

ATTACHMENT A
Application Package

PLANNING DIVISION



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: 2/5/20

Location Address: 1400 N. SURF RD. HOLLYWOOD, FL 33019
Lot(s): 4 Block(s): 3 Subdivision: HOLLYWOOD BEACH
Folio Number(s): 5142 1201 0020
Zoning Classification: BWK-25-HD-C Land Use Classification: GENERAL BUSINESS
Existing Property Use: RESTAURANT Sq Ft/Number of Units: 2140
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: ROOF FACADE CHANGE AND BUILDING CORNERS

Number of units/rooms: N/A Sq Ft: N/A
Value of Improvement: _____ Estimated Date of Completion: 7/31/2020
Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: GRAMANZINI BEACH PROPERTY 14 LLC
Address of Property Owner: 11700 NW. 11TH ST. PLANTATION, FL 33323
Telephone: 954.201.9810 Fax: _____ Email Address: ANGINVEST@COMCAST.NET
Name of Consultant/Representative (circle one): MASSIMO GRAMANZINI
Address: 1080 NW. 116TH AVE. PLANTATION, FL 33323 Telephone: 954.201.9810
Fax: _____ Email Address: ANGINVEST@COMCAST.NET
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: JOSEPH B. KALLER ARCHITECT
Address: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020 Email Address: JOSEPH@KALLERARCHITECTS.COM

PLANNING DIVISION



File No. (internal use only): _____

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: _____

Date: 2/4/20

PRINT NAME: _____

ANGELO GRAMAZZINI

Date: 2-4-20

Signature of Consultant/Representative: _____

Joseph B. Kaller

Date: 2-4-20

PRINT NAME: _____

JOSEPH B. KALLER

Date: 2-4-20

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

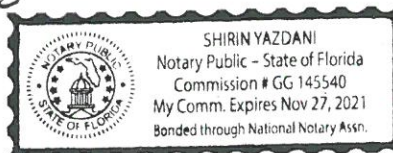
Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing KALLER ARCHITECTURE to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 4th day of Feb, 2020

[Signature]
Notary Public
State of Florida



Angelo Gramazzini

Signature of Current Owner

ANGELO GRAMAZZINI

Print Name

My Commission Expires: 11/27/21 (Check One) _____ Personally known to me; OR ☒ Produced Identification FL DL.



KallerArchitecture

LEGAL DESCRIPTION and PROJECT INFORMATION

**Gramanzini's Restaurant
1400 North Broadwalk
Hollywood, FL
February 5, 2020**

LEGAL DESCRIPTION:

LOT 4, BLOCK 3, OF "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

1400 BROADWALK
HOLLYWOOD, FL 33019



KallerArchitecture

CRITERIA OF APPROPRIATENESS FOR DESIGN

Gramanzini's Restaurant

1400 North Broadwalk

Hollywood, FL

February 4, 2020

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The property is located in the Hollywood Beach Broadwalk Historic District at 1400 North Broadwalk. Built in the late 1950's, it sits along other structures from that era. It could be argued that this property is a large part of the hub of activity and entertainment on the Broadwalk. It is a stones-throw away from other notable sites such as the Hollywood Beach Band Stand and Grant Street, both gathering spaces for special events and festivals. Because it is located on the corner of Grant Street and the Broadwalk, it is very visible on three sides and easily accessible by both pedestrian and vehicular traffic.

CRITERION: SETTING

ANALYSIS: The location on the corner of the Broadwalk and Grant Street has a unique flavor that defines Hollywood beach. There is an unpretentious, relaxed atmosphere that exists there. The Broadwalk has always been about the journey up and down the paver pathway. Along the way, visitors and locals pop in and out of shops, restaurants and bars to listen to a live band, get a cold drink, have a bite to eat or pick up souvenirs. The journey is made easier by restaurant like Gramanzini's. Gramanzini's has always been open and inviting for all its patrons to enjoy the environment from close up inside the establishment, or from outside along the Broadwalk wall. There has always been an ease of movement that the proposed project elevations will promote even more making the journey along the Broadwalk even more enjoyable. The proposed elevations will enhance the connection between the Restaurant and the Broadwalk below.

CRITERION: MATERIALS

ANALYSIS: All materials used in the proposed Project will be authentic to the type of Architecture, as well as durable, in order to meet or exceed the requirements of the Florida Building Code 2017. The Building is constructed of concrete block with a smooth textured stucco finish. The openings are protected with tinted impact resistant windows and doors. The roof will be a flat with high parapet, finish with stucco and stone on the east, South and sides. All these materials will provide a better finish to withstand the difficult elements that the seaside location brings.

