

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: April 14, 2026 **FILE:** 26-F-07

TO: Planning and Development Board

VIA: Cameron Palmer, Assistant Director/ Chief Planner

FROM: Adrian Montoya, Planner II

SUBJECT: Request to allocate one (1) Flexibility Unit from the City's Unified Flexibility Zone for the property located at 1402 North Surf Road within the Broadwalk Historic District Commercial (BWK-25-HD-C) zoning district.

REQUEST

To allocate one (1) Flexibility Unit from the City's Unified Flexibility Zone for the property located at 1402 North Surf Road within the Broadwalk Historic District Commercial (BWK-25-HD-C) zoning district.

STAFF RECOMMENDATION

Determination: Staff defers to the Planning and Development Board, acting as the Local Planning Agency, regarding the recommendation to the City Commission.

BACKGROUND

The subject property, located at 1402 North Surf Road, currently consists of an existing three-story commercial building totaling approximately 7,217 square feet. The property is within the Broadwalk Historic District Commercial (BWK-25-HD-C) zoning district and has a General Business (GB) land use designation. It is also located within the Hollywood Beach Historic Overlay District and the Hollywood Beach Community Redevelopment Area (CRA).

On March 12, 2015, both the Planning and Development Board and the Historic Preservation Board at a Joint Meeting granted with conditions, Variances, Certificate of Appropriateness for Design, and Site Plan Approval via Resolution No. 09-DPV-39b (Attachment D) for the existing commercial building, and construction was completed in 2022.

The City of Hollywood's Comprehensive Plan permits residential uses on lands designated General Business when they are located within the same structure as commercial uses, provided the residential floor area does not exceed 50 percent of the total building floor area. The proposed residential unit is

approximately 2,247 square feet, which is less than 50 percent of the total floor area of the existing commercial building.

REQUEST

The Applicant is requesting a recommendation of approval to City Commission from the Planning and Development Board, acting as the Local Planning Agency, to allow the allocation of one (1) flexibility unit from the City's Unified Flexibility Zone (Attachment C) to permit residential use on the third floor of an existing commercial structure. "Flexibility Zones" were originally established by the Broward County Land Use Plan in 1977 to provide municipalities with the ability to adjust land uses at the local level without requiring direct County approval. This program is intended to support efficient municipal planning and responsiveness to local context.

In May 2023, the Broward County Planning Council formally approved the City's request to consolidate its seventeen preexisting flexibility zones into a single Unified Flexibility Zone. The City's Unified Flexibility Zone boundaries align with the municipal boundaries and eligible lands are those designated as "Residential" or "Commerce" within the BrowardNext Future Land Use Plan. At this time, the site has a Broward County land use designation of Commerce and the City of Hollywood has 3,886 flexibility units available in its Unified Flexibility Zone.

Pursuant to Section 5.3. (D) of the City's Zoning and Land Development Regulations, the Planning and Development Board, acting as the Local Planning Agency, is designated to make recommendations to the City Commission on matters including but not limited to Flexibility Unit petitions.

SITE INFORMATION

Owner/Applicant:	Gramanzini Beach Props III LLC
Address/Location:	1402 North Surf Road
Net Area of Property:	6,628 sq. ft. (0.15 acres)
Land Use:	General Business (GBUS)
Zoning:	Broadwalk Historic District Commercial (BWK-25-HD-C)
Existing Use of Land:	Commercial

ADJACENT LAND USE

North:	General Business (GBUS)
South:	General Business (GBUS)
East:	Open Space and Recreation (OSR)
West:	General Business (GBUS)

ADJACENT ZONING

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The request is partially consistent with the Comprehensive Plan, based upon the following:

Land Use Element:

Permitted Uses in Areas Designated General Business: (9) Residential uses are permitted in areas designated for general business in the following specific instances: a) Only in the same structure as a commercial use provided that the residential floor area does not exceed 50% of the total floor area of the building, and the flexibility and reserve units are available.

Goal: Promote a distribution of land uses that will enhance and improve residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.

Policy 6.3: Maintain the Zoning and Development Regulations that implement standards for different intensities and land use and residential densities as stated in the Future Land Use Categories of the *Land Use Element*.

Coastal Element:

Goal 2: To enhance and improve the Business Resort, Residential and Natural Coastal Community.

Objective 2: Reduce exposure of human life and public and private property to natural hazards in a post-disaster redevelopment plan.

CONSISTENCY WITH THE HOLLYWOOD BEACH CRA MASTER PLAN

The request is partially consistent with the Hollywood Beach CRA Master Plan, based upon the following:

Strategy 1.1., Action Item 1: Facilitate renovation of existing historic structures along the Boardwalk: “The City should encourage renovation by simplifying the approval process.”

Strategy 1.3., Action Item 1: The following zoning district is proposed to reflect the underlying land use designation and to define the character of future development on Hollywood Beach: “Boardwalk Historic District – BWK-25-HD-C: applicable to all developments within the boundaries with frontage on the beach front and Surf Road, with varying criteria established for properties north of Tyler Street and south of Harrison Street. Residential uses shall not be permitted within this zoning district.

ANALYSIS

The request is to allocate one (1) Flexibility Unit to allow for a residential use within an existing three-story commercial building. The property has a General Business (GB) future land use designation, which allows residential uses within the same structure as a commercial use provided the residential floor area does not exceed 50 percent of the total building floor area and Flexibility Units are available. The request is consistent with these criteria.

Comprehensive Plan policies for the Central Beach area prioritize commercial and seasonal activity while discouraging increases in permanent residential units. In alignment with this direction, the Hollywood Beach CRA Master Plan supports the rehabilitation of existing historic structures but does not contemplate residential uses within the Broadwalk Historic District Commercial (BWK-25-HD-C) zoning district. Consistent with that intent, the zoning district does not include parking standards for residential uses, as such uses were not anticipated at the time of its adoption. By comparison, applying the parking requirements from the Broadwalk Historic District Residential (BWK-25-HD-R) district would result in a requirement of one parking space for the proposed residential use. The site, as currently configured, does not provide any parking. Accordingly, the request raises competing policy considerations.

The City has previously approved requests to legalize existing legal nonconforming residential units on Hollywood Beach through the allocation of Flexibility Units. However, those approvals have occurred under different circumstances and site-specific contexts.

Based on the mixed policy considerations, staff defers to the Planning and Development Board, acting as the Local Planning Agency, regarding whether to recommend approval of the request to the City Commission.

ATTACHMENTS

- Attachment A: Application Package
- Attachment B: Location Map
- Attachment C: Unified Flexibility Zone Table
- Attachment D: Resolution No. 09-DPV-39b

ATTACHMENT "A"

APPLICATION PACKAGE

GENERAL APPLICATION

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: HWN. BEACH 1ST ADD.
Folio Number(s): 542 12 01 06 12
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 1

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: ANGINVEST2024@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: CUTRO & ASSOC.
Email Address: CUTRO & PLANNING@YAHOO.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 Granatini*

Date: 2/18/26

Print Name: Angela Granatini

Signature of Consultant/Representative: _____

Date: _____

Print Name: _____

Signature of Tenant: _____

Date: _____

Print Name: _____

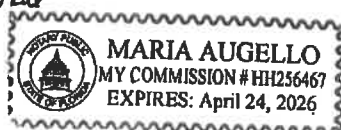
Current Owner Power of Attorney

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 Granatini
Signature of Current Owner

Angela Granatini
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
1700 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
2417 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33020
P 954.920.5146
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(6) 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 #V25-22135
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-12B13-0317-G
BASE FLOOD ELEVATION - 11 (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:
SECOND FLOOR:
THIRD FLOOR:
TOTAL:

2,385 sq.ft.
2,585 sq.ft.
2,241 sq.ft.
7,211 sq.ft.

