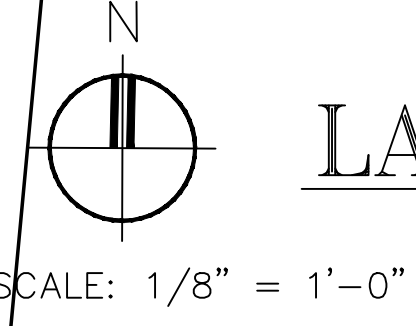
General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Floratum' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.



Palm Planting Detail

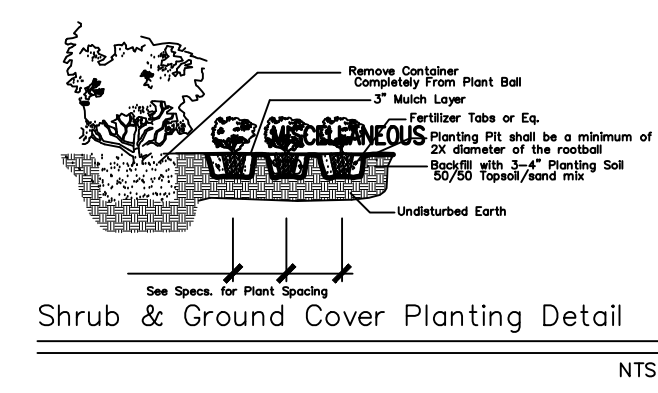
LANDSCAPE PLAN



TONNING & ASSOCIATES, INC.
Landscape Architecture & Land Planning
Landscape Architect - Florida License #6666709
4855 NW 92 Terrace, Florida 33067
Tel. 561-414-8265 Email: wtonning@tonningandassociates.com

DRWG. TITLE : LANDSCAPE PLAN GROUND FLOOR
PROJECT : SHELDON HOTEL
1000 NORTH SURF ROAD
HOLLYWOOD, FLORIDA 33129
CLIENT : KALLER ARCHITECTS

PROJECT NO. 17-122
DRAWN BY WKT
DESIGNED BY WKT
CHECKED BY WKT
DATE : 06-15-17
DWG. NO. LP-1
SHT. NO. 1 of 1
REVISIONS : 08-19-17



PROPOSED PLANT LIST

TREES / PALMS

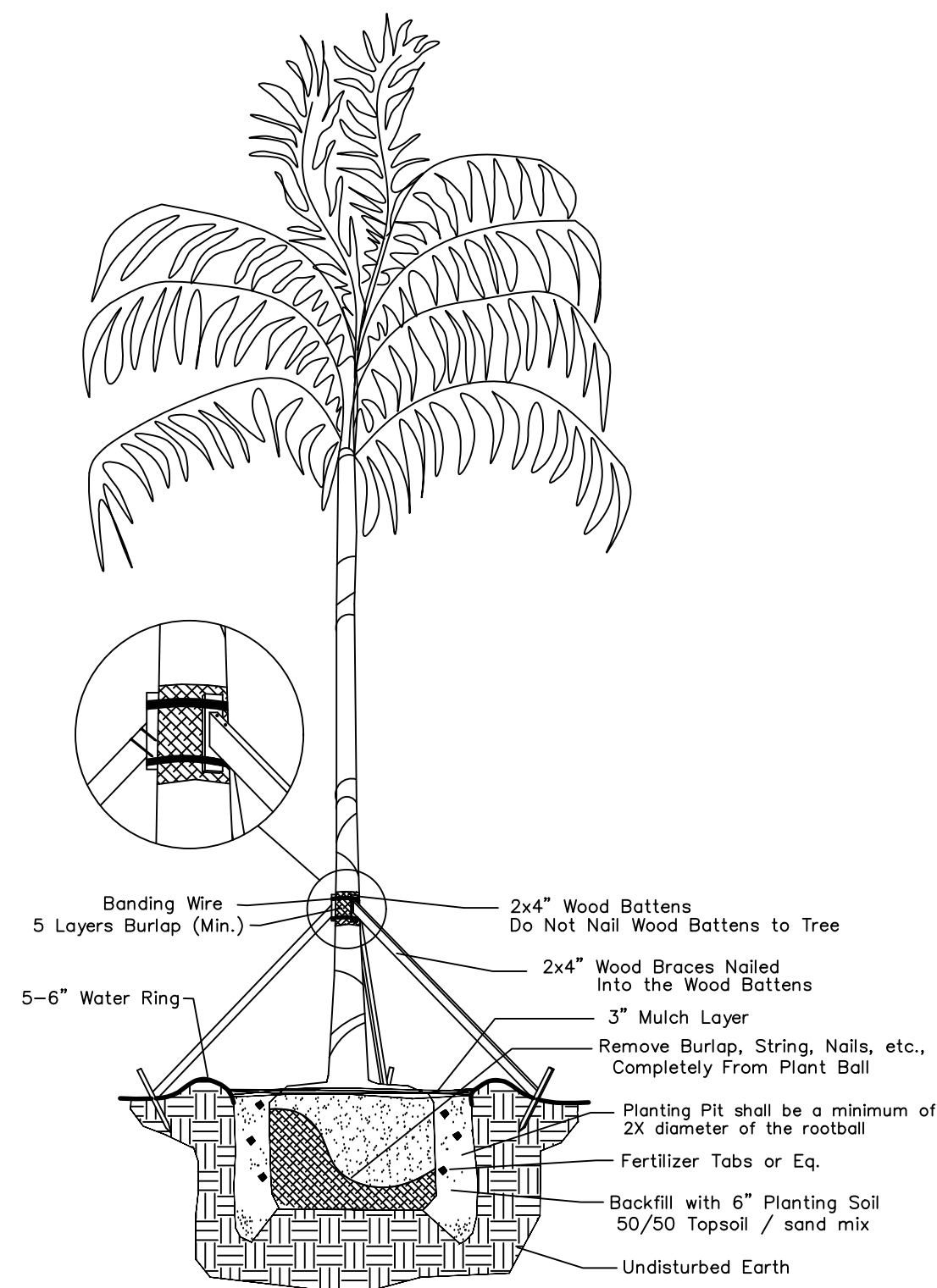
Code	Drought	QTY.	Botanical Name / Common Name	Specifications
CM	V	2	Coccothrinax Miraguama / Miraguama Palm	B&B Field Grown, 6-8' OA
HL	V	12	Hyophorbe lagenicaulis / Bottle Palm	B&B Field Grown, 6-8' OA
LJ	V	6	Ligustrum japonicum / Japanese Tree Ligustrum	B&B Field Grown, 6-8' OA

ACCENTS / SHRUBS / GROUND COVERS

AC	V	145	<i>Aptenia cordifolia</i> / Baby Sunrose	1 gal., 12" OA, 12" OC
BRO	V	35	<i>Neoregelia 'fireball'</i> / Fireball Bromeliad	1 gal., 12" OA, 12" OC
LM	V	24	<i>Liriope muscari</i> / Liriope	1 Gal., 12" OA, 12" OC

MISCELLANEOUS

(N)	Florida Native Plant Species
L	Low Drought Tolerance
M	Moderate Drought Tolerance
V	Very Drought Tolerant



Palm Planting Detail

Not to Scale

NOTES:
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SEAL

DRWG. TITLE : LANDSCAPE PLAN 4th FLOOR

PROJECT : SHELDON HOTEL

1000 NORTH SURF ROAD
HOLLYWOOD, FLORIDA 33129

KALLER ARCHITECTS



TONNIN
& ASSOCIATES, INC.