CRITERION: WORKMANSHIP

ANALYSIS: Workmanship on the proposed elevation change 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 the surrounding Broadwalk and Grant Streets are not affected. Practices will meet or exceed requirements of the Florida Building Code 2017 and the State of Florida Department of Environmental Protection.

CRITERION: ASSOCIATION

ANALYSIS: The City of Hollywood Broadwalk is very 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 & hospitality establishments and the beach. The Broadwalk is that special place of transition between these two entities. This purely pedestrian environment dictates a scale, rhythm and pattern of the buildings along it. There is a warmth that exists at the patio establishments that suggests "welcome". This is exactly what the new Gramanzini's elevation is designed to achieve in order to continue that unique association between the Beach, the Broadwalk and Buildings along it.

GENERAL CRITERIA STATEMENT
1400 NORTH SURF ROAD
February 4, 2020

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 elevation(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

The Proposed Roof facade change is to a one-Story Restaurant, elevated above a breezeway located at 1400 North Surf Road. The style of Architecture is modern, an Architectural style that you can find throughout this City. The Buildings Architectural and Design components comprise of stone panels, moldings, concrete columns with smooth stucco finish and flat roof with high parapet. All these elements are being used throughout the new remodeled buildings on the beach front. Other important features include the aluminum canopy at the breezeways and the stone panel finish on the columns, 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. On the beach and on some of the newly finish Hollywood Beach Resort just south and North of the Site. This style has also been used in the renovation of more than one of Hollywood beach Bar and Restaurant. The stone panel finish, high parapet walls and aluminum canopy and evoke the new Hollywood Beach feeling, and the smooth stucco finish also has elements of the historic style.

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 existing Building sits flush with the Broadwalk and Grant Street. This allows ease of movement by pedestrians. The proportion and scale are compatible with the rhythm of the Broadwalk. The lot is narrow, and the height of the building is one story (+14'-0"), a character unique to Hollywood Beach. Styles vary beside each other, from Modern Art to Mediterranean Revival to Streamline. This provides a visual interest in color, pattern and texture of the street. The proposed building elevation 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.

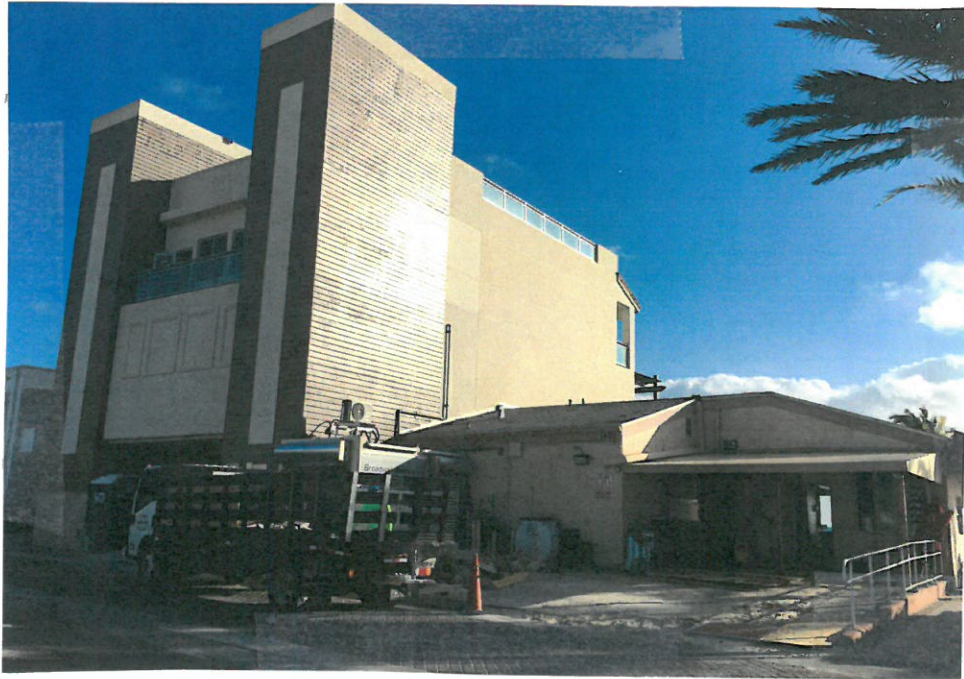
All trees and plants are existing on the South side of the building (Grant Street) and will be protected during the elevation / roof remodeling.