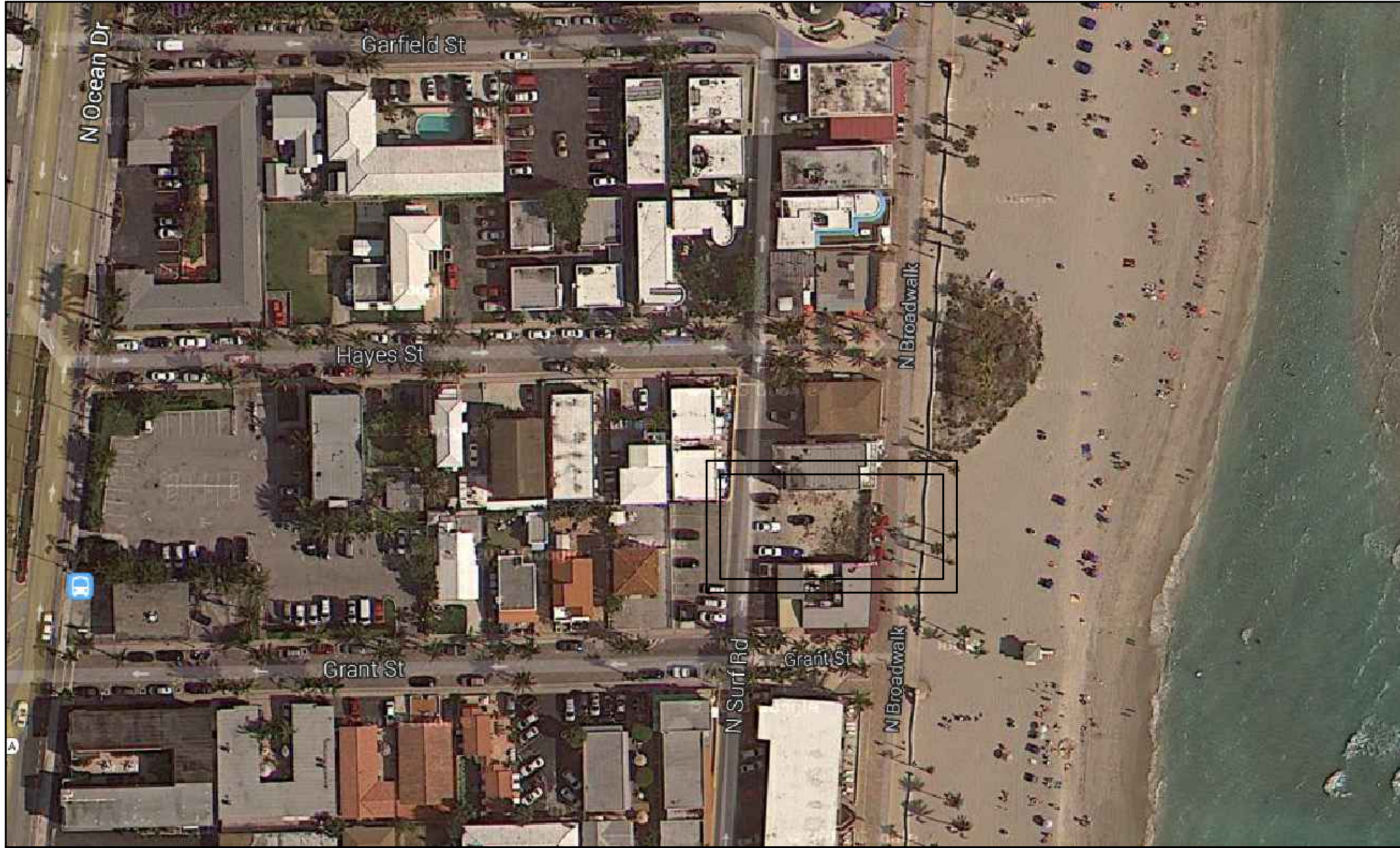
10. EXISTING AUTO. FIRE SPRINKLER
SYSTEM.

11. EXISTING FIRE ALARM SYSTEM.

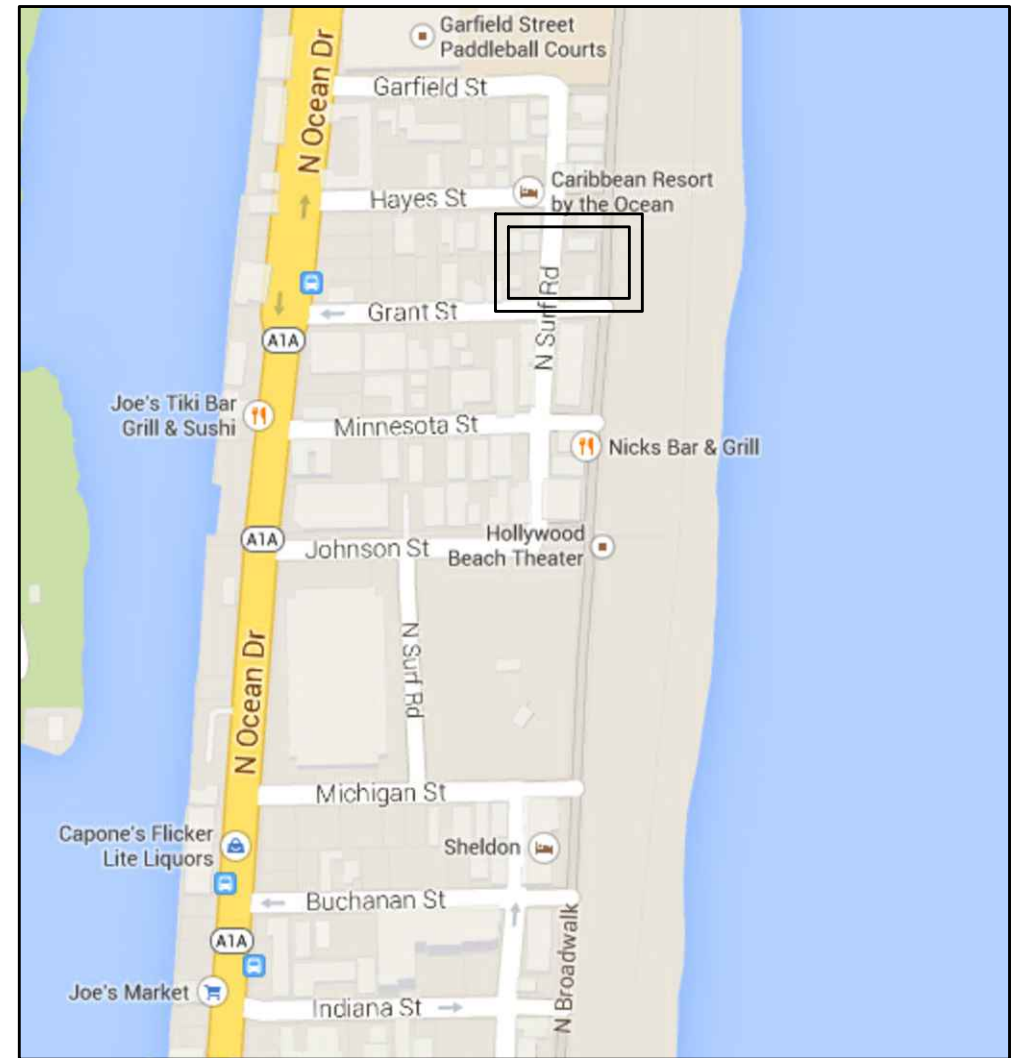
DRAWING INDEX:

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



MAP VIEW:

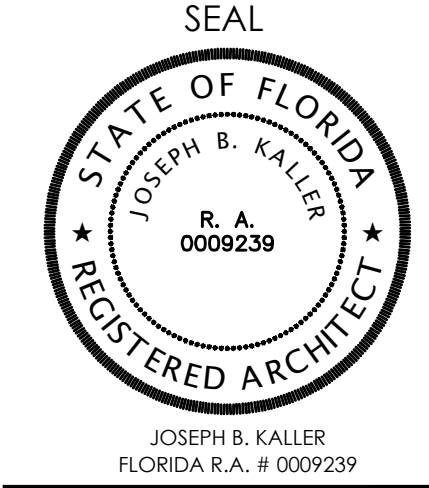


KA

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 TITLE
BUILDING INFO
PROJECT INFORMATION
DRAWING INDEX

REVISIONS
No. DATE DESCRIPTION

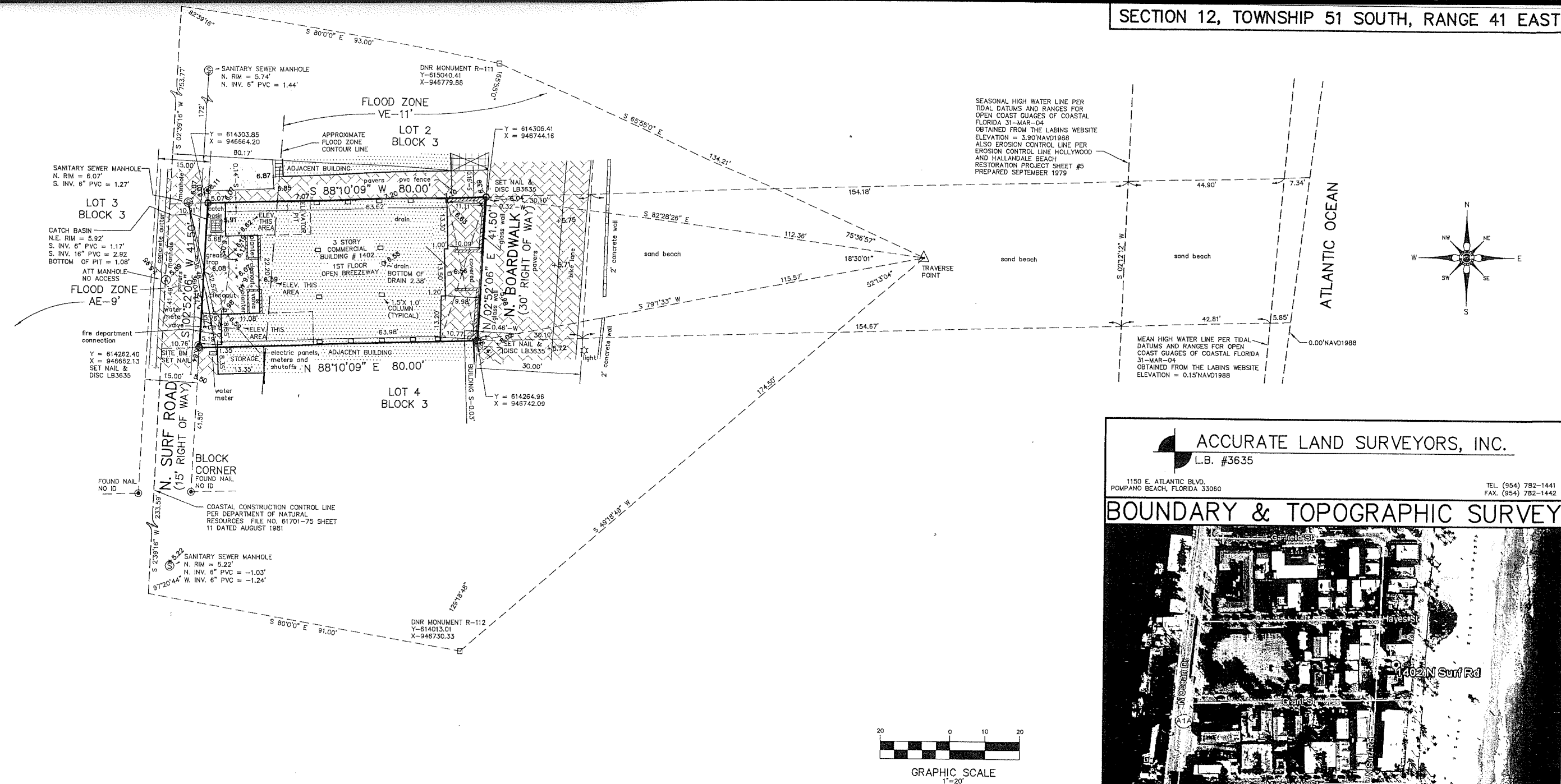
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This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

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

SHEET

T-00



SYMBOLS & LEGEND OF ABBREVIATIONS:			
R/W	=	RIGHT OF WAY	X 7.00'
N	=	NORTH	(AE)
S	=	SOUTH	P.B.C.R.
E	=	EAST	M.D.C.R.
W	=	WEST	P.O.C.
D.B.	=	DEED BOOK	P.O.B.
ENCH.	=	ENCROACH	CHATT.
F.F.	=	FINISHED FLOOR	F.P.L.
GAR.	=	GARAGE	B.C.R.
C/L	=	CENTERLINE	O.R.B.
MH	=	MANHOLE	F.D.O.T.
(M)	=	MEASURED	D.E.P.
P.B.	=	PLAT BOOK	D.N.R.
A/C	=	AIR CONDITIONER	P.R.M.
P	=	PLAT	N.A.V.D.
⊗	=	VALVE	□
⊙	=	MANHOLE	⊗
⊕	=	BASIN	⊗
⊖	=	WELL	⊗
⊗	=	WATER METER	⊗
⊗	=	MONITORING WELL	⊗
⊗	=	PROPERTY CORNER	⊗
⊗	=	UTILITY BOX	⊗
⊗	=	HYDRANT	⊗
⊗	=	UTILITY POLE	⊗
⊗	=	VAULT	⊗
⊗	=	LIGHT	⊗
⊗	=	BOLLARD	⊗
⊗	=	AIR CONDITIONER	⊗
⊗	=	PARKING STRIPE	⊗
⊗	=	OVERHEAD UTILITY LINES	⊗
⊗	=	6" CONCRETE WALL	⊗
⊗	=	COVERED AREA	⊗
⊗	=	CONCRETE	⊗
⊗	=	BRICK PAVERS	⊗
⊗	=	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:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. 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.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. 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.
6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
8. 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.
9. 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:

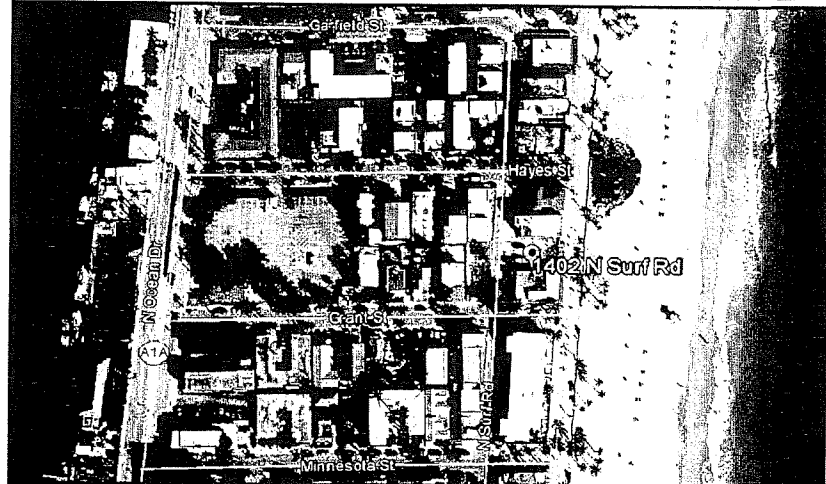
Department of Natural Resources Monument R-109
Elevation = 7.78'NAVD1988
Department of Natural Resources Monument R-110
Elevation = 7.57'NAVD1988

CERTIFY TO:

Angelo Gramanzini Revocable Trust

ACCURATE LAND SURVEYORS, INC.

