

ATTACHMENT "A"

APPLICATION PACKAGE

Application Date: _____

**Development Services Hub -
 Second Floor Library**

City Hall Circle
 2600 Hollywood Blvd,
 Hollywood, FL 33020

(954) 921-3471, Option 2

development@hollywoodfl.org

Submission Requirements:

Stage 1:

- One set of signed and sealed plans via Engineer or Architect
- One professional land survey
- Completed Application All to be submitted as one, electronic combined PDF

After contacted by Planning:

Stage 2:

- Application fee as calculated by your assigned planner
- Completed, checked Submittal Checklist for Boards
- Completed Submittal Packet for Boards

Note:

- This application must be completed in full and submitted with all documents in the above phases to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application. [click here for checklists and submittal guidelines](#)
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

*use N/A for Not Applicable fields

APPLICATION TYPE (check all that apply)

- Pre-application Consultation (PAC)
- Historic Preservation Board
- Public Art Review Committee
- Development Review Committee
- Administrative Approval
- Variance
- Planning and Development Board
- City Commission
- Special Exception

PROPERTY INFORMATION

Location Address: 1402 N SURF RD. HOLLYWOOD FL 33019
 Lot(s): #3 Block(s): 3 Subdivision: H.W. BEACH 1ST ADD.
 Folio Number(s): 542 12 01 0612
 Existing Property Use: SUITE # of Units & Square Footage (1) 2247 SQ. FT.
 Is the request a result of a violation notice? Yes No *If yes, attach a copy of the violation.*
 Has this property been presented to the City before? If yes, please provide the previous File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request:
TO LEGALIZE THE 3RD FLOOR UNIT INTO A "FLEX UNIT"
 Phased Project: Yes No Number of Phases 0

Project	Proposal
Project Name (if applicable)	<u>FLEX UNIT</u>
Developer Name (if applicable)	<u>ANGELO GRAMANZINI</u>
# of Units/Rooms	# Units <u>1</u> # Rooms <u>2</u>
Proposed Non-Residential Uses	<u>2247</u> sqft
Open Space (% and Square Footage)	Required % <u>0</u> Area <u>0</u> sqft
Parking (# of spaces)	# Spaces <u>0</u>
Height (# of stories)	# Stories <u>3</u> Total Height (feet) <u>40'-2"</u>
Gross Floor Area (Square Footage)	<u>2247</u> sqft
Projected Valuation	\$ <u>0</u> <u>EXISTING</u>
Estimated Start and Completion Dates	Start _____ Completion <u>EXISTING</u>

CONTACT INFORMATION

Name of Current Property Owner: ANGELO GRAMANZINI
 Address of Current Property Owner: 11700 NW 11TH ST. PLANTATION FL 33323
 Email Address: AMGINVEST2024@GMAIL.COM Telephone Number: _____
 If different from Property Owner:
 Name of Applicant: _____ Consultant Representative Tenant
 Address of Applicant: _____
 Email Address: _____ Telephone Number: _____
 Alternative Email Address: _____

Noticing Agent: CUTPO & ASSOC.
 Email Address: CUTPO & PLANNING@YANHOOD.COM

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 at the Development Services Hub 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 Planning and Urban Design Division and Development Services Department. The owner(s) will photograph the sign the day of posting and submit photographs to the Planning and Urban Design Division and Development Services Department 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 of Hollywood'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 of Hollywood and are not returnable.

Signature of Current Owner: *Angela Granolini* Date: 2/18/26

Print Name: Angela Granolini

Signature of Consultant/Representative: _____ Date: _____

Print Name: _____

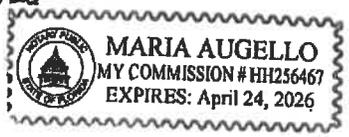
Signature of Tenant: _____ Date: _____

Print Name: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me 2026
 this 8 day of February
M. Augello
 Notary Public State of Florida



Angela Granolini
 Signature of Current Owner
Angela Granolini
 Print Name

My Commission Expires: 4/24/26 Personally known to me; OR Produced Identification FL DL

'GRAMANZINI' PROPOSED THIRD FLOOR "FLEX UNIT"