Landscape Architect - Florida License #6666709
4855 NW 92 Terrace

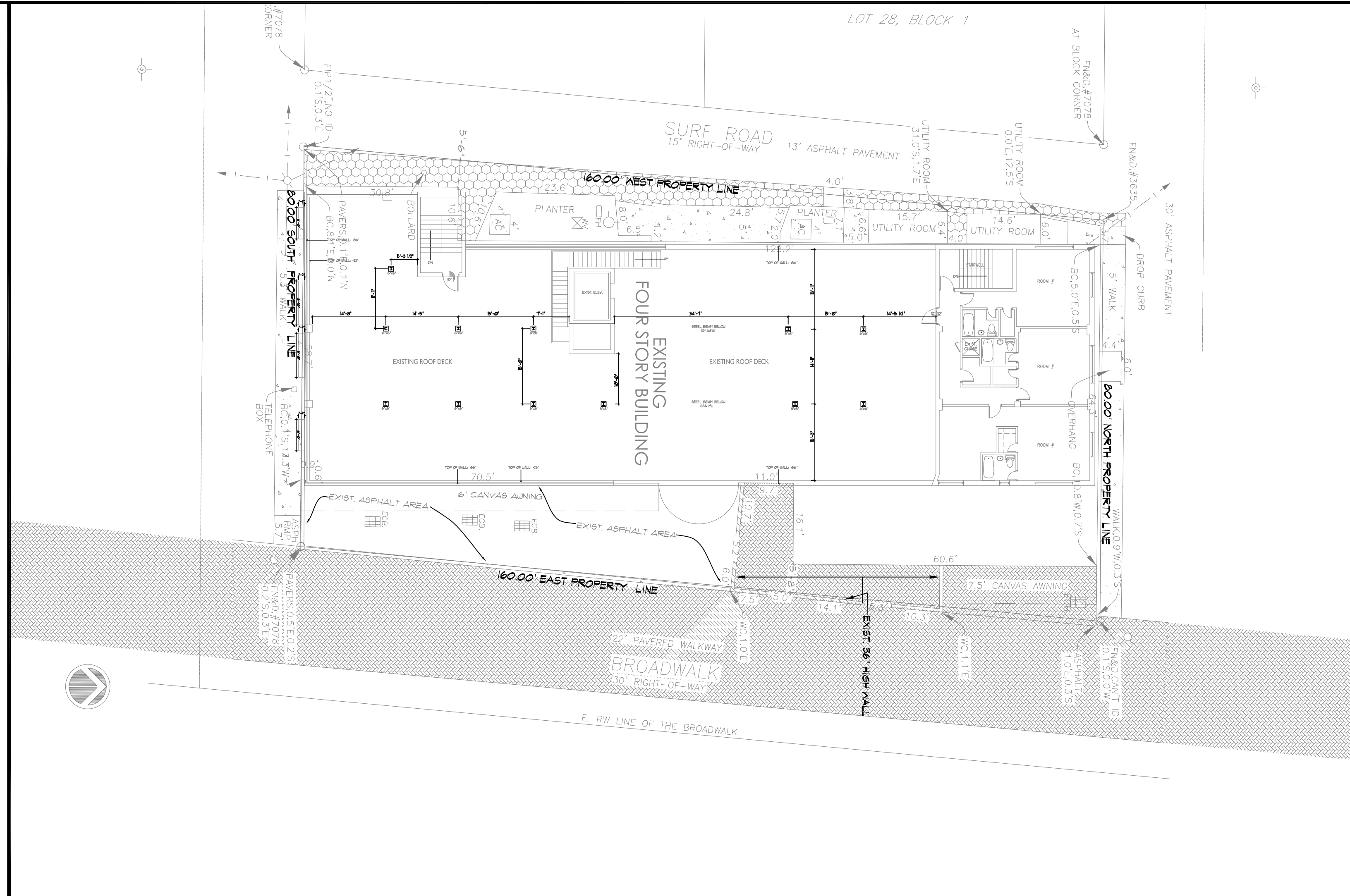
Email: wtonning@tonningandassociates.com

WAYNE K. TONNING, RLA
RLA #6666709

1. WINDOWS AND GLAZING
LOW E, TINTED DOUBLE GLAZING -
U FACTOR 0.56, SHGC 0.25
2. DOORS
INSULATED AND FIRE RATED
3. ENERGY STAR ROOFING
SEALOFLEX COOL ROOF - REFLECTO WHITE.
4. PROGRAMMABLE THERMOSTATS
5. DUAL FLUSH TOILETS
6. OCCUPANCY / VACANCY SENSORS
7. PERVIOUS PAVEMENT / PAVERS

ALL EXTERNAL LIGHT FIXTURE WILL BE SHIELDED
IN ORDER TO PREVENT DARK SKY LIGHT
POLLUTION

VARIANCE BOX		
	REQUIRED	PROVIDED
HEIGHT		
BUILDING HEIGHT	40'-0"	45'-6"



WEST	BASE TOWER	5'-0" 15'-0"	5'-0" (EXISTING) 8'-4"
NORTH	BASE TOWER	10'-0" 15'-0"	0'-6" (EXISTING) 0'-6" (EXISTING)
EAST	BASE TOWER	10'-0" 15'-0"	10'-10" (EXISTING) 15'-5"
SOUTH	BASE TOWER	10'-0" 15'-0"	0'-0" (EXISTING) 61'-6"

GROUND FLOOR	<p>PERVIOUS SPACE = 835 SF, PLANTERS (379 SF / 12 (50% AREA) - 6893 SF, PERVIOUS PAVERS SOUTH EAST SIDE</p> <p>PROVIDED TREE CANOPY 4 SMALL/MEDIUM PALM TREES WITH CANOPY SPREAD OF 20' @ SF/TREE = 4000 SF.</p>
ROOF PLANTERS	<p>PERVIOUS SPACE ROOF TOP = 149 SF.</p> <p>PROVIDED TREE CANOPY 29 SMALL PALM TREES WITH CANOPY SPREAD NOT GREATER THAN 15' @ 50 SF/TREE = 1400 SF.</p>

PROJECT TITLE
PROPOSED ROOF TOP RESTAURANT
THE SHELDON HOTEL
1000 N. BROADWALK
HOLLYWOOD, FL 33019

SITE PLAN

[illegible]

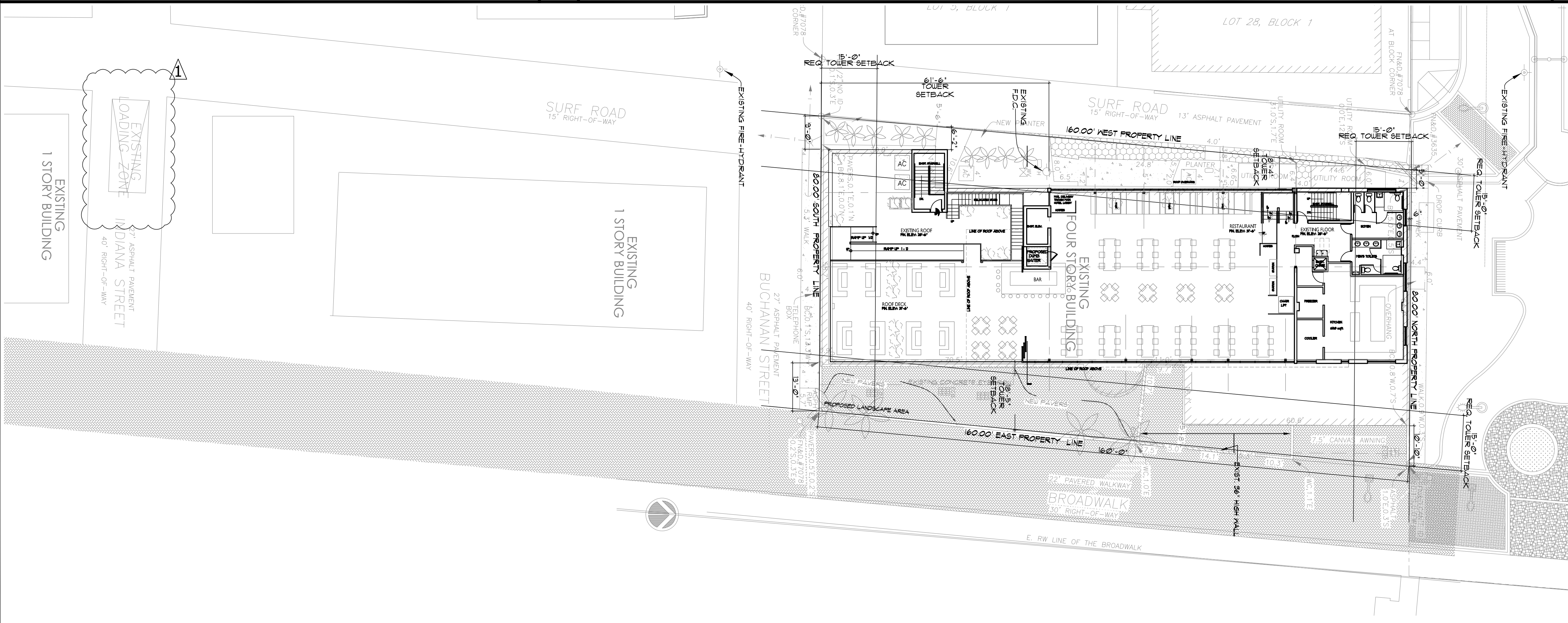
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PROJECT No.: 16094
DATE: MARCH 08, 2017
DRAWN BY: RG
CHECKED BY: JBK