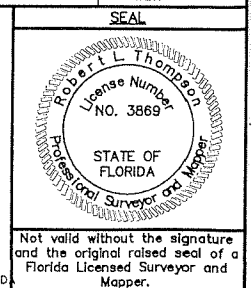
L.B. #3635

1150 E. ATLANTIC BLVD.
POMPAHO BEACH, FLORIDA 33060TEL. (954) 782-1441
FAX. (954) 782-1442**BOUNDARY & TOPOGRAPHIC SURVEY****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.



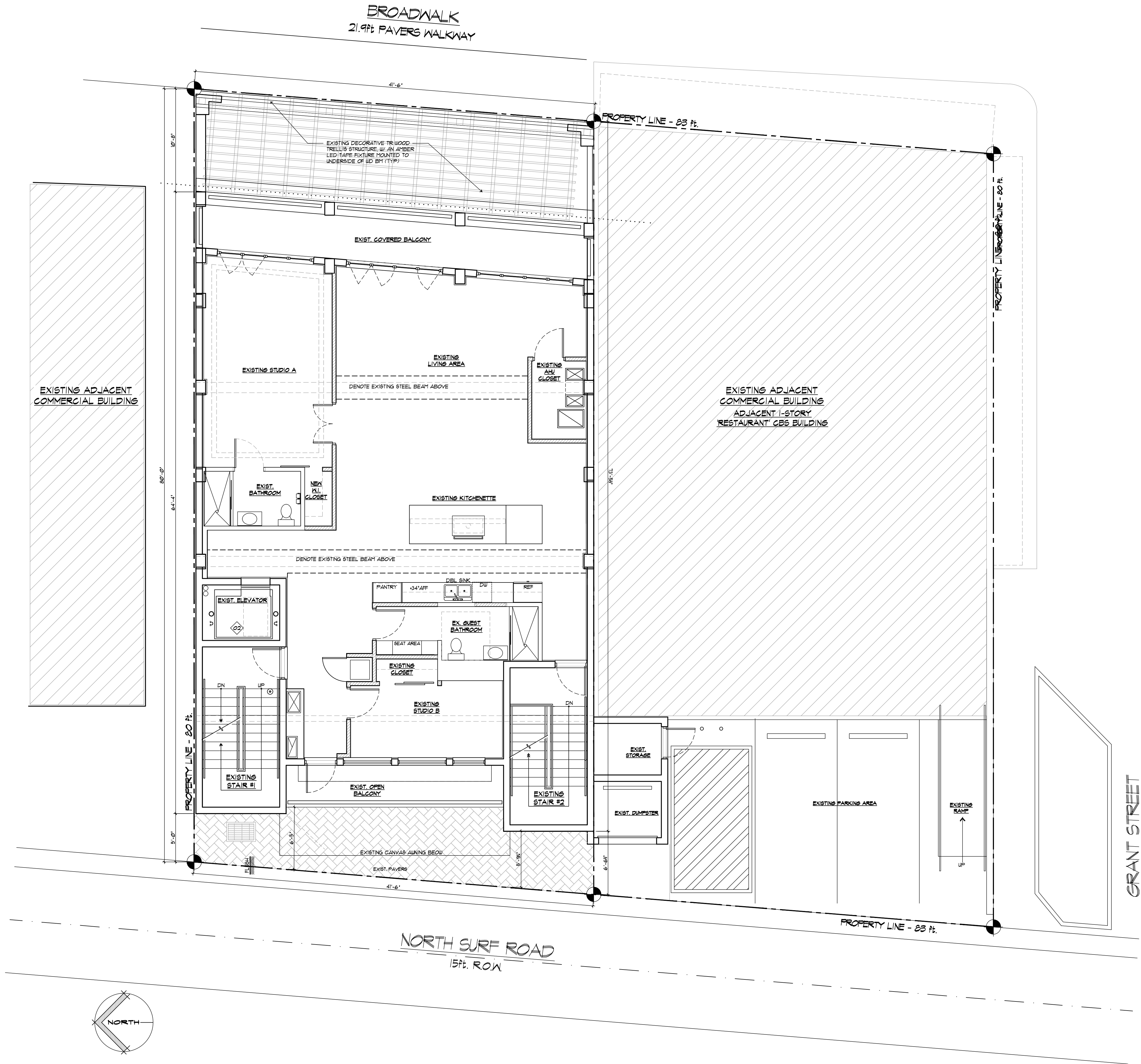
Robert L. Thompson 5-24-21
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

BUILDING INFORMATION:

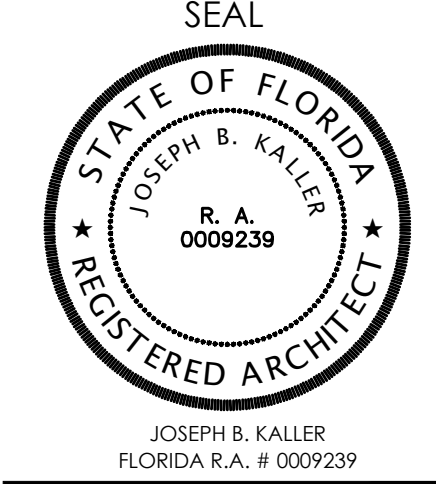
1. ZONING: BUK-25-HD-C (BROADWALK HISTORIC DISTRICT COMMERCIAL)
2. CURRENT LAND USE: GENERAL BUSINESS
3. FLOOD ZONE: VE-125113-0317-G
BASE FLOOD ELEVATION - II (NAVD)
4. PROPOSED USE: 3RD FLOOR (FLEX UNIT)
5. TYPE OF CONSTRUCTION: TYPE III-B (SPRINKLERED) EXISTING
4. NET LOT AREA
NORTH SITE: 3,303 sq.ft.
SOUTH SITE: 2,303 sq.ft.
TOTAL: 5,606 sq.ft.
5. PARKING REQUIREMENTS:
BREEZEWAY - 0
RESTAURANT - 0
STORAGE - 0
6. SETBACKS:
REQUIRED BASE TOWER
10'-0" 15'-0" 0'-0" 16'-5"
10'-9" 10'-9" 0'-0" 0'-0"
CROSS STREET 10'-0" 20'-0" 0'-0"(EX) 42'-4"
SURF ROAD 5'-0" 15'-0" 5'-0" 10'-0"
7. BUILDING HEIGHT: EXISTING 40'-0" 31'-0" (3 STORIES)
8. BUILDING AREAS:
FIRST FLOOR: 2,305 sq.ft.
SECOND FLOOR: 2,505 sq.ft.
THIRD FLOOR: 2,241 sq.ft.
TOTAL: 7,211 sq.ft.
9. AUTO. FIRE SPRINKLER SYSTEM: EXISTING SUPERVISED SYSTEM
10. FIRE ALARM: EXISTING MANUAL FIRE ALARM

PROVISION:

- PROVIDED
0 SPACES
0 SPACES
0 SPACES
- PROVIDED BASE TOWER
0'-0" 16'-5"
0'-0" 0'-0"
42'-4"
10'-0"



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"
GRAMAZZINI'S PLACE AT
1402 N. SURF ROAD
FLORIDA 33019

SHEET TITLE
SITE PLAN
WITH 3RD FLOOR PLAN

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

A-1.0

LIFE SAFETY INFORMATION	
OCCUPANCY GROUP:	RESIDENCE (FLEX UNIT)
BUILDING CONST TYPE:	TYPE III-B (FULLY SPRINKLERED EXISTING)
CODE COMPLIANCE:	FLORIDA BUILDING CODE, 2023 8TH EDITION NFPA 101 LIFE SAFETY CODE, 2021 EDITION NFPA 1 FLORIDA FIRE PREVENTION CODE, 2021 EDITION NFPA 101: 26.15 (ORDINARY HAZARD)
<u>NOTE:</u> SEE PROJECT INFORMATION ON SHEET T-01 FOR FURTHER INFORMATION.	