GRANT ST. AND BROADWALK
LOOKING NORTH



BROADWALK LOOKING SOUTH



THE SITE FROM SURF RD.
AND GRANT ST.



SURF ROAD LOOKING
NORTH



BROADWALK LOOKING AT EAST ELEVATIONS



BROADWALK LOOKING TO THE NORTH/EAST ELEVATIONS

PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net
CERTIFICATE NO.: LB6857

SURVEY ADDRESS:

1400 NORTH SURF ROAD
HOLLYWOOD, FLORIDA 33019

CERTIFY TO:

1. GRAMANZINI BEACH PROPS IV, LLC.

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: AE / VE

BASE FLOOD ELEVATION: 9'11'

CONTROL PANEL NO.: 125113-0588-H

DATE OF FIRM INDEX: 08/18/14

POTENTIAL ENCROACHMENTS:

1. ROOF COVER CROSSES OVER THE SOUTHERLY AND EASTERLY PROPERTY LINES.
2. C.B.S. WALL WITH 3 FOOT ALUMINUM FENCE AND CONCRETE ENCROACH INTO 5' X 10' FOOT F.P. & L. EASEMENT ALONG THE SOUTHWESTERLY PORTION OF THE SUBJECT PROPERTY.
3. COMMERCIAL BUILDING (POSSIBLE STUCCO) CROSSES OVER THE EASTERLY PROPERTY LINE.
4. C.B.S. WALL AND CONCRETE CROSS OVER THE SOUTHERLY PROPERTY LINE.
5. BRICK PAVERS CROSS OVER THE NORTHERLY AND SOUTHERLY PROPERTY LINES.
6. CONCRETE CROSSES OVER THE WESTERLY PROPERTY LINE.

LEGAL DESCRIPTION:

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

LEGEND & ABBREVIATIONS:

A	= ARC	D.E.	= DRAINAGE EASEMENT	P.C.	= POINT OF CURVATURE
A/C	= AIR CONDITIONER	ELEV.	= ELEVATION	P.E.	= POOL EQUIPMENT
A.E.	= ANCHOR EASEMENT	E.S.	= ELECTRIC SERVICE	P.I.	= POINT OF INTERSECTION
B.M.	= BENCHMARK	F.P. & L.	= FLORIDA POWER & LIGHT	P.R.C.	= POINT OF REVERSE CURVE
B.C.R.	= BROWARD COUNTY RECORDS	L.B.	= LICENSED BUSINESS	P.O.B.	= POINT OF BEGINNING
C.B.S.	= CONCRETE BLOCK STRUCTURE	L.P.	= LIGHT POLE	P.O.C.	= POINT OF COMMENCEMENT
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C.R.	= CABLE RISER	O/S	= OFFSET	W.M.	= WATER METER
(D)	= DEED	(P)	= PLAT	Δ	= DELTA OR CENTRAL ANGLE
D.B.	= DEED BOOK	P.B.C.R.	= PALM BEACH COUNTY RECORDS	℄	= CENTERLINE
M-D.C.R.=	MIAMI-DADE COUNTY RECORDS	P.B.	= PLAT BOOK	3/4	= ELEVATION

GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
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4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
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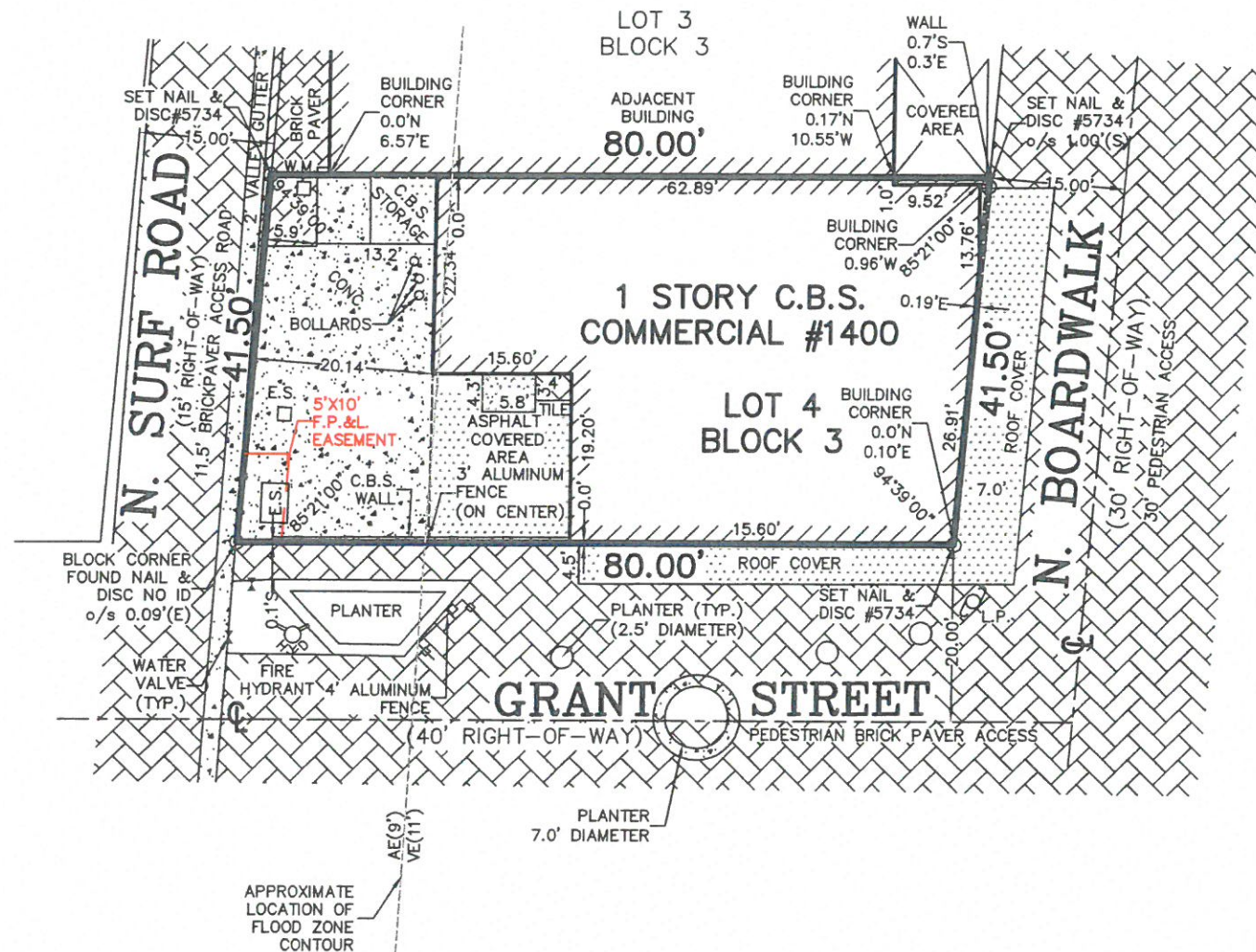
CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 51-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JASON H. PIRNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734, STATE OF FLORIDA

[illegible]

SKETCH NO.: 20-0170
DATE OF SURVEY: 01/29/20
CHECKED BY: O.C.
FIELD BOOK/PAGE: 608/64
SIDE 1 OF 2



SCALE: 1" = 20'	SKETCH NO.: 20-1926
DRAWN BY: K.V.	SIDE 2 OF 2

SED ROOF and ELEVATION CHANGE
'GRAMANZINI'S
RESTAURANT
@ 1400 NORTH SURF ROAD
HOLLYWOOD, FLORIDA 33019



PROJECT TEAM:

PROPERTY OWNER:
ANGELO GRAMAZINI
11700 NW 11th STREET
PLANTATION, FLORIDA 33323
P 954.483.5103
ANGELOGRAM@COMCASTNET

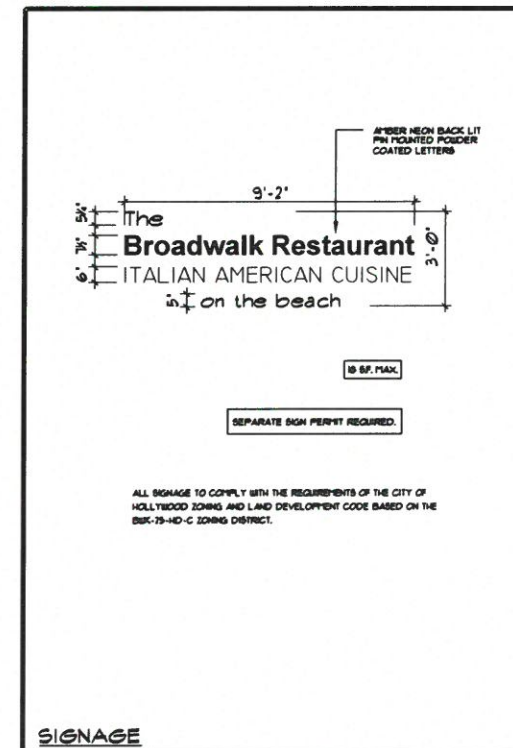
ARCHITECT:
JOSEPH B. KALLER
4 ASSOCIATES P.A.
(C) JOSEPH B. KALLER
2417 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33020
P 954.920.5746
F 954.926.2841
JOSEPH@KALLERARCHITECTS.COM