SHEET

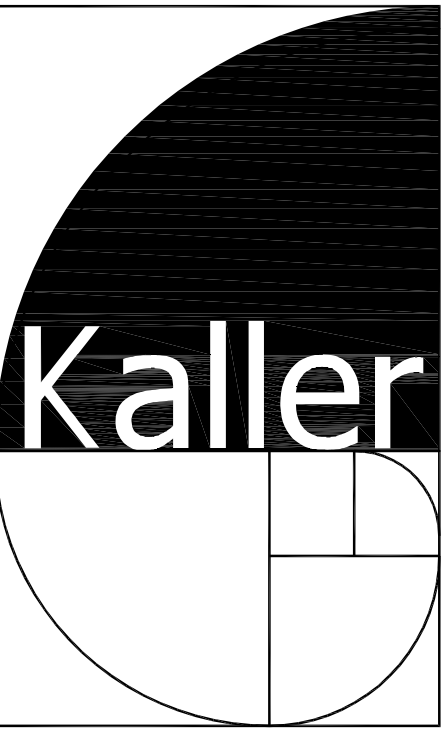
SP-1

SCALE: 3/32" = 1'-0"



SCALE: $3/32'' = 1'-0''$

3



417 Hollywood Blvd. Hollywood, Florida 33020
P 954.920.5746 F 954.926.2841
joseph@kallerarchitects.com

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PROPOSED ROOF TOP RESTAURANT
THE SHELDON HOTEL
1000 N. BROADWALK
HOLLYWOOD, FL. 33019

SCALE: 1/8" = 1'-0"

1



UNTIL I LOOK PLAIN

[illegible]

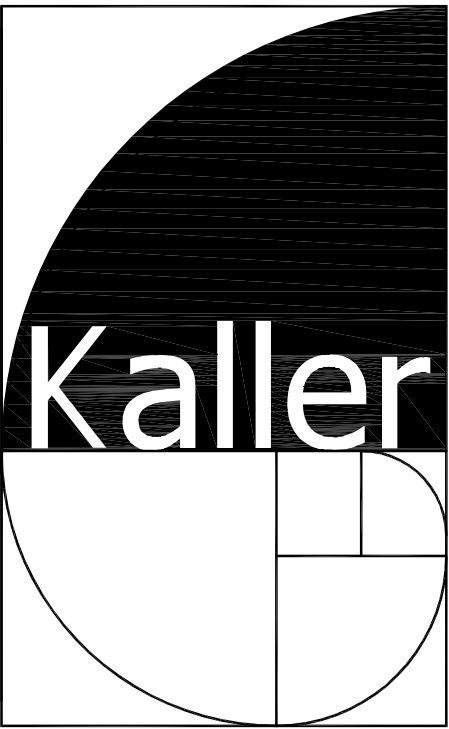
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SHEET

A-3

SCALE: $1/8" = 1'-0"$

2



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&
ASSOCIATES, P.A.
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AA# 26001212
P 954.920.5746 F 954.926.2841
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PROPOSED ROOF TOP RESTAURANT
THE SHELTON HOTEL
1000 N. BROADWALK
HOLLYWOOD, FL. 33019

SHEET TITLE
EAST ELEVATION

REVISIONS		
No.	DATE	DESCRIPTION

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SHEET

A-6



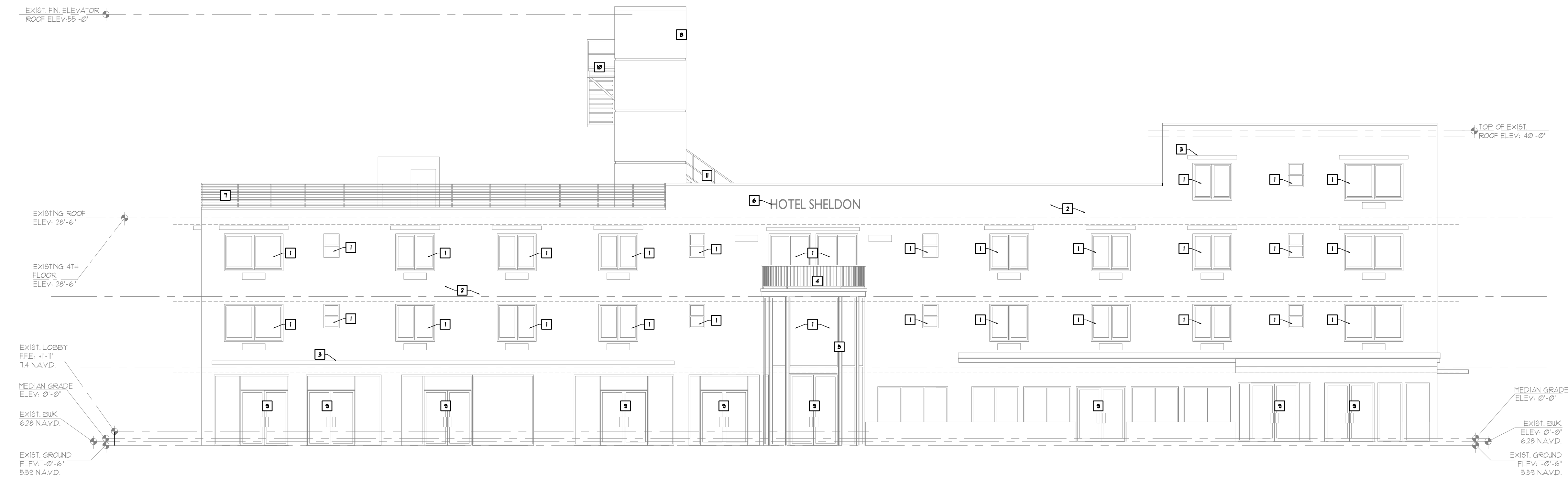
PROPOSED NOTES

- NEW SIGNAGE
- NEW EYEBROW / ROOF
- NEW ROOF STRUCTURE BEYOND
- NEW STAIRS
- EXTENDED EXISTING PARAPET
- NEW GLASS RAILING
- EXISTING CONCRETE EYEBROW
- EXISTING CONCRETE EYEBROW
LEGAL NON-CONFORMING
- NEW GLASS

PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

1



EXISTING NOTES

- EXISTING IMPACT RESISTANT GLASS TO REMAIN
- EXISTING SMOOTH STUCCO FINISH TO REMAIN (TYP)
- EXISTING CONCRETE EYEBROW TO REMAIN
- EXISTING BALCONY TO REMAIN
- EXISTING COLUMNS TO REMAIN
- EXISTING SIGN TO BE REMOVED
- EXISTING RAILING TO BE REMOVED
- EXISTING ELEVATOR SHAFT TO REMAIN
- EXISTING DOORS TO REMAIN
- EXISTING STAIRS TO REMAIN
- EXISTING STAIRS TO BE REMOVED

EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"

2



JOSEPH B. KALLER

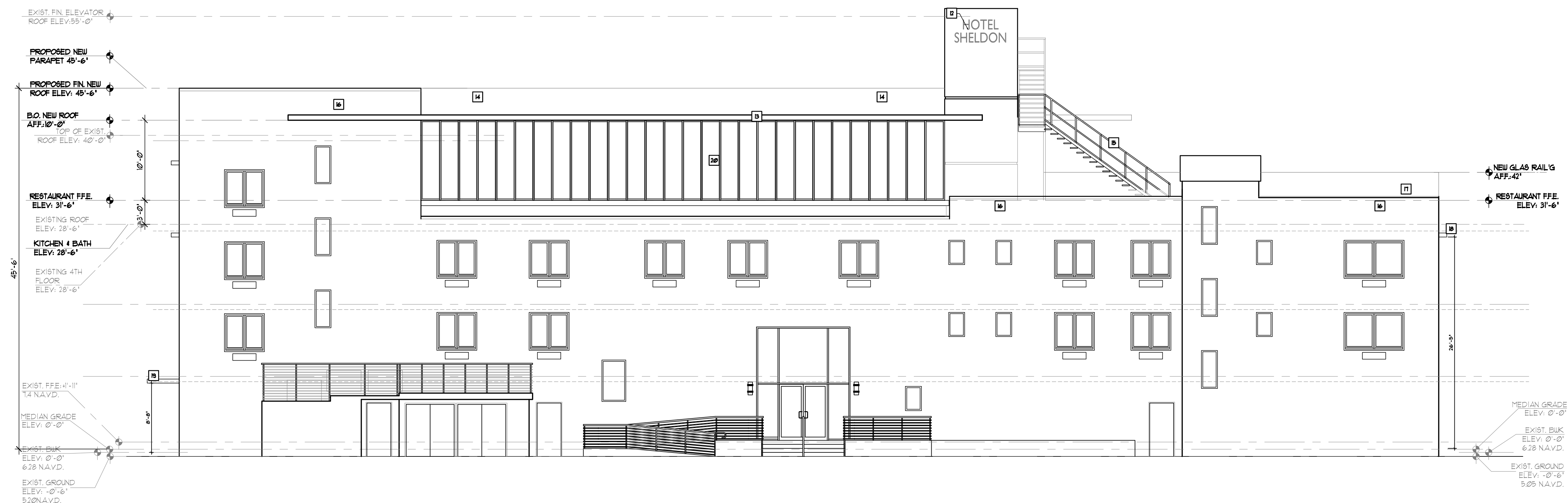
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SHEET TITLE