1. DOORS SHALL BE ARRANGED TO BE READILY OPENED FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, TOOLS, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING
2. A DOOR DESIGNED TO NORMALLY BE KEPT CLOSED IN A MEAN OF EGRESS, SUCH A DOOR TO A STAIR ENCLOSURE OR HORIZONTAL EXIT, SHALL BE SELF-CLOSING DOOR & SHALL NOT, AT ANY TIME BE SECURED IN THE OPEN POSITION
3. THE MINIMUM WIDTH OF ANY EXIT ACCESS SHALL BE AS SPECIFIED FOR INDIVIDUAL OCCUPANCIES BY CHAPTER 8 THRU 30 (NFA) - BUT IN NO CASE SHALL SUCH WIDTH BE LESS THAN 36"
4. FLOOR SURFACES ON BOTH SIDES OF DOOR SHALL HAVE NO LESS THAN 1/2" CHANGE IN ELEVATION 101-1213 NFPA
5. ALL DOORS ALONG AN ACCESSIBLE ROUTE SHALL HAVE 'U' TYPE LEVER + COMPLY W F.A.C. 4139, SEE DOOR SCHEDULE
6. **FIRE EXTINGUISHERS**, OWNER TO PROVIDE ONE (1) FIRE EXTINGUISHER 2A 10 BC TYPE FOR EACH 3000 sq.ft. OF BUILDING AREA 'U' A 'B' (max) TRAVEL DISTANCE, AS PER THE FBC & NFPA 101, TAGGED & MOUNTED + 48" HGT. SEE FLOOR PLAN FOR LOCATIONS.
7. ALL EXTERIOR FINISH, INCLUDING WALLS, PARTITIONS, CEILINGS & OTHER EXPOSED INTERIOR SURFACES, COMPLYING WITH THE FOLLOWING: 08-07 ASTERD, 08-07 OTHER INTERIOR FINISH MATERIAL, & ANY SURFACING MATERIAL, SUCH AS PAINT OR WALL PAPER APPLIED THEREOF SHALL HAVE A FLAME SPREAD CLASSIFIED OF CLASS 'A' OR CLASS 'B' (TO BE IN COMPLIANCE W NFPA 101 123.3 & 102)
8. EXISTING BUILDING IS FULLY PROTECTED BY A **AUTOMATIC FIRE SPRINKLER SYSTEM**

TRAVEL DISTANCE/COMMON PATH OF TRAVEL	
EXIT SIGN	
EXIT SIGN / EMERGENCY LIGHT COMBO	
EMERGENCY LIGHT (W BATTERY PACK)	
FIRE EXTINGUISHER	
STROBE & HORN (SEE ELECTRICAL DWGS)	
FIRE ALARM (PULL LEVER) & SIGN	
SMOKE/CARBON DIOXIDE DETECTOR (SEE SHEET E-10)	

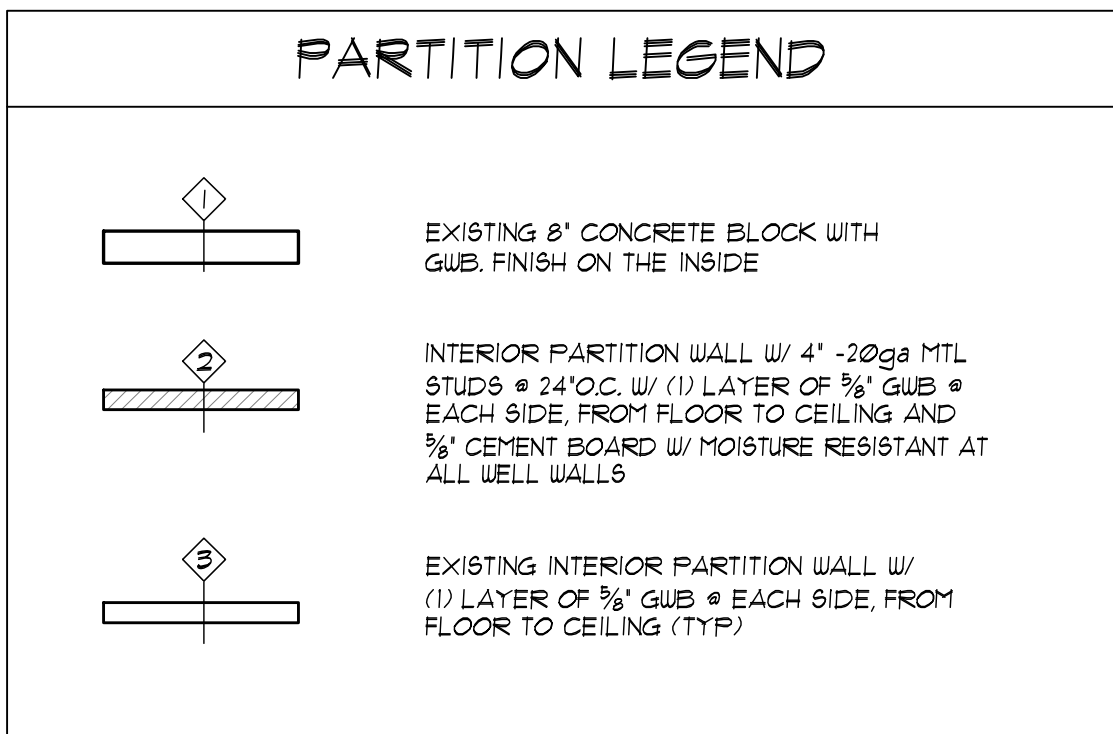
OWNER TO PROVIDE ONE (1) FIRE EXTINGUISHER 2A-40 BC TYPE FOR EACH 2,500 sq.ft. OF BUILDING AREA W/A 75' MAX TRAVEL DISTANCE, AS PER FBC 2023, NFPA 2021, TAGGED & MOUNTED @ 48" AFF. SEE FLOOR PLAN FOR LOCATIONS.

BUILDING IS PROTECTED BY AN EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM.