SURVEYORS:
PINNELL SURVEY, INC.
CERTIFICATE NO.: LB6857
5300 W. HILLSBORO BLVD. SUITE 275-A
COCONUT CREEK, FLORIDA 33073
P 954.418.4940
F 954.418.4941

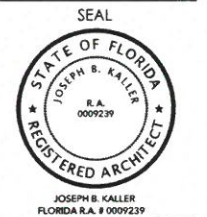
DRAWING INDEX:

ARCHITECTURAL

- | | |
|-----|--------------------------------------|
| T-1 | TITLE SHEET |
| | SURVEY (FRONT-NOTES and BACK-SKETCH) |
| A-1 | EXISTING and PROPOSED ELEVATIONS |
| A-2 | EXISTING and PROPOSED ELEVATIONS |
| A-3 | EXISTING and PROPOSED ELEVATIONS |
| A-4 | STREET PROFILE ELEVATIONS |
| A-5 | COLOR ELEVATIONS |



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE

ROOF/ELEV. CHANGE FOR
GRAMANZINI RESTAURANT
1400 NORTH SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
COVER SHEET
AERIAL VIEW / STREET MAP
NOTES

[illegible]

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be produced, published or used in any way without the permission of the Architect.

PROJECT No.: 19196
DATE: 02.05.20
DRAWN BY: RG
CHECKED BY: JBK

SHEET

T-1



PINNELL SURVEY, INC.
5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net
CERTIFICATE NO.: LB6857

SURVEY ADDRESS:

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HOLLYWOOD, FLORIDA 33019

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1. GRAMANZINI BEACH PROPS IV, LLC.

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: AE / VE
BASE FLOOD ELEVATION: 9/11'
CONTROL PANEL NO.: 125113-0588-H
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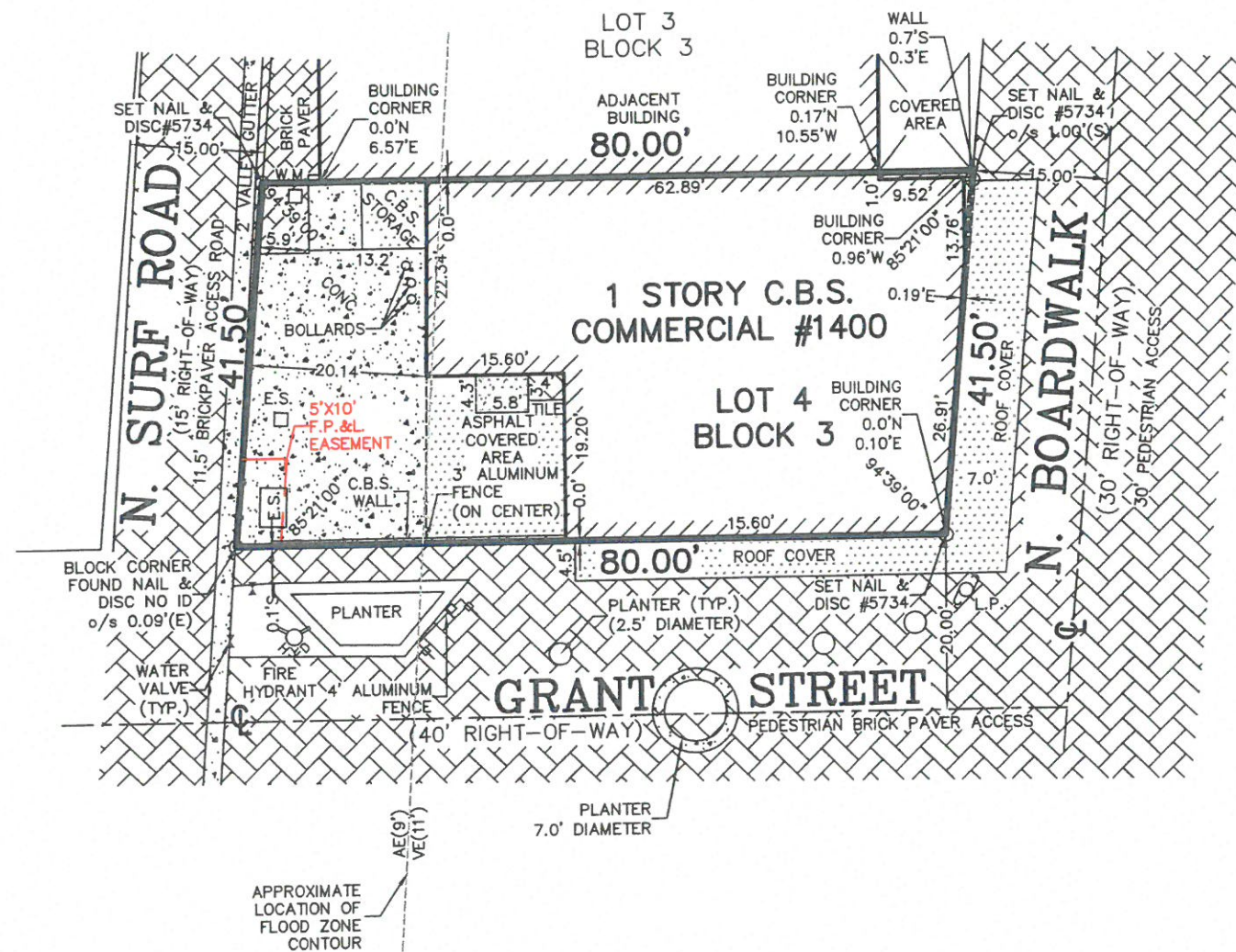
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JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734, STATE OF FLORIDA