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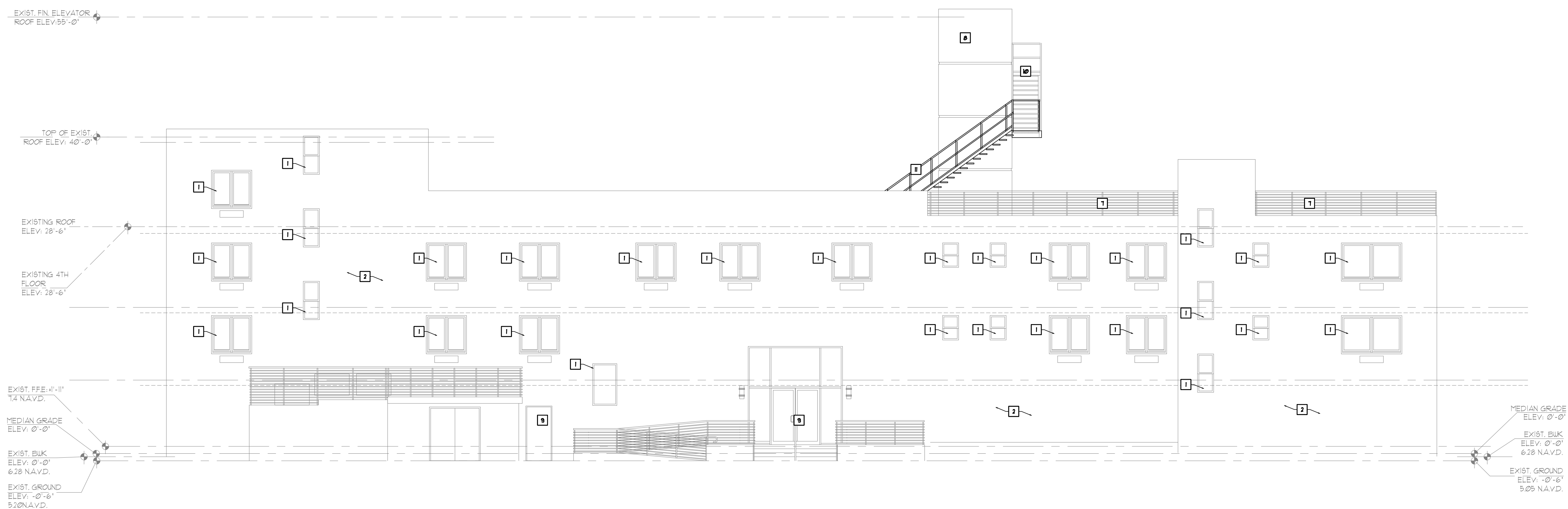
PROJECT No.: 16094
DATE: MARCH 08, 2017
DRAWN BY: RG
CHECKED BY: JBK

A-7



SCALE: 1/8" = 1'-0"

plus unifiée



SCALE: 1/8" = 1'-0"

addressee shall use

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JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PROPOSED ROOF TOP RESTAURANT
THE SHELTON HOTEL
1000 N. BROADWALK
HOLLYWOOD, FL. 33019

SHEET TITLE

NORTH ELEVATION

[illegible]

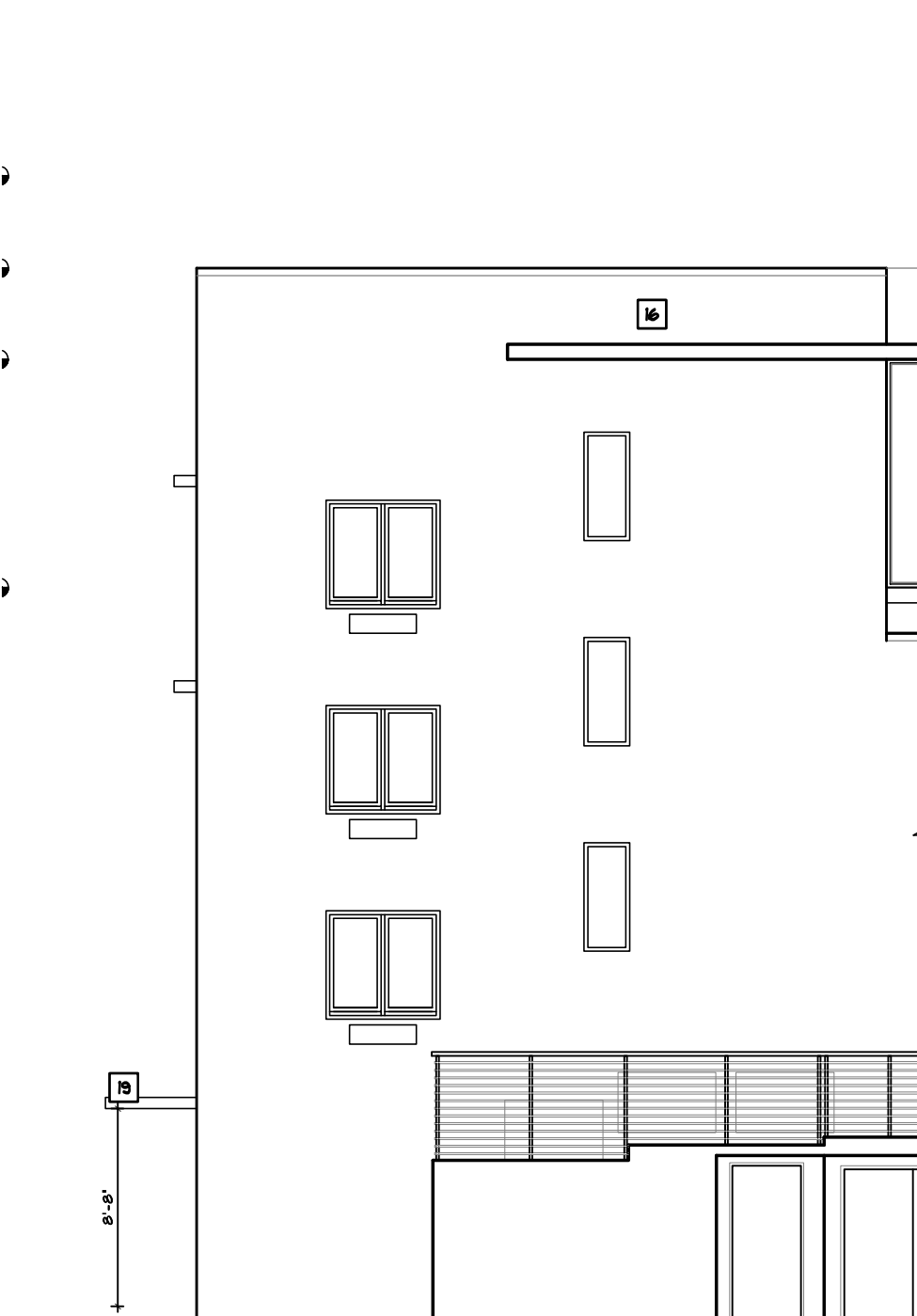
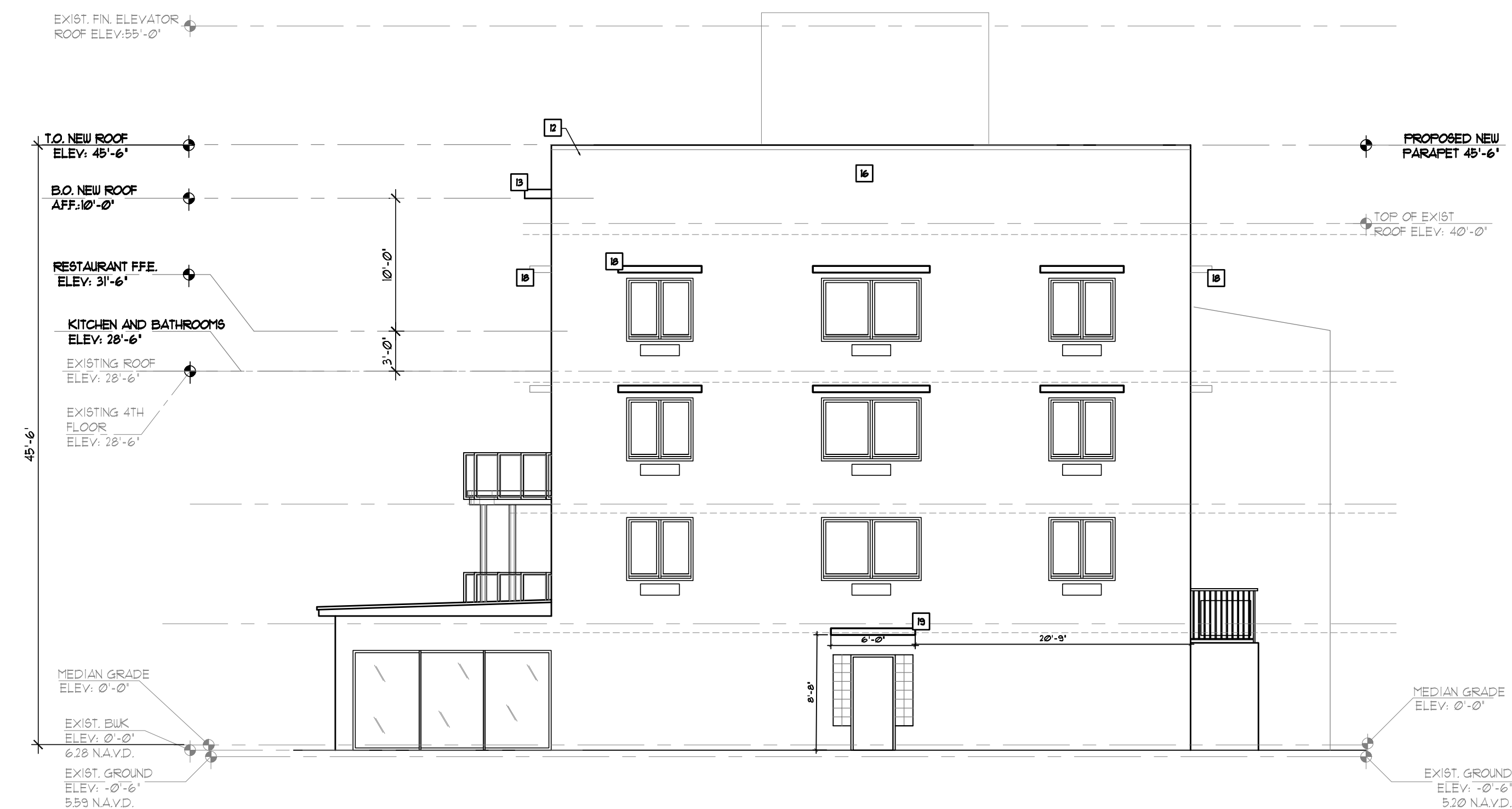
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PROJECT No.: 16094
DATE: MARCH 08, 2017
DRAWN BY: RG
CHECKED BY: JBK