@ 1402 NORTH SURF ROAD
HOLLYWOOD, FLORIDA 33019

PROJECT TEAM:

PROPERTY OWNER:
ANGELO GRAMANZINI
17000 NW 11th STREET
PLANTATION, FLORIDA 33323
P 954.483.5103
ANGELOGRAM@COMCAST.NET

ARCHITECT:
JOSEPH B. KALLER
4 ASSOCIATES P.A.
(C) JOSEPH B. KALLER
2411 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33020
P 954.920.5746
F 954.926.2841
JOSEPH@KALLERARCHITECTS.COM

PROJECT INFORMATION:

ADDRESS:
1402 NORTH SURF ROAD
HOLLYWOOD, FLORIDA 33019

PROPERTY OWNER:
ANGELO GRAMANZINI

FOLIO NUMBER:
5142 12 01 0612

LEGAL DESCRIPTION:
LOT 3 & 4, BLOCK 3, HOLLYWOOD BEACH FIRST ADDITION,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1,
PAGE(S) 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

BUILDING CODES:
BUILDING CODES:
FLORIDA BUILDING CODE, 2023 8TH EDITION
NFPA 101 LIFE SAFETY CODE, 2021 EDITION
NFPA 1 FLORIDA FIRE PREVENTION CODE 8TH EDITION
NFPA 1 and 101, 2021 EDITION

THIS IS TO COMPLY WITH VIOLATION #V25-22435
3RD FLOOR CONVERTED INTO A LIVING SPACE (FLEX UNIT)

JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

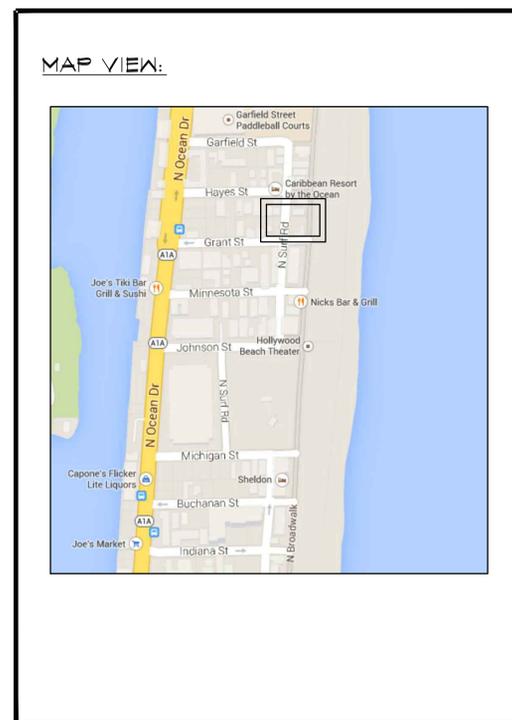
PERMIT USE:
CONDITIONAL USE PERMIT

BUILDING INFORMATION:

- | | |
|---|--|
| 1. ZONING: | PROVISION:
BUK-25-HD-C
(BROADWALK HISTORIC DISTRICT
COMMERCIAL) |
| 2. CURRENT LAND USE: | GENERAL BUSINESS |
| 3. FLOOD ZONE: | VE-12513-031T-G
BASE FLOOD ELEVATION - II (NAVD) |
| 4. EXISTING USE: | STAGING SUITE (STORAGE GROUP 5-2) |
| 5. PROPOSED USE: | 'FLEX UNIT' |
| 6. TYPE OF CONSTRUCTION: | TYPE III-B (SPRINKLERED) |
| 7. LEVEL OF ALTERATION: | ALTERATION 2 (EXISTING) |
| 8. EXISTING BUILDING HEIGHT: | 31'-0" (3 STORIES) |
| 9. EXISTING BUILDING AREAS: | |
| FIRST FLOOR: | 2,385 sq.ft. |
| SECOND FLOOR: | 2,585 sq.ft. |
| THIRD FLOOR: | 2,241 sq.ft. |
| TOTAL: | 7,211 sq.ft. |
| 10. EXISTING AUTO. FIRE SPRINKLER SYSTEM: | |
| 11. EXISTING FIRE ALARM SYSTEM: | |