		SKETCH NO.: 20-0170
		DATE OF SURVEY: 01/29/20
		CHECKED BY: O.C.
		FIELD BOOK/PAGE: 608/64
		SIDE 1 OF 2
REVISIONS	DATE	CHK'D BY



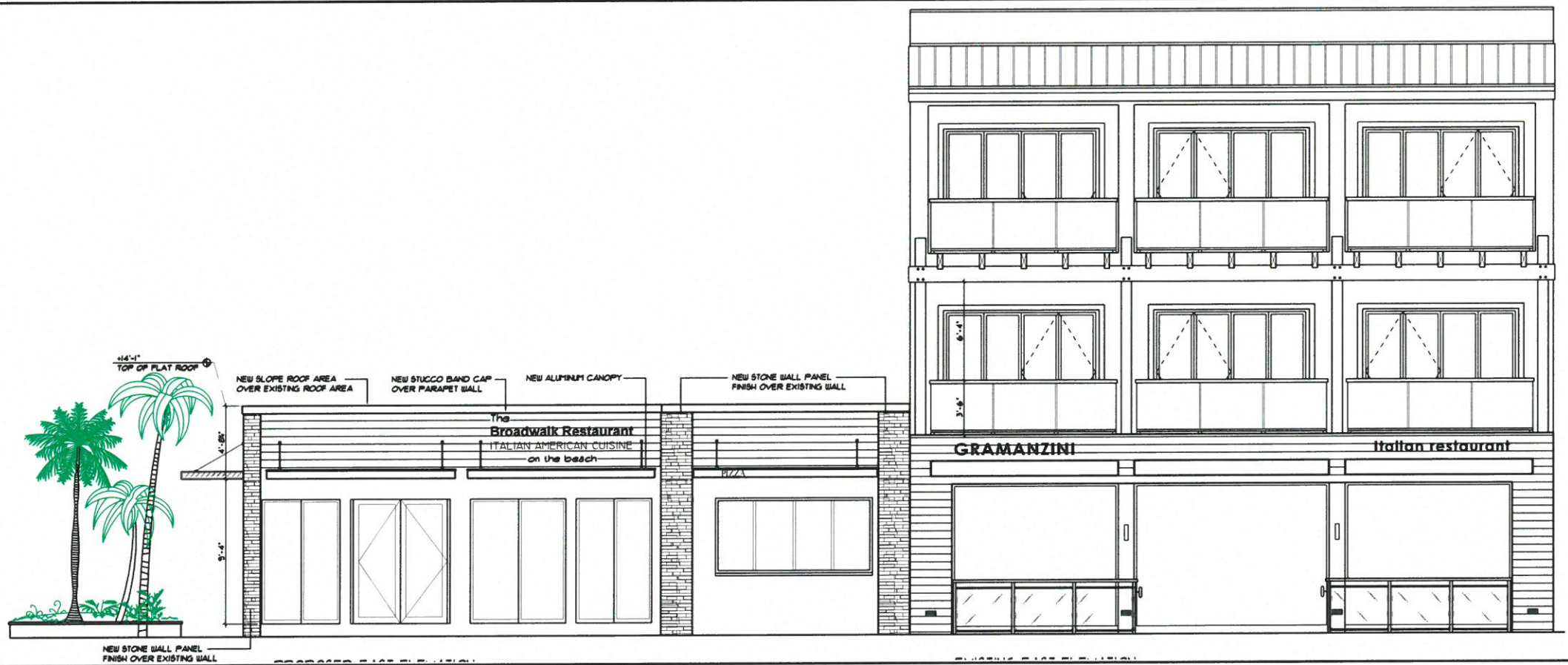
SCALE: 1" = 20'