ALL INTERIOR FINISHES INCLUDING WALLS, PARTITIONS, CEILINGS & OTHER EXPOSED INTERIOR SURFACES, COMPRISING BOTH PLASTER, WOOD OR OTHER INTERIOR FINISH MATERIAL & ANY SURFACING MATERIAL SUCH AS PAINT OR WALL PAPER APPLIED THEREOF SHALL HAVE A FLAME SPREAD CLASSIFIED OF CLASS 'A' OR CLASS 'B' (AS PER IFPC 101 CHAPTER 10: 1023.4)

<u>OCCUPANT LOAD CALCULATIONS:</u>		
THE TOTAL AREA A OCCUPANT LOAD CALCULATIONS ARE AS FOLLOWS (AS PER FFPC(8TH) 101- TABLE T3.12):		
<u>PROPOSED AREA:</u>	<u>SQUARE FOOTAGE:</u>	<u>OCCUPANT LOAD:</u>
FLEX UNIT	2,192 sq.ft. / 200 (gross)	11 OCCUPANTS
A/C CLOSET	55 sq.ft. / 300 (gross)	1 OCCUPANTS
TOTAL		12 OCCUPANTS

<u>OCCUPANT LOAD FBC 2023:</u>		
F.B.C. SECTION 1004, TABLE 1004.5		
FLEX UNIT	2,192 sq.ft. / 200 (gross)	11 OCCUPANTS
A/C CLOSET	55 sq.ft. / 300 (gross)	1 OCCUPANTS
TOTAL OCC. LOAD		= 12 OCCUPANTS



SUN SHADE DEVICE - POURED
CONCRETE DECORATIVE EYEBROW
(ABOVE)

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

SHEET TITLE

EXISTING
3RD FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION

1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
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8	8	8	8
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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

A-2.0

SCALE: 1/4" = 1'-0"



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



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



PROJECT TITLE

**EXISTING
ELEVATIONS**

REVISIONS		
No.	DATE	DESCRIPTION

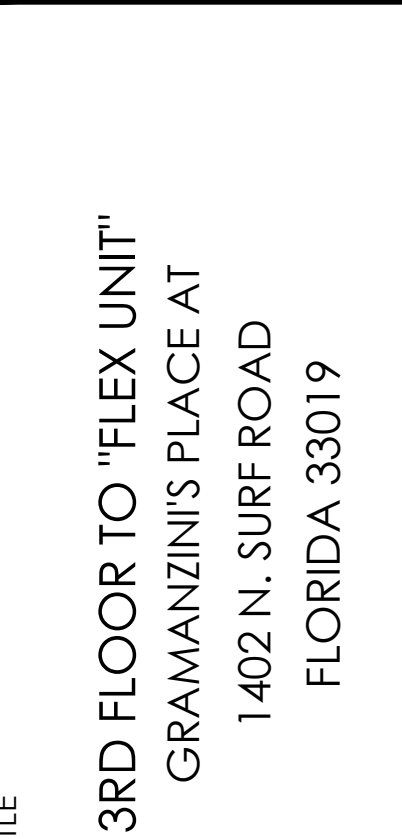
[illegible]