DRAWING INDEX:

ARCHITECTURAL:
T-00 TITLE SHEET & PROJECT INFORMATION SURVEY
A-1.0 EXISTING THIRD FLOOR WITH SITE PLAN
A-2.0 EXISTING THIRD FLOOR PLAN
A-3.0 EXISTING ELEVATIONS (EAST and WEST)
A-4.0 EXISTING ELEVATIONS (NORTH and SOUTH)
A-5.0 EXISTING COLOR ELEVATIONS CRITERIA STATEMENT



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



PROJECT TITLE
3RD FLOOR TO "FLEX UNIT"
GRAMANZINI'S PLACE AT
1402 N. SURF ROAD
FLORIDA 33019

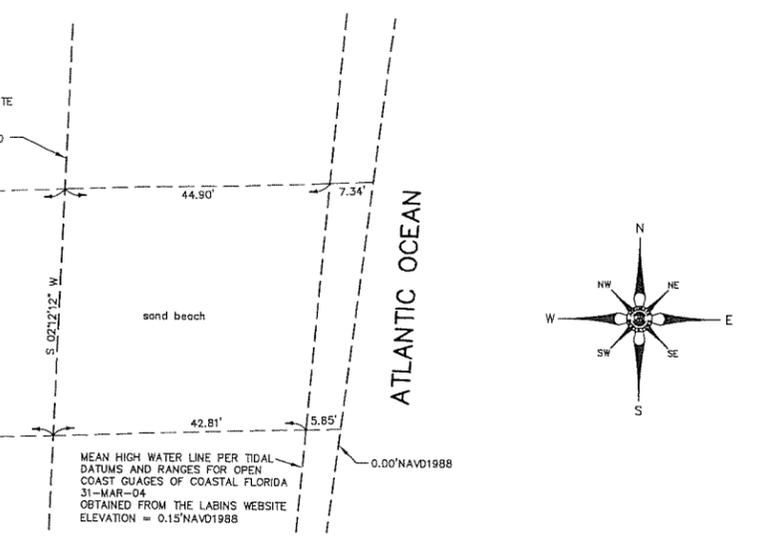
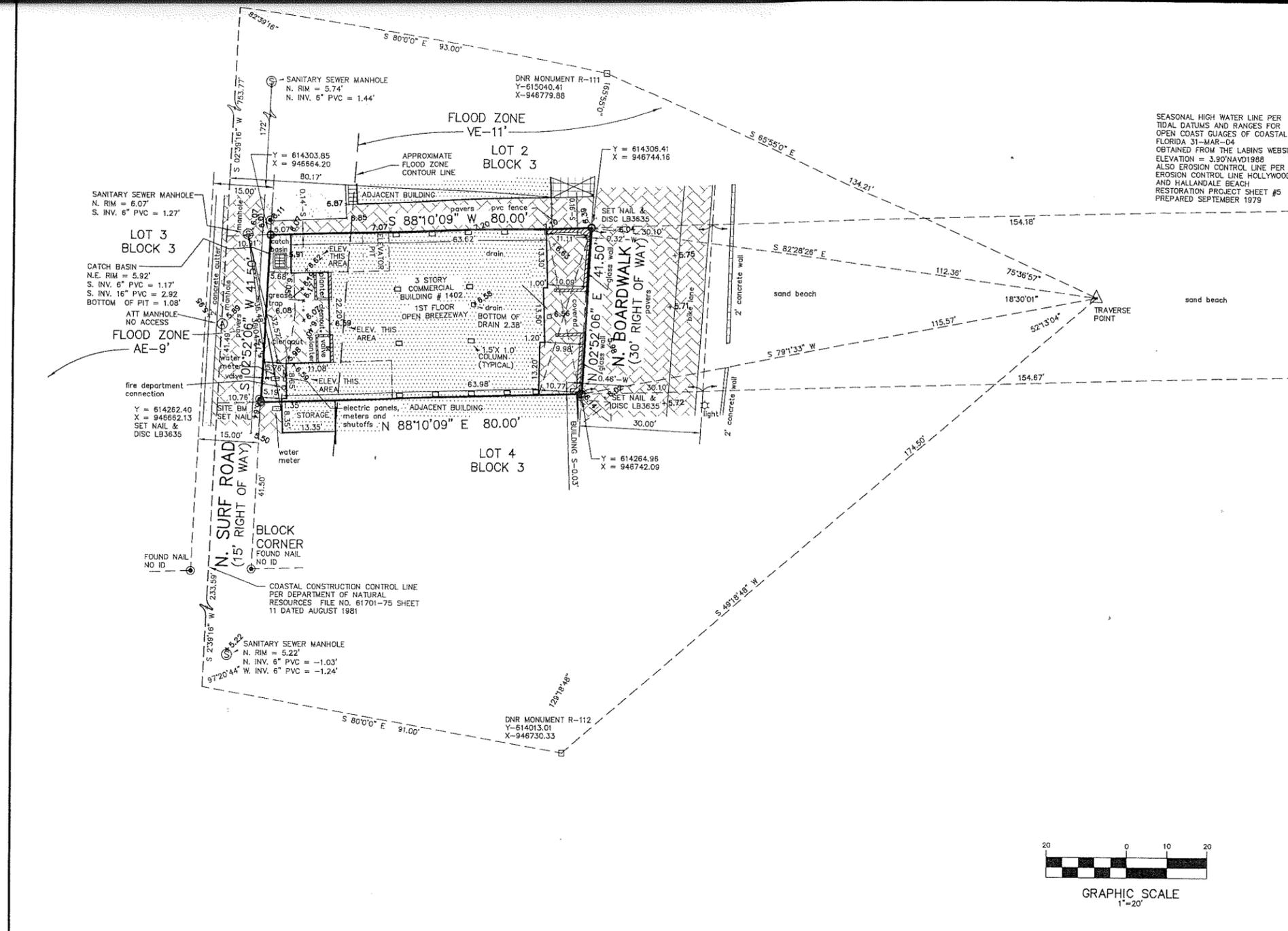
SHEET INFO
BUILDING INFO
PROJECT INFORMATION
DRAWING INDEX