SHEET

A-8

- ### PARTIAL EAST ELEVATION



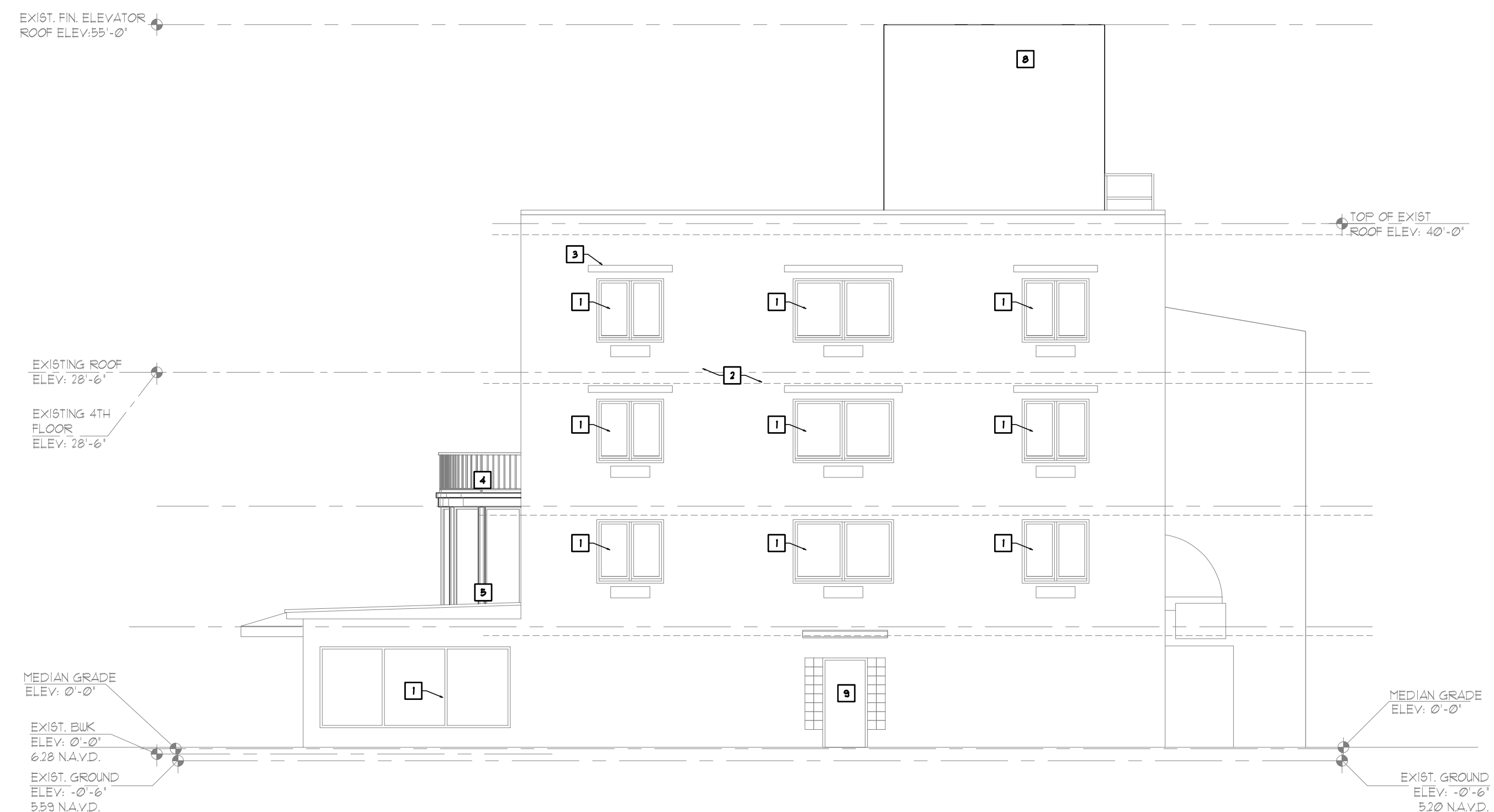
PARTIAL WEST ELEVATION

SCALE: 1/8" = 1'-0" | 1

1

- SCALE: 1/8" = 1'-0" | 2

2





JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PROPOSED ROOF TOP RESTAURANT
THE SHELTON HOTEL
1000 N. BROADWALK
HOLLYWOOD, FL. 33019

PROJECT TITLE

SHEET TITLE

SECTION

REVISIONS

[illegible]

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PROJECT No.: 16094
DATE: MARCH 08, 2017
DRAWN BY: RG
CHECKED BY: JBK