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

A-3.0



SHEET III.E

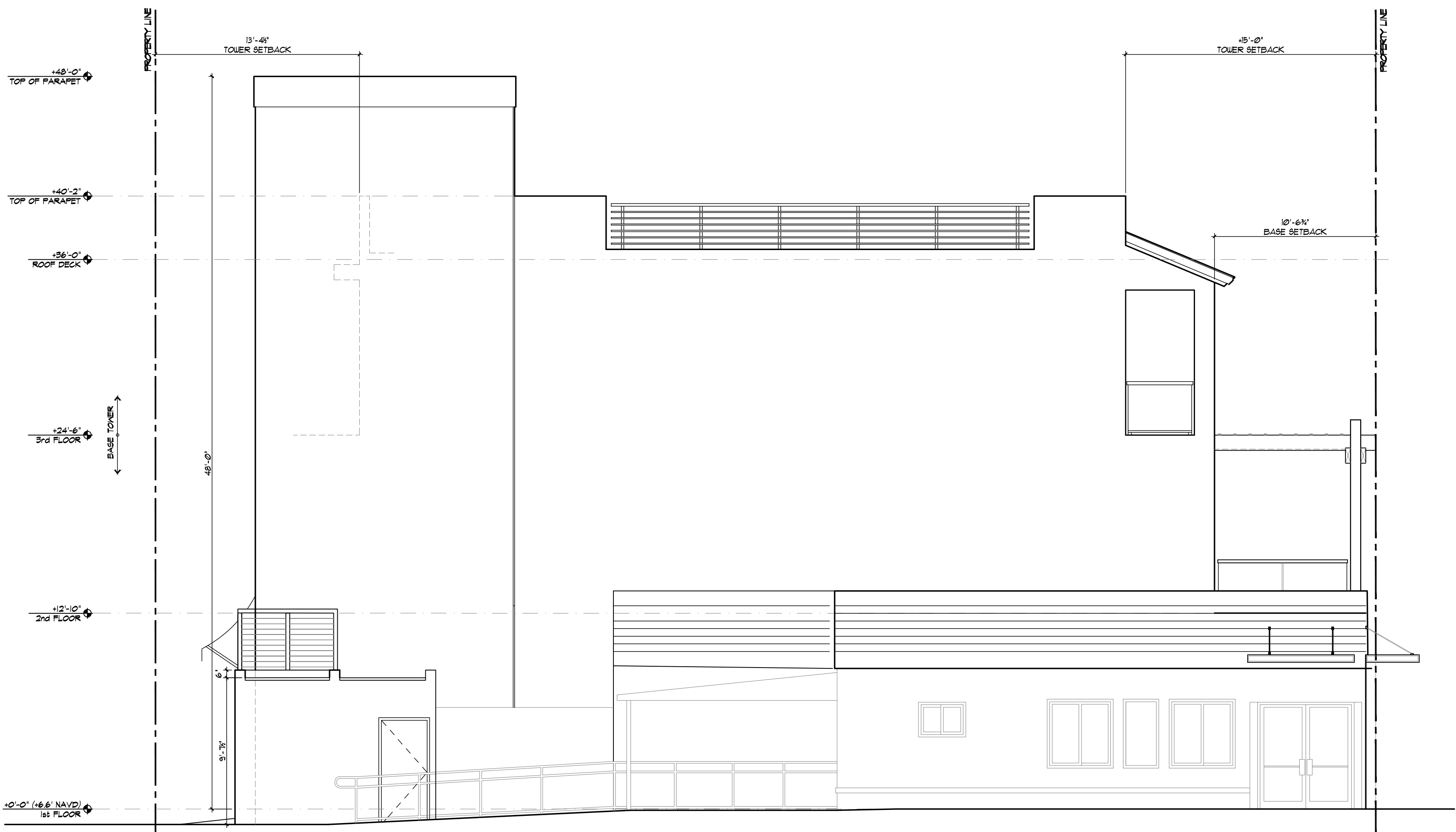
EXISTING
ELEVATIONS

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

A-4.0



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

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



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

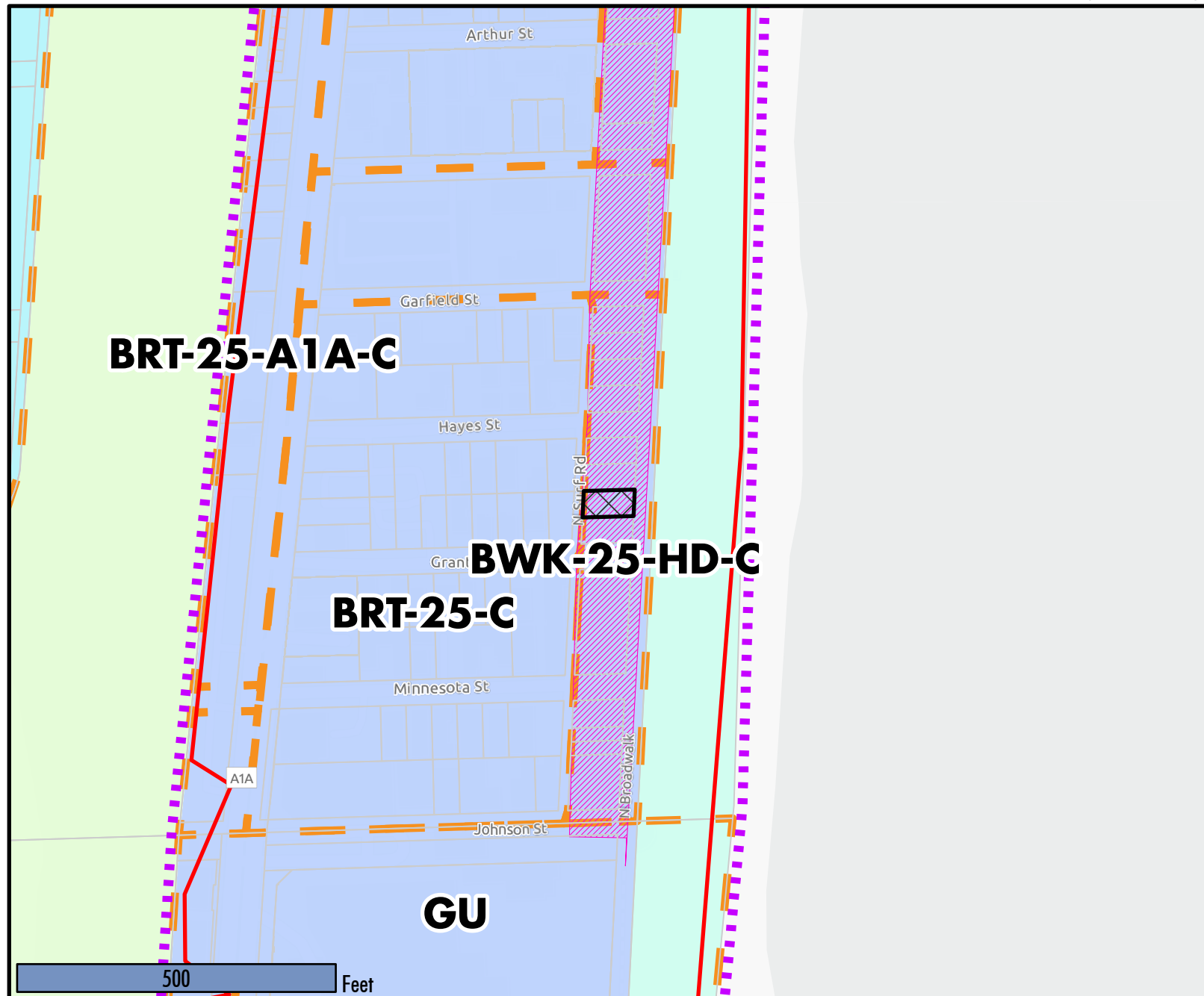
Joseph B. Kaller & Associates, P.A.

ATTACHMENT “B”

LOCATION MAP

26-F-07

1402 N Surf Rd.
folio(s): 514212010612



LEGEND

LAND USE

- GENERAL BUSINESS
- OPEN SPACE AND RECREATION
- INTRACOASTAL WATERWAY
- CONSERVATION

COASTAL HIGH HAZARD AREA

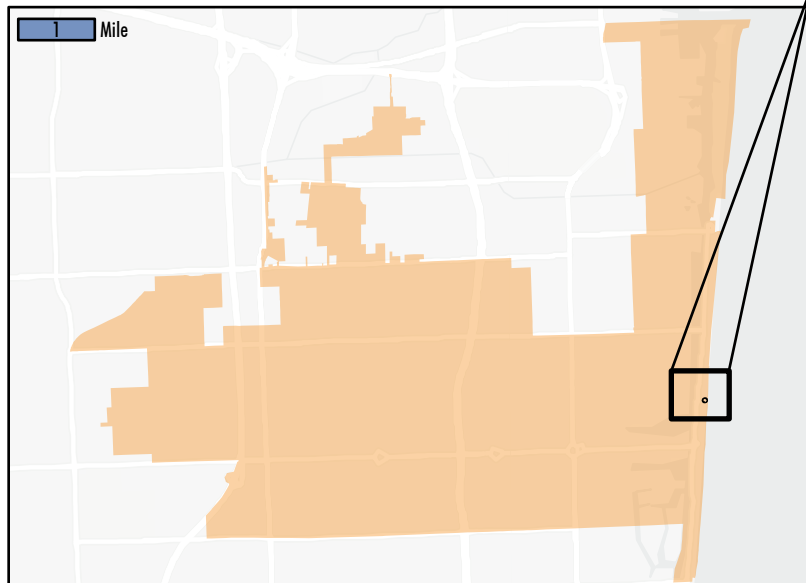
CRA

HISTORIC DISTRICT

ZONING

PARCELS

SUBJECT SITE



ATTACHMENT “C”

UNIFIED FLEXIBILITY ZONE TABLE

CITY OF HOLLYWOOD UNIFIED FLEXIBILITY ZONE TRACKING

As of 12/18/2025

File Name	Approval Date	Applicant	Project Type	Folio	Area (sq ft)	Project Location	Longitude	Latitude	Resolution #	Permit #	CO Issued?	# of Flex Units	# of Reserve Units
25-T-38	7/2/2025	City of Hollywood	Allocation of Flex Units to RAC			Regional Activity Center			R-2025-253			1000	
25-FV-24	2/4/2026	Robert L Ordway Living Trust	Allocation of one (1) Flex Unit	514213012050		300 Arizona St						1	
26-F-06	4/13/2026	Angelo Gramanzini	Allocation of one (1) Flex Unit	514212010612		1402 N Surf Rd							

Unified Flexibility Units as of May 2, 2023	AVAILABLE UNITS
	4887
Remaining:	3886

ATTACHMENT "D"

RESOLUTION NO. 09-DPV-39B

RESOLUTION NO. 09-DPV-39b

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
AND
HISTORIC PRESERVATION BOARD

A RESOLUTION OF THE CITY OF HOLLYWOOD JOINT PLANNING AND DEVELOPMENT BOARD/HISTORIC PRESERVATION BOARD CONSIDERING THE REQUEST FOR VARIANCES, A CERTIFICATE OF APPROPRIATENESS FOR DESIGN, AND SITE PLAN FOR THE CONSTRUCTION OF AN APPROXIMATE 7,200 SQ. FT. COMMERCIAL BUILDING (RESTAURANT) TO BE LOCATED AT 1402 N. SURF ROAD, HOLLYWOOD, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

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

WHEREAS, on February 28, 2012, the Planning Board and Historic Preservation Board met and held a joint advertised public hearing to consider Angelo R. Gramanzini's (the "Applicant") initial request for the construction of an approximate 6,900 square foot commercial building (restaurant) and adopted Board Resolution No. 09-CPV-39, which granted a variance, a certificate of appropriateness for design and site plan with conditions for the property located at 1402 N. Surf Road, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, on March 13, 2014, the Planning Board and Historic Preservation Board met and held a joint advertised public hearing to consider the Applicant's request for an extension of the previously approved variance, certificate of appropriateness for design and site plan, and approved the extension request pursuant to Board Resolution No. 09-CDPV-39a; and

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

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

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

WHEREAS, in accordance with Section 5.3.1.2. of the Zoning and Land Development Regulations, a joint meeting of the Planning and Development Board and Historic Preservation Board is required for projects located in an Historic District that requires Site Plan approval and a Certificate of Appropriateness of Design; and

WHEREAS, the Applicant applied for modifications to the approved project which require two (2) Variances, approval of a Certificate of Appropriateness for Design and Site Plan for the construction of an approximate 7,200 square foot restaurant located at 1402 N. Surf Road; and

WHEREAS, the Assistant Director of the Department of Planning and Associate Planner, following and analysis of the application and its associated documents have determined that the request for a Variance to waive the required Surf Road tower setback of 15 feet to allow 10 feet, does meet the criteria set forth in Section 5.3.F. (1) of the Zoning and Land Development Regulations and have therefore recommended approval with the following conditions:

- (1) The gates on the first floor must remain decorative to maintain the style and design of the ground level; and
- (2) The Variance is only valid in conjunction with the current Site Plan proposal dated February 20, 2015, and in the event that Site Plan is amended, new Variances must be reapplied for.