REVISIONS		
No.	DATE	DESCRIPTION

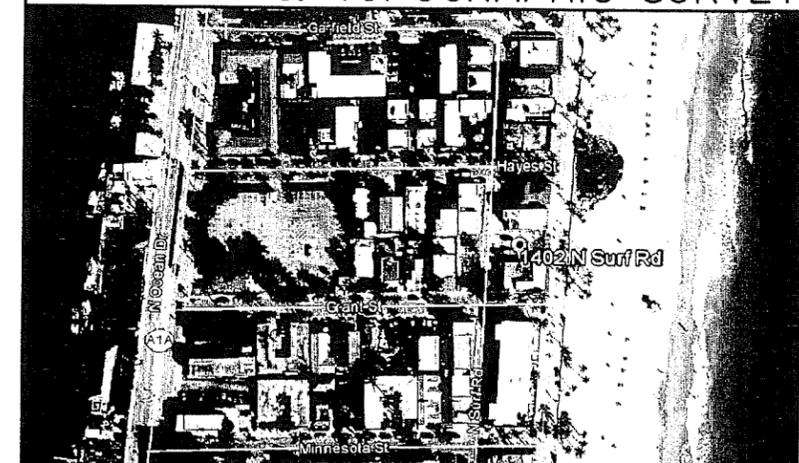
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22187
DATE: 11.28.22
DRAWN BY: RG
CHECKED BY: JBK

SHEET
T-00



ACCURATE LAND SURVEYORS, INC.
 L.B. #3635
 1150 E. ATLANTIC BLVD.
 POMPANO BEACH, FLORIDA 33060
 TEL. (954) 782-1441
 FAX. (954) 782-1442



SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	X 7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	(AE)	=	APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTAHOOCHEE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C/L	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM

⊗	VALVE	□	UTILITY BOX	—	PARKING STRIPE
⊙	MANHOLE	⊗	HYDRANT	---	OVERHEAD UTILITY LINES
⊞	BASIN	⊙	UTILITY POLE	—	6" CONCRETE WALL
⊗	WELL	⊞	VAULT	▨	COVERED AREA
⊞	WATER METER	☆	LIGHT	▩	CONCRETE
⊙	MONITORING WELL	•	BOLLARD	▩	BRICK PAVERS
⊙	PROPERTY CORNER	⊞	AIR CONDITIONER	▩	TILE
		▩		▩	ASPHALT

STREET ADDRESS:
 1402 N. Surf Road, Hollywood, Florida

LEGAL DESCRIPTION:
 Lot 3 Block 3, HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.

NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Bearings shown hereon are based on a bearing of South 02°39'16" West along the Coastal Construction Control Line per Department of Natural Resources File No. 61701-75 Sheet 11 Dated August 1981.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
- The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
- The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
- Accuracy statement: This survey meets or exceeds the horizontal accuracy for COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.

FLOOD INFORMATION:
 Community name and number: Hollywood 125113
 Map and panel number: 12011C0588H
 Panel date: 08-18-14
 Index date: 08-18-14
 Flood zone: "VE"
 Base flood elevation: 11' NAVD1988

BENCHMARK INFORMATION:
 Department of Natural Resources Monument R-109
 Elevation = 7.78' NAVD1988
 Department of Natural Resources Monument R-110
 Elevation = 7.57' NAVD1988

CERTIFY TO:
 Angelo Gramanzini Revocable Trust

LOCATION SKETCH NOT TO SCALE

DATE OF FIELD SURVEY: 11-01-16	DRAWN BY: MLW	
FIELD BOOK: 16-3790	CHECKED BY: MLW	
REVISIONS	DATE	BY
ADD ADDITIONAL TIES TO MANHOLE	05-24-2021	MLW
ADDITIONAL LOCATIONS ON WEST SIDE	05-12-2021	MLW
INVERT ON INSIDE DRAIN 21-0764	04-20-2021	MLW
ADD INVERTS 21-0277	02-08-2021	MLW
UPDATE SURVEY (FINAL) 19-1653	06-28-19	AL/RLT
UPDATE SURVEY CORNER & COLUMN LOCATIONS 18-0947	04-03-18	MLW
S/O PILES 17-2941	09-28-17	MLW

CERTIFICATION:
 This is to certify that this sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L. Thompson 5-24-21
 ROBERT L. THOMPSON (PRESIDENT)
 PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

SEAL

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

SHEET 1 OF 1 SCALE 1"=20' SKETCH NUMBER SU-16-3790



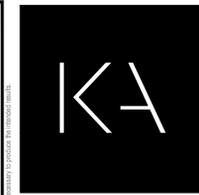
01 EXISTING EAST ELEVATION

SCALE: 3/16" = 1'-0"

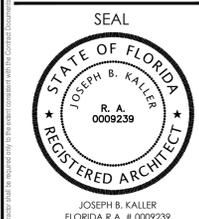


02 EXISTING WEST ELEVATION

SCALE: 3/16" = 1'-0"



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 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com



JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TITLE
 3RD FLOOR TO "FLEX UNIT"
 GRAMANZINI'S PLACE AT
 1402 N. SURF ROAD
 FLORIDA 33019

SHEET TITLE
 EXISTING
 ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No.: 22187
 DATE: 11.28.22
 DRAWN BY: RG
 CHECKED BY: JBK

SHEET

A-3.0

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KallerArchitecture

BUILDING DIVISION
City of Hollywood
2600 Hollywood Blvd
Hollywood, Florida 33020

1402 NORTH SURF ROAD
HOLLYWOOD FL 33019

Application: B25-102683

February 11th, 2026

CRITERIA STATEMENT

The proposed residential unit on the third floor (*FLEX UNIT*), as an adaptive reuse of existing space that was a storage area, meets all current Florida Building Code safety standards (specifically for fire separation, egress, and accessibility), provides dedicated resident parking that does not impede commercial operations, and supports the City's comprehensive plan for walkability and mixed-use density in the Broadwalk Historic Commercial District without negatively impacting adjacent residential or commercial areas.

Sincerely,

Rawle Gooding
Associate

Joseph B. Kaller & Associates, P.A.