

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

DATE: September 10, 2024 **FILE:** 22-C-39a

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planner III

SUBJECT: Balada Eventos E Producoes LLC. Requests approval of a Certificate of Appropriateness for Design for exterior alterations to an existing single-family home at 914 S. Southlake Drive within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design for exterior alterations to an existing single-family home located within the Lakes Area Historic Resource Listing District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Staff recommends approval.

BACKGROUND

The existing two-story home was constructed in 1994 based on Broward County Property Appraiser records. The original house was built on a vacant lot and contains 7,759 square feet under air. The lot is surrounded by the intercoastal on the north and east sides (Southlake) and two adjacent lots on the west and south sides respectively. Some of the amenities of this residence are a swimming pool, a tennis court, a gazebo, and some outdoor covered areas. The main and only entrance to this lot is located between South Southlake Drive and 9th Avenue.

The subject property was considered by the Historic Preservation Board on November 7th, 2022, for a Certificate of Appropriateness for Demolition and a Certificate of Appropriateness for Design. The proposed project was approved by the Board. The property was sold in 2024. The new owner will keep the main structure of the house, the pool and tennis court, but exterior and interior alterations, as well as site improvements are proposed.

REQUEST

The Applicant requests a Certificate of Appropriateness for Design for exterior alterations of the existing two-story single-family home. The existing finished floor elevation (FFE) of the house is currently below the Federal Emergency Management Agency's Base Floor Elevation (FEMA BFE). The scope of work, including exterior and interior alterations, will require the house to comply with FEMA regulations.

The existing house sits on a wide lot and is centered on the site. The new contemporary style aims to introduce a more functional layout by making interior and exterior alterations while simultaneously maintaining a unified design. The Applicant is keeping the two-story home with common areas on the first level, big living and dining areas, two kitchens, a game room, a guest room, an outdoor patio, a pool and a tennis court. The second floor has four bedrooms, three bathrooms, an office and a long terrace wrapping around the bedrooms to maximize the view to the intracoastal. Required parking for the home will be provided via a driveway and a two-car garage. The driveway is accessed from Southlake Drive. The home meets all applicable requirements including setbacks, height, and approximately 40% green area.

The proposed materials are compatible and consistent in quality, color, texture, finish, and dimension to other homes in the historic district. The design utilizes a warm palette of wood, stone, concrete, and glass. Additionally, the proposed landscaping will enhance the ambience achieved by the home's design, allowing for shade, visibility and framing of the property.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing, and location for all properties within the district. The proposed home is consistent with the character of the Lakes Area Historic Multiple Resource Listing District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Balada Eventos E Producoes LLC
Address/Location:	914 South Southlake Drive
Size of Property:	48,650 sq. ft. (1.12 acres)
Present Zoning:	Single-Family Residential (RS-9) Lakes Area Multiple Resource Listing District (HMPRL0D-1)
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1994 (BCPA)

ADJACENT ZONING

North:	Government Use (GU)
South:	Single-Family Residential District (RS-9) Lakes Area Multiple Resource Listing District (HMPRL0D-1)
East:	Government Use (GU)
West:	Single-Family Residential District (RS-9) Lakes Area Multiple Resource Listing District (HMPRL0D-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property.*

The proposed design is consistent with the scale and massing of the adjacent neighborhood, while allowing the Applicant to maximize the living area of their property. By allowing the Applicant to make interior and exterior alterations to the existing house, the City accomplishes the desired reinvestment in the Lakes Area Historic Multiple Resource Listing District.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed alterations and improvements are sensitive to the character of the Historic Lakes Section through its design which possess similar characteristics to existing structures in the surrounding neighborhood.

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

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

The CWMP also states *the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements.* The project has minimal impact on the current streetscape.

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

The existing two-story home was constructed in 1994. It is of Mediterranean style and does not represent any period of significant architectural style described in the Design Guidelines. The proposed design is consistent with the architectural features described in the Design Guidelines for Historic Properties and Districts and enforced by the Historic Preservation Board. Therefore, it will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

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

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state “...retain distinctive features such as size, mass, color, and materials of buildings.” The Applicant’s intent is to keep the main structure of the house and make interior and exterior alterations to maximize the livable space and take advantage of the location facing Southlake while complying with Zoning and State regulations.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourage alterations and rehabilitation to be compatible with the existing house regarding the scale, materials, texture and color. The proposed design will provide a similar mass composition compared to the existing building but will refresh the site with a newer and more contemporary appeal, similar to other residences around the neighborhood. The proposed design is a cohesive and well-defined architectural style.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: As stated in the Design Guidelines, “...setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood.” The alterations as proposed demonstrate compatibility with the neighborhood and do not disrupt the character of the surrounding area. The proposed new design and other improvements further the compatibility of the home within the Lakes Historic District and surrounding homes.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, exterior materials should be compatible in quality, color, texture, finish, and dimension to those that are in the historic district. The design of the proposed improvements utilizes a warm palette with simplified design elements such as stucco, stone, glass, wood, and aluminum. The proposed architecture is consistent with other contemporary home designs within the district. Additionally, the proposed landscaping will enhance the ambience achieved by the home’s design. Allowing shade, visibility and framing of the property.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. Materials of the addition are sensitive in design and nature to the home and adjacent properties. The new design of the existing home is consistent with current workmanship styles and methods.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *“Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.”* Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Map