DRAWN BY: K.V.

SKETCH NO.: 20-1926
SIDE 2 OF 2



1 EXISTING EAST ELEVATION
SCALE: 1/4"= 1'-0"



2 PROPOSED EAST ELEVATION (REMODEL)
SCALE: 1/4"= 1'-0"



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
ROOF/ELEV. CHANGE FOR
GRAMANZINI RESTAURANT
1400 NORTH SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
EXISTING EAST ELEVATION
PROPOSED EAST ELEVATION

REVISIONS		
No.	DATE	DESCRIPTION

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PROJECT No.: 19196
DATE: 02.05.20
DRAWN BY: RG
CHECKED BY: JBK

SHEET

A-1



ROOF/ELEV. CHANGE FOR
GRAMANZINI RESTAURANT
1400 NORTH SURF ROAD
HOLLYWOOD FL 33019

PROJECT FILE

STREET PROFILE
EAST ELEVATIONS

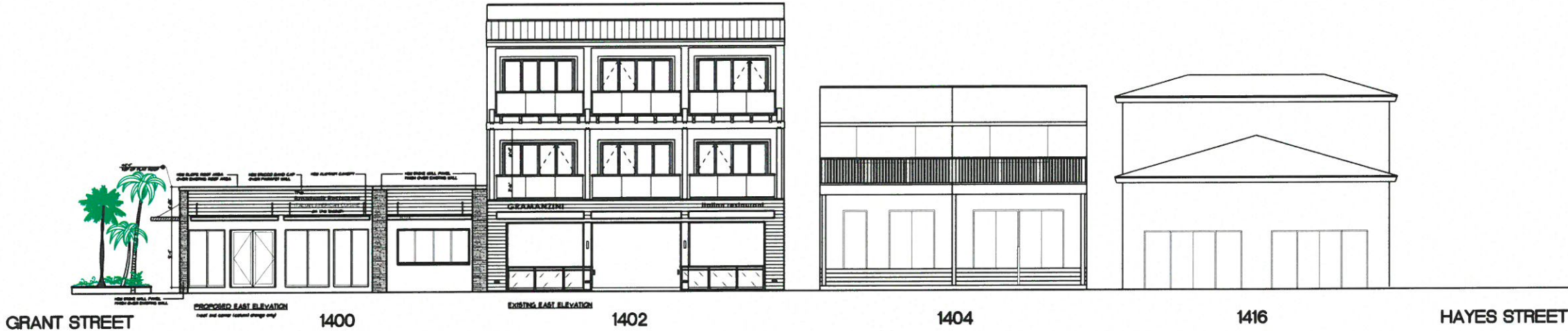
[illegible]