SHEET

A-9

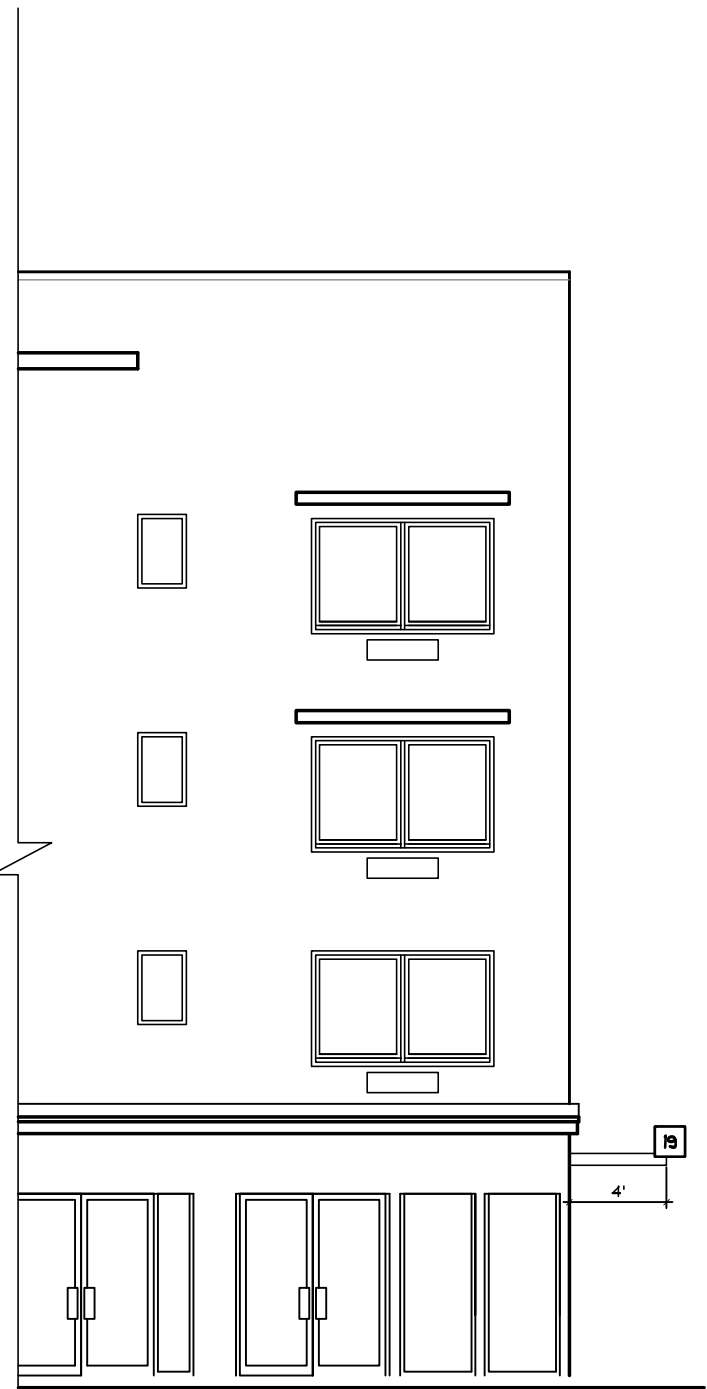


- | | |
|----|--|
| 12 | NEW SIGNAGE |
| 13 | NEW EYEBROW / ROOF |
| 14 | NEW ROOF STRUCTURE BEYOND |
| 15 | NEW STAIRS |
| 16 | EXTENDED EXISTING PARAPET |
| 17 | NEW GLASS RAILING |
| 18 | EXISTING CONCRETE EYEBROW |
| 19 | EXISTING CONCRETE EYEROW
LEGAL NON-CONFORMING |
| 20 | NEW GLASS |

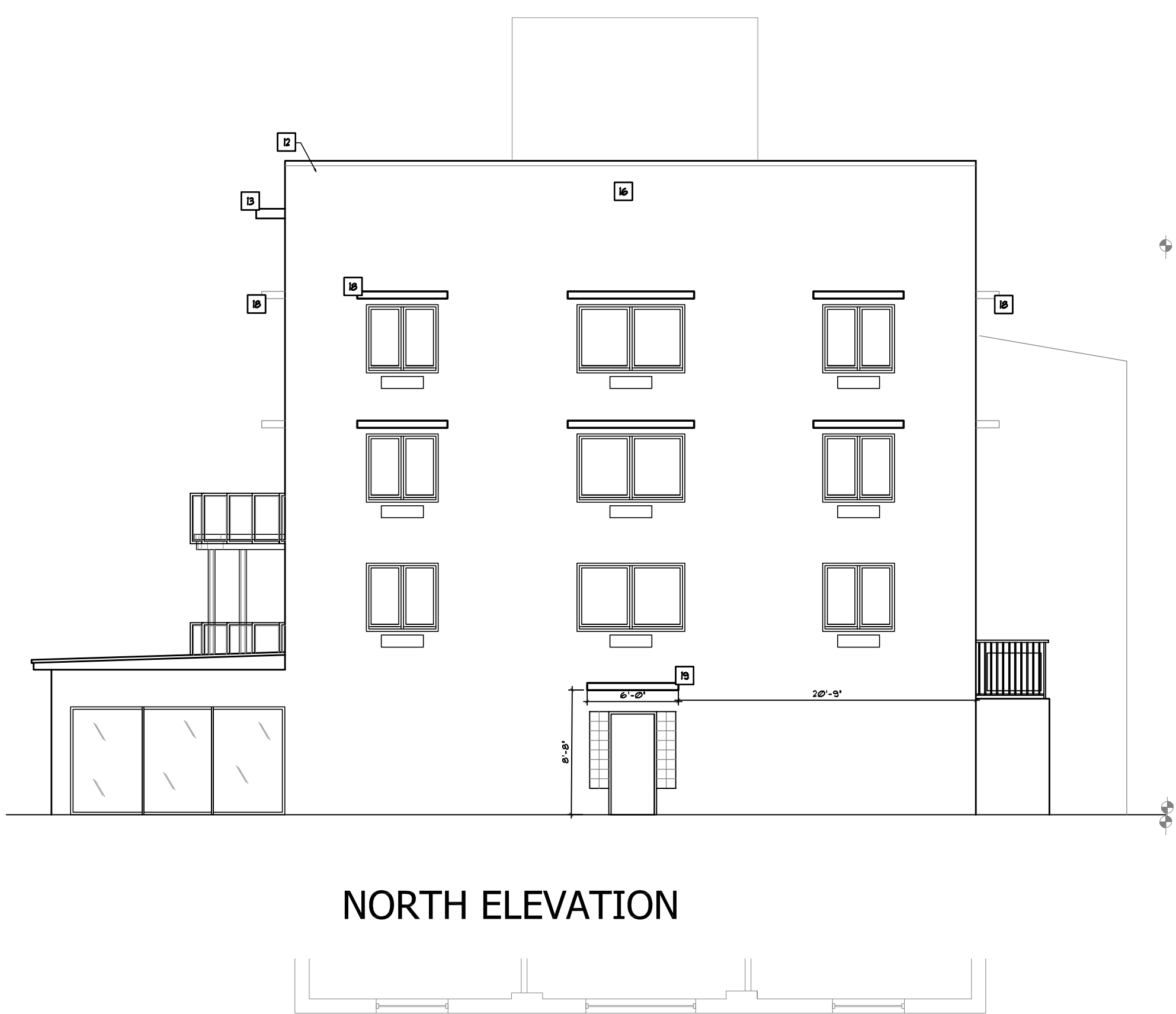


- 1 EXISTING IMPACT RESISTANT GLASS TO REMAIN
- 2 EXISTING SMOOTH STUCCO FINISH TO REMAIN (TYP)
- 3 EXISTING CONCRETE EYEBROW TO REMAIN
- 4 EXISTING BALCONY TO REMAIN
- 5 EXISTING COLUMNS TO REMAIN
- 6 EXISTING SIGN TO BE REMOVED
- 7 EXISTING RAILING TO BE REMOVED
- 8 EXISTING ELEVATOR SHAFT TO REMAIN
- 9 EXISTING DOORS TO REMAIN
- 10 EXISTING STAIRS TO REMAIN
- 11 EXISTING STAIRS TO BE REMOVED