; and

WHEREAS, the Assistant Director of the Department of Planning and Associate Planner, following and analysis of the application and its associated documents have determined that the request for a Variance to waive the required Broadwalk base setback of 10 feet to allow 0 feet, does meet the criteria set forth in Section 5.3.F. (1) of the Zoning and Land Development Regulations and have therefore recommended approval with the following conditions:

- (1) The gates on the first floor must remain decorative to maintain the style and design of the ground level; and
- (2) The Variance is only valid in conjunction with the current Site

Plan proposal dated February 20, 2015, and in the event that Site Plan is amended, new Variances must be reapplied for.

; and

WHEREAS, the Assistant Director of Planning and Development Services, the Planning Manager and the Associate Planner, following an analysis of the application and its associated documents have determined that the Certificate of Appropriateness for Design does meet the following criteria of integrity of location, design, setting, materials, workmanship and association as set forth in Section 5.5 F. of the Zoning and Land Development Regulations and have therefore recommended approval with the following conditions:

- (1) The Applicant shall work with Staff to incorporate design/architectural features on the north elevation to avoid blank walls prior to submittal of a building permit; and
- (2) The gates on the first floor must remain decorative to maintain the style and design of the ground level.

; and

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

- (1) The third floor shall be limited to storage use only unless required parking is provided for any other use; and
- (2) That the Applicant shall submit a Unity of Title, in a form acceptable to the City Attorney's Office, prior to the issuance of any building permits which shall be recorded by the City of Hollywood in the Public Records of Broward County, Florida prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

; and

WHEREAS, on March 12, 2015, an advertised public hearing of the joint meeting of the Planning and Development Board and Historic Preservation Board ("Joint Board") was held to consider the Applicant's request; and

WHEREAS, the Joint Board reviewed the application for the two (2) Variances and determined the following:

(1) As to the Variance request to waive 5 feet of the required 15 feet Surf Road tower setback, the Variance request does meet the criteria set forth in Section 5.3.F.1. of the Zoning and Land Development Regulation and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;
- b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;
- c) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City;
- d) That the need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

:

(2) As to the Variance request to waive 10 feet of the required 10 feet Broadwalk base setback, the Variance request does meet the criteria set forth in Section 5.3.F.1. of the Zoning and Land Development Regulation with Staff's conditions, and made the following findings:

- a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;
- b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;
- c) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time,

the applicable Neighborhood Plan and all other similar plans adopted by the City;

- d) That the need for the requested Variance is not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

WHEREAS, the Joint Board reviewed the application and the Department of Planning's staff report, and considered staff's conditions, and made the following finding: That the request for a Certificate of Appropriateness for Design to construct an approximate 7,200 square foot commercial (restaurant) located at 2001 Hollywood Boulevard does meet the criteria set forth in Section 5.5.F. of the Zoning and Land Development Regulations with the following conditions:

- (1) The Applicant shall work with Staff to incorporate design/architectural features on the north elevation to avoid blank walls prior to submittal of a building permit; and
- (2) The gates on the first floor must remain decorative to maintain the style and design of the ground level.

; and

WHEREAS, the Joint Board reviewed the application and the staff's report and the Technical Advisory Committee's recommendation with a condition for the approval of the Site Plan and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, and have determined that the Site Plan standards have been met with the following conditions:

- (1) The third floor shall be limited to storage use only unless required parking is provided for any other use; and
- (2) That the Applicant shall submit a Unity of Title, in a form acceptable to the City Attorney's Office, prior to the issuance of any building permits which shall be recorded by the City of Hollywood in the Public Records of Broward County, Florida prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

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

Section 1: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property located at 1402 N.Surf Road, to waive 5 feet of the required 15 feet Surf Road tower setback to allow a 10 foot setback for the subject property, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved with the following conditions:**

- (a) The gates on the first floor must remain decorative to maintain the style and design of the ground level; and
- (b) The Variance is only valid in conjunction with the current Site Plan proposal dated February 20, 2015, and in the event that Site Plan is amended, new Variances must be reapplied for.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property located at 1402 N.Surf Road, to waive 10 feet of the required 10 foot Broadwalk base setback to allow for a 0 foot setback for the subject property, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved with the following conditions:**

- (a) The gates on the first floor must remain decorative to maintain the style and design of the ground level; and
- (b) The Variance is only valid in conjunction with the current Site Plan proposal dated February 20, 2015, and in the event that Site Plan is amended, new Variances must be reapplied for.

Section 3: That following review of the Staff Summary Report, the application, supporting documents, materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the criteria set forth herein for approving/denying a Certificate of Appropriateness for Design for the property located at 2001 Hollywood Boulevard, the Board finds that the necessary criteria have been met, and the Certificate of Appropriateness for Design is hereby **approved with the following conditions:**

- (a) The Applicant shall work with Staff to incorporate design/architectural features on the north elevation to avoid blank walls prior to submittal of a building permit; and

- (b) The gates on the first floor must remain decorative to maintain the style and design of the ground level.

Section 4: That, following review of the Staff Summary Report, the application, supporting documents, materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site is hereby **approved with the following conditions:**

- (a) The third floor shall be limited to storage use only unless required parking is provided for any other use; and
- (b) That the Applicant shall submit a Unity of Title, in a form acceptable to the City Attorney's Office, prior to the issuance of any building permits which shall be recorded by the City of Hollywood in the Public Records of Broward County, Florida prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

Section 5: That both Variances shall become null and void unless the Applicant has applied for all applicable building or other permits(s) or license(s) within 24 months of the Board's approval. Said 24 months shall commence upon passage and adoption of this Resolution.

Section 6: That, the Applicant shall have up to 24 months from the date of this Certificate of Appropriateness for Design approval to apply for all necessary building permits or licenses required to proceed with this project. Failure to apply for said building permits or licenses within the time period shall render all Joint Board approvals null and void.

Section 7: That, the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

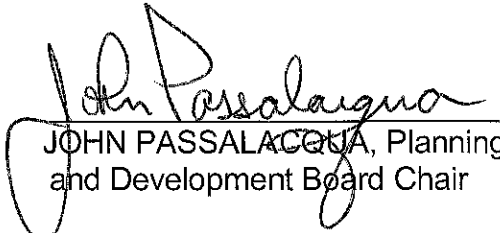
RESOLUTION NO. 09-DPV-39b OF THE JOINT PLANNING AND DEVELOPMENT BOARD AND HISTORIC PRESERVATION BOARD RELATING TO 1402 N. SURF ROAD (2015)

Section 8: That the Department of Planning is hereby directed to forward a copy of this resolution to the applicant and the owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the public records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 12th DAY OF MARCH, 2015.

RENDERED THIS 13 DAY OF April, 2015.


TERRY CANTRELL, Historic Preservation
Board Chair


JOHN PASSALACQUA, Planning
and Development Board Chair

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


DEBRA REESE, BOARD COUNSEL