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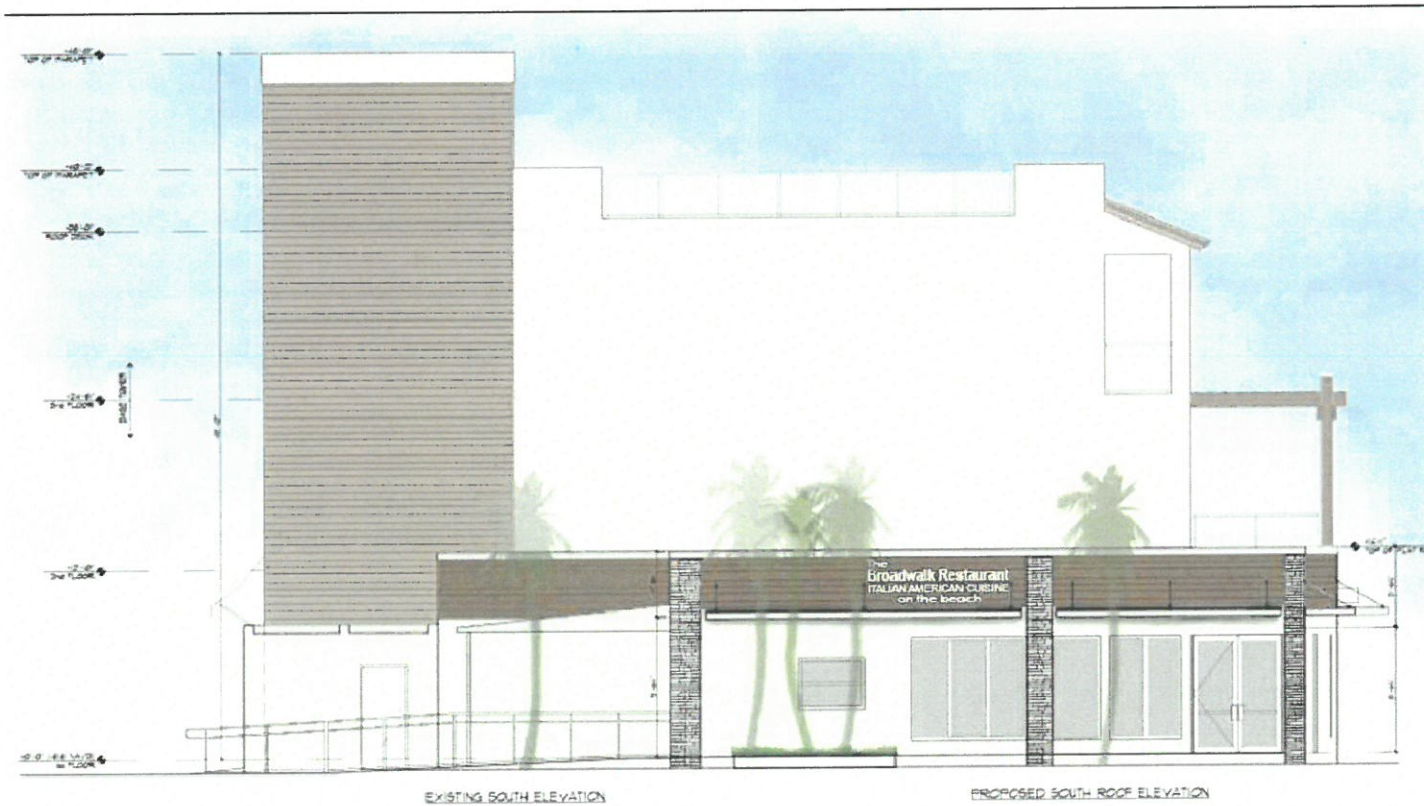
SHEET

A-4





1 EAST COLOR ELEVATION
NOT TO SCALE



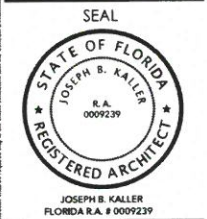
1 SOUTH COLOR ELEVATION
NOT TO SCALE



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PROJECT TITLE
ROOF/ELEV. CHANGE FOR
GRAMANZINI RESTAURANT
1400 NORTH SURF ROAD
HOLLYWOOD FL 33019

SHEET TITLE
COLOR ELEVATIONS
EAST and SOUTH

REVISIONS		
No.	DATE	DESCRIPTION

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CHECKED BY: JBK

SHEET

A-5

GRAMANZINI'S

RESTAURANT

1400 NORTH BROADWALK HOLLYWOOD, FL 33019

**MAIN BUILDING COLOR:
BENJAMIN MOORE
HC-174 LANCASTER WHITEWASH**



**SLATE STONE PANEL ON MESH
NATURAL SPRING SLATE**



GRAMANZINI'S

RESTAURANT

1400 NORTH BROADWALK HOLLYWOOD, FL 33019

ALUMINUM CANOPY