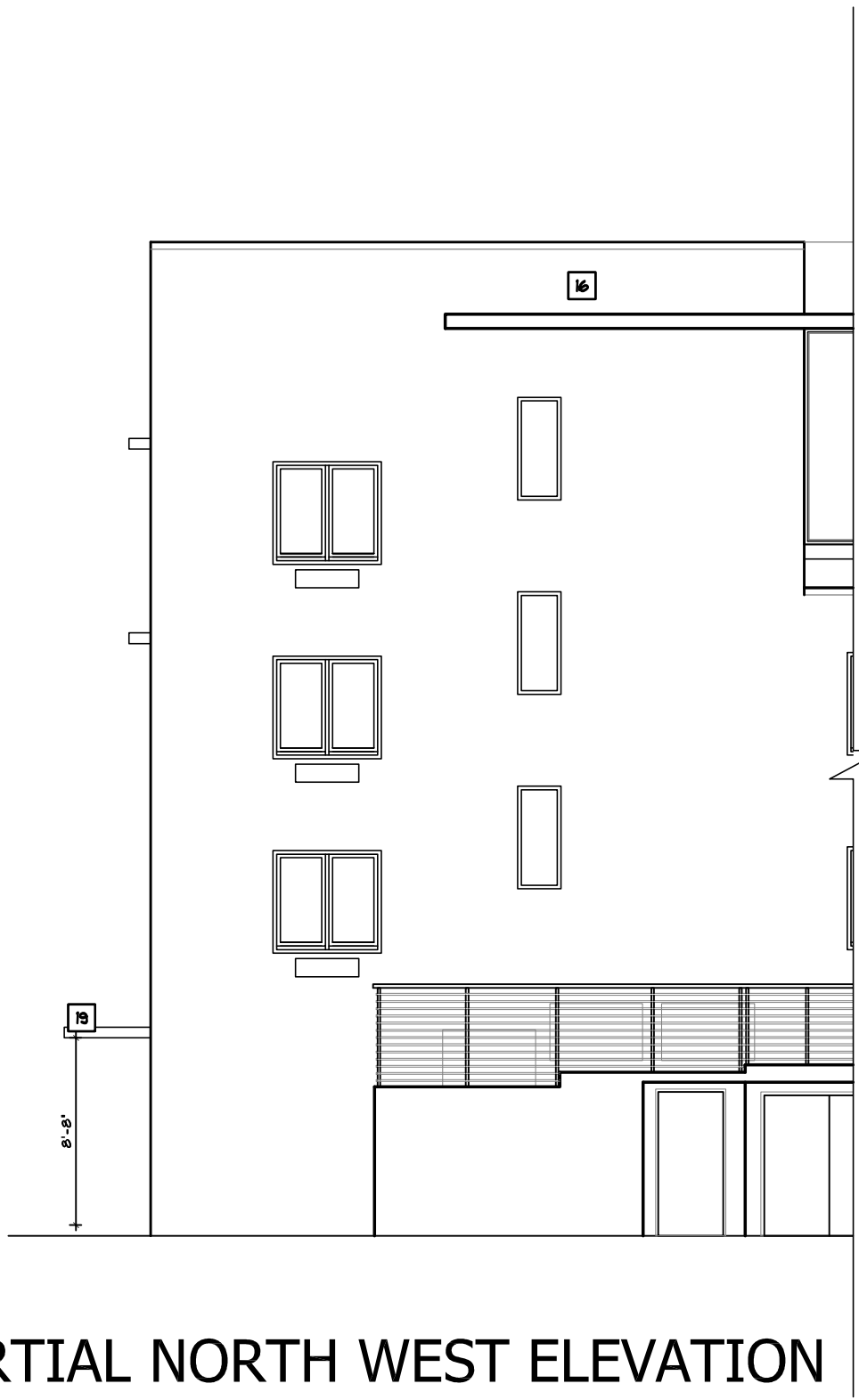
- PROPOSED NOTES
- 12 NEW SIGNAGE
 - 13 NEW EYEBROW / ROOF
 - 14 NEW ROOF STRUCTURE BEYOND
 - 15 NEW STAIRS
 - 16 EXTENDED EXISTING PARAPET
 - 17 NEW GLASS RAILING
 - 18 EXISTING CONCRETE EYEBROW
 - 19 EXISTING CONCRETE EYEROW
LEGAL NON-CONFORMING
 - 20 NEW GLASS



