

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

DATE: November 10, 2025 **FILE:** 24-V-61

TO: Planning and Development Board

VIA: Anand Balram, Assistant Director/Chief Planner

FROM: Adrian Montoya, Planner II

SUBJECT: Variance request to reduce the front yard setback from 25 feet to 10 feet in the RS-8 Single Family District for the property located at 5441 Estate Oak Circle.

REQUEST:

Variance request to seek relief from Section 4.1(C) of the City of Hollywood's Zoning and Land Development Regulations to reduce the front yard setback from twenty-five (25) feet to ten (10) feet in a Single Family District (RS-8) for the property located at 5441 Estate Oak Circle.

RECOMMENDATION:

Variance: To be determined by the Board.

BACKGROUND

The subject property consists of the parcel located at 5441 Estate Oak Circle (Folio No. 5042-31-19-0930). The site is zoned Single Family District (RS-8) and has a land use designation of Low Residential (LRES) on the City's Future Land Use Map. The property is approximately 0.35 acres in size, was built in 1997, and purchased by the current owner in 2016.

REQUEST

The applicant requests a variance to reduce the front yard setback from twenty-five (25) feet to 10 feet (10) for the property located at 5441 Estate Oak Circle. Within the RS-8 zoning district, a 25-foot front yard setback is required. The applicant requests a variance to allow an addition that would reduce the setback by 15 feet, resulting in a 10-foot front yard setback from the eastern lot line.

The owner is proposing an addition at the front of the property to expand the ground-floor garage and create a playroom and office area on the second floor. The lot's irregular shape and curved front lot line may create design constraints that contribute to the applicant's request for a variance.

Staff reviewed the request and notes that the proposed addition does not alter the character of the neighborhood or create adverse impacts on surrounding properties and may therefore be considered at the discretion of the Board.

PROJECT DATA

Owner/Applicant:	Knight Law PA on behalf of Avidan J & Melissa Frommer
Address/Location:	5441 Estate Oak Circle
Net Area of Property:	15,163 sq. ft. (0.35 acres)
Land Use:	Low Residential (LRES)
Zoning:	Single Family District (RS-8)
Existing Use of Land:	Residential
Year Structure Built:	1997 (Broward County Property Appraiser)

ADJACENT LAND USE

North:	Low Residential (LRES)
South:	Low Residential (LRES)
East:	Open Space and Recreation (OSR)
West:	City of Dania Beach

ADJACENT ZONING

North:	Planned Development (PD)
South:	Single Family District (RS-8)
East:	Open Space (OS)
West:	City of Dania Beach

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The goal of the Land Use Element of the Comprehensive Plan is to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property. Granting the variance will allow the owner to expand the existing garage's footprint and add livable space on a secondary floor despite zoning setbacks typically applied to the property's designated front yard. This adjustment accommodates the lot's unique orientation, enabling the applicant to make reasonable home improvements while staying as close as possible to the zoning district's intentions. The applicant has demonstrated a good faith effort to comply with the Zoning and Land Development Regulations, and the encroachment into the front yard setback does not undermine the Goals, Objectives, and Policies of the Comprehensive Plan.

The project is consistent with the Comprehensive Plan based on the following Objective and Policy:

Objective 4: Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.

Policy 4.9: Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 7, defined by Dania Beach to the east and west, Sheridan Street to the south, and Port 95 Commerce Park to the north. This area includes the residential neighborhoods of Maple Ridge, Oakridge, and Emerald Hills within its boundaries. The proposed project is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies.

Guiding Principle: *Preserve stable single-family neighborhoods while providing alternative housing options that will meet the needs of all residents in the City of Hollywood.*

Policy CW.15: *Place a priority on protecting, preserving, and enhancing residential neighborhoods.*

Policy CW.91: *Emphasize programs which increase housing values.*

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 1: Variance to seek relief from Section 4.1(C) of the City of Hollywood's Zoning and Land Development Regulations to reduce the front yard setback from twenty-five (25) feet to ten (10) feet.

CRITERIA 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 and purpose of establishing minimum frontage setbacks in general is to ensure a uniform appearance of the neighborhood.

Additionally, because the lot in question is situated along a corner with no neighboring properties near the proposed setback reduction, there will not be damage to the appearance or environment of the neighborhood.

FINDING: Consistent.

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

ANALYSIS: The subject property is located within the Single Family District (RS-8), intended for larger lot sizes and larger homes. The requested variance to the frontage setback is compatible with the area because it provides an enclosed garage consistent with the existing design principles of the area and will result in improved curb appeal by limiting visibility of parked vehicles to the front of the property and to the neighboring property. The granting of this variance will

provide an improvement to the community by improving the exterior aesthetics of this property.

FINDING: Consistent.

CRITERIA 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 variance is consistent with Objective 8 of the City of Hollywood Comprehensive Plan's Housing Element which states: "to provide a more balanced supply of housing by increasing the supply of single-family homes and rental units having three or more bedrooms." The existing structure on the property is a single-family home having three or more bedrooms, and allowing a variance that increases the property's value and attractiveness by creating an enclosed garage space is in furtherance of this goal.

FINDING: Consistent.

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

ANALYSIS: The subject property is irregularly shaped, located on a curve, and the existing dwelling structure is located at approximately twenty-nine feet from the front lot line. The minimum size requirements for a two-car space garage is twenty-one feet wide by nineteen feet long, as required by Section 4.1(D) of the City's Zoning and Land Development Regulations. The applicant states in order to meet the development standards for a two-car garage, a variance is required to encroach into the front yard setback.

Despite this analysis, the existing structure contains an enclosed garage that is compliant with front yard setback regulations. As such, staff cannot determine if the addition is economically based or self-imposed.

FINDING: Inconclusive.

CRITERIA 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.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Map