PARTIAL NORTH EAST ELEVATION



NORTH ELEVATION

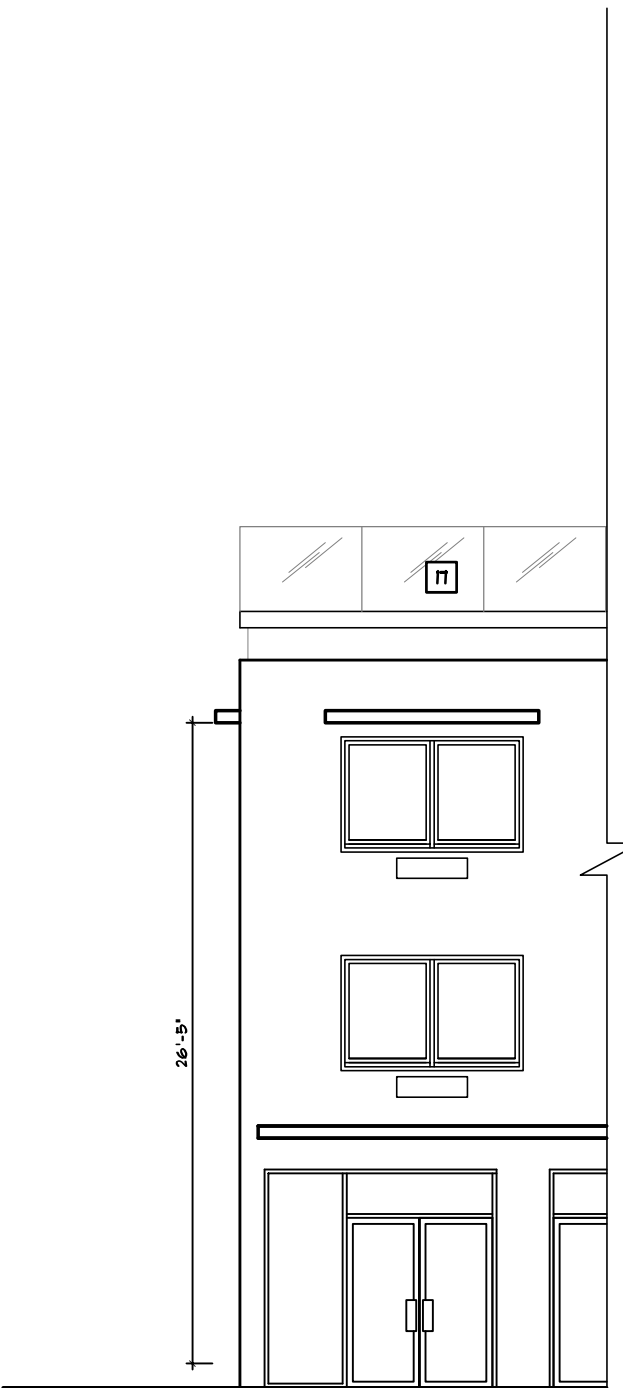


PARTIAL NORTH WEST ELEVATION

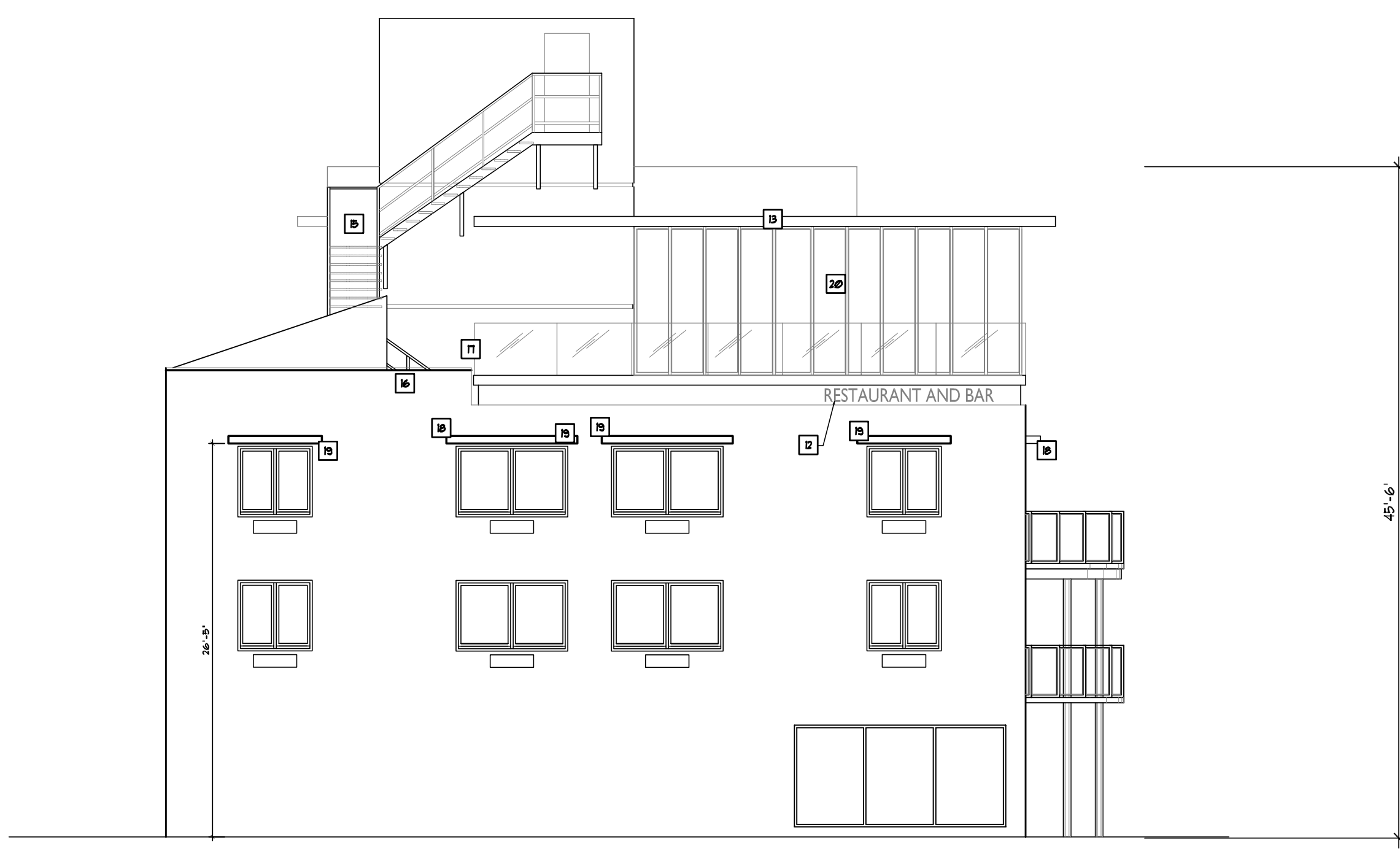
PARTIAL NORTH FLOOR PLAN

NORTH OVER HANG ENCROACHMENT

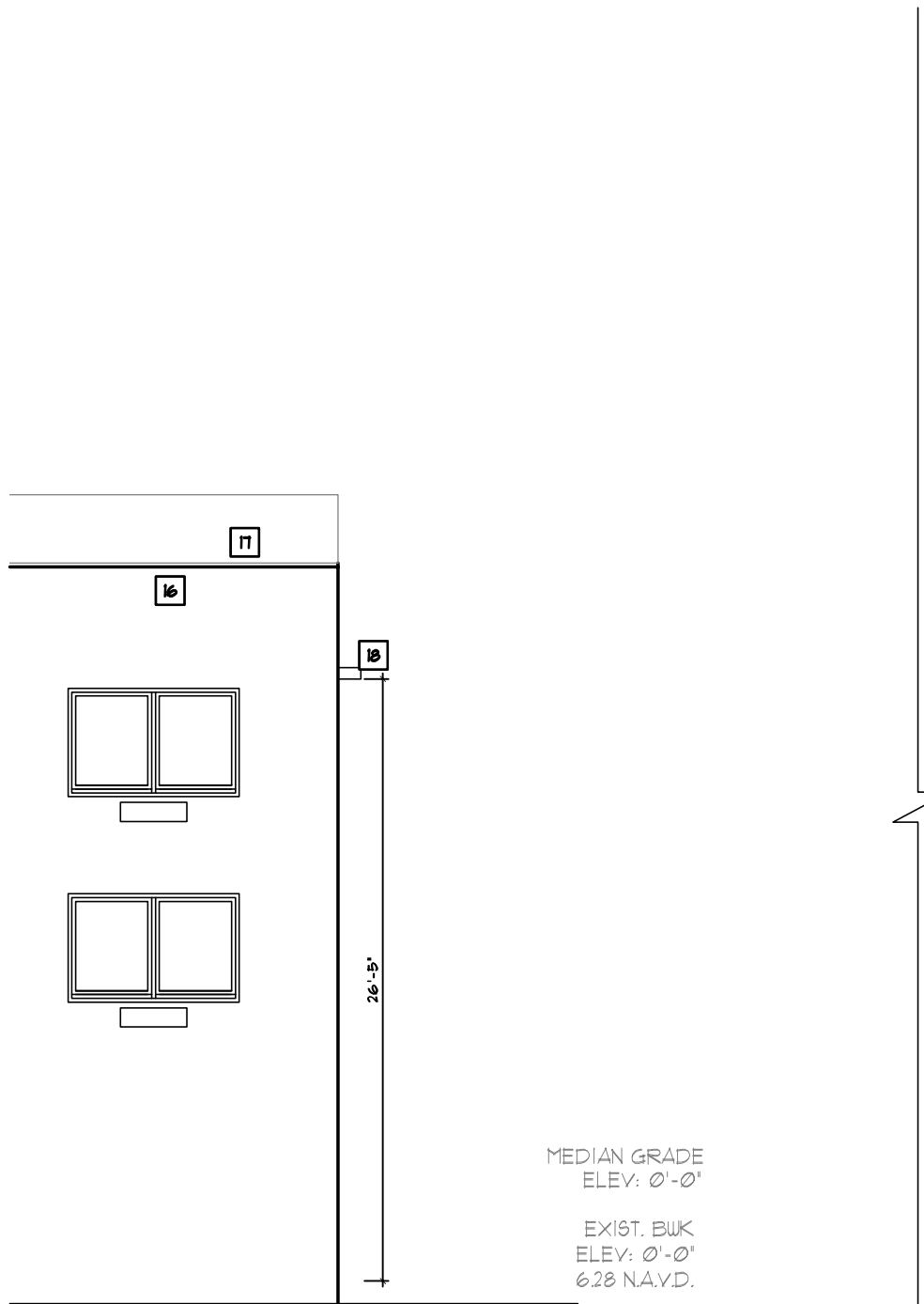
- PROPOSED NOTES
- 12 NEW SIGNAGE
 - 13 NEW EYEBROW / ROOF
 - 14 NEW ROOF STRUCTURE BEYOND
 - 15 NEW STAIRS
 - 16 EXTENDED EXISTING PARAPET
 - 17 NEW GLASS RAILING
 - 18 EXISTING CONCRETE EYEBROW
 - 19 EXISTING CONCRETE EYEROW
LEGAL NON-CONFORMING
 - 20 NEW GLASS



PARTIAL SOUTH EAST ELEVATION



SOUTH ELEVATION



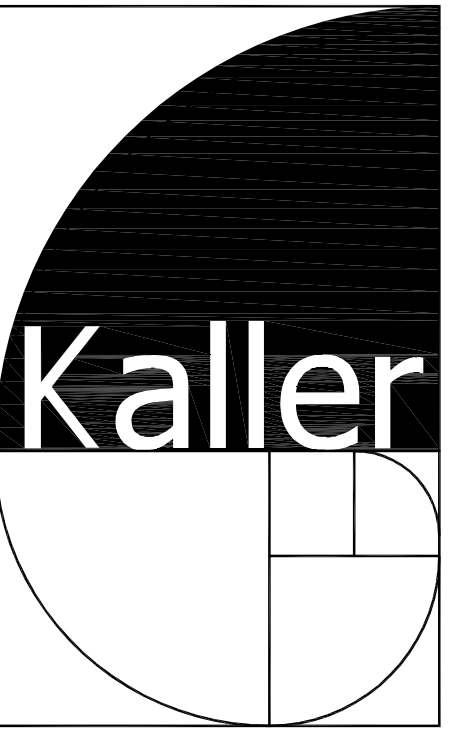
PARTIAL SOUTH WEST ELEVATION

PARTIAL NORTH FLOOR PLAN

OVER HANG ENCROACHMENT

SCALE: 1/8" = 1'-0"

1



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SEAL

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PROJECT TITLE
PROPOSED ROOF TOP RESTAURANT
THE SHELTON HOTEL
1000 N. BROADWALK
HOLLYWOOD, FL. 33019

SHEET TITLE
EYEBROW ENCROACHMENTS

REVISIONS		
No.	DATE	DESCRIPTION

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PROJECT No.: 16094
DATE: MARCH 08, 2017
DRAWN BY: RG
CHECKED BY: JBK

SHEET

ENG.

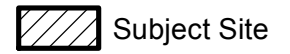
ATTACHMENT B

Land Use & Zoning Map

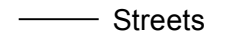


DEVELOPMENT SERVICES
PLANNING

Legend



Subject Site



Streets



HPOD-3

LAND USE



GBUS



OSR

ZONING



BRT-25



BRT-25-A1A-C



BRT-25-C



BWK-25-HD-C



GU



PD

BRT-25-A1A-C

MICHIGAN ST

HOLLYWOOD

BUCHANAN ST

BRT-25-C

INDIANA ST

PD

BWK-25-HD-C

N OCEAN DR

N SURF RD

N OCEAN DR

N BROADWALK

0 30 60 120 Feet

