

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

DATE: November 10, 2025 **FILE:** 25-CV-69

TO: Historic Preservation Board

VIA: Anand Balram, Assistant Director/ Chief Planner

FROM: Carmen Diaz, Planner III

SUBJECT: Chiquita Properties LLC requests a Certificate of Appropriateness for Design for an addition to an existing commercial building, and Variances to Section 4.6.C(b)(4) of the Zoning and Land Development Regulations to reduce the required building setbacks on the south and north side of the new building located within the Hollywood Beach Historic Overlay District.

REQUEST

Variance 1: To reduce the required north building setback from 5'-0" to 0'-0".
Variance 2: To reduce the required south building setback from 10'-0" to 2'-2".
Certificate of Appropriateness for Design for an addition to an existing commercial building.

RECOMMENDATION

Variance 1: Approval

Variance 2: Approval with the following conditions:

1. Prior to the issuance of building permit, the Applicant shall submit a plan of action to identify and restore all damage to the public right-of-way resulting from ongoing construction associated with the original site plan approval (18-CV-41). The plan shall be reviewed and approved to the satisfaction of the Executive Director of the Community Redevelopment Agency or designee and the City Engineer.
2. Prior to the issuance of a Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO), the Applicant shall complete all right-of-way restoration work in accordance with the approved plan, outline in condition #1, to the satisfaction of the Director of Community Redevelopment Agency and the City Engineer.

Design: To be determined by the Board, if the variances are approved.

If the Design is approved, the following conditions apply:

1. Prior to the submission of building permits, the Design shall use elements and match as close as possible to the architectural design submittal made on October 20, 2025.
2. Prior to the submission of building permits, the applicant shall provide articulation on the north façade. Zoning and Land Development Regulations states no blank walls shall be permitted, Section 4.6.C(3)(a)

BACKGROUND

The Applicant requests a Certificate of Appropriateness for Design and Variances for modifications and an addition to an existing building. The building originally existed as a residential property built in the 1940s with a commercial bay on the ground floor, and a separate one-story commercial building and covered patio facing the Boardwalk.

The building has gone through several renovations. In 2019 an emergency partial demolition was carried out to remove a portion of the third floor of the original structure that was deemed unsafe by the Chief Building Official. A Certificate of Appropriateness for demolition was not a part of the request as the necessary demolitions had already been carried out due to safety concerns. This demolition was completed under building permit B19-103836.

In July 2020, the Applicant submitted an application for Certificate of Appropriateness for Design and Variance to remodel and convert the existing building into a four-story restaurant with a roof terrace. That request was approved by the Historic Preservation Board (18-CV-41) and the project later received a building permit, B20-104045 which was issued, and the building is still under construction.

The Applicant submitted a building permit for alteration to the front structure facing the Boardwalk, B22-105699. The permit is still open, and it was to make structural repairs to the roof and walls that had significant water damage, as well as rebuilding the deck.

REQUEST

Due to the additional work on the structure, the Applicant is requesting a modification of the previously approved Certificate of Appropriateness for Design to build an addition to the existing commercial building. Through the course of the review process, on the October 20, 2025 submittal, the applicant prepared a design concept that was strongly supported by staff and viewed as a positive contribution to the evolving character and long-term vision for Hollywood Beach and the Boardwalk. The current submission under consideration represents a lesser version of that concept and does not reflect the same level of design quality or public realm contribution as the earlier iteration. While the applicant has requested that the current proposal be considered for approval, staff continues to recommend the alternative design previously reviewed and endorsed. Should the Board concur with staff's recommendation, it is further recommended that a condition be included requiring the applicant to work with staff prior to building permit issuance to ensure that all accompanying plans and drawings are fully aligned with the intent and design quality of the approved alternative.

Based on the October 20, 2025 submittal, the design of the front building introduces a contemporary architectural expression characterized by clean lines, asymmetrical geometry, varied materials, and the prominent use of glass. The composition establishes a sense of openness and transparency, with the façade articulated through expansive windows and large ocean-facing balconies that foster a strong visual and physical connection between interior and exterior spaces. This approach is particularly appropriate given the site's proximity to the Boardwalk and the coastal context of the area.

Through an iterative design process, the applicant has worked collaboratively with City staff to refine the building's overall aesthetic and to ensure the architecture enhances the visual profile and character of the Boardwalk. The resulting design strikes a balance between contemporary design intent and contextual sensitivity, contributing positively to the pedestrian experience and the city's coastal identity.

Additionally, the proposal demonstrates responsiveness to FEMA regulations and best practices for coastal redevelopment by incorporating appropriate elevation, flood management, and resilient design strategies. Collectively, these refinements result in a cohesive and well-considered development that elevates the architectural quality of the site and reinforces the Broadwalk's role as a prominent civic and tourism destination within the City.

The proposal includes a request for two setback variances related to the new building addition. Specifically, the Applicant seeks to maintain the existing building setbacks on the north and south sides to accommodate the construction of a new ground-floor deck and the extension of the third-floor balcony. The proposed addition is designed to integrate seamlessly with the existing structure in both form and architectural character and is consistent with the surrounding built environment. Furthermore, the design complies with FEMA regulations and adheres to the applicable Historic Design Guidelines.

Owner/Applicant:	Chiquita Properties LLC
Address/Location:	1500 Broadwalk
Current Net Area of Property:	3,310 (0.07 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:	General Business (GBUS)
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:	Atlantic Ocean
West:	Beach Resort Commercial (BRT-25-C)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The 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 land owners to maximize the use of their property*. Redevelopment of this site will increase the availability of commercial uses and expand the mixture of uses in the area; serving the adjacent community as well as the region.

Policy 3.1: *Continue to encourage commercial and seasonal uses along Central Beach and prohibit any increase in the number of permanent residential dwelling units above that permitted by the adopted Comprehensive Plan.*

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

Objective 5: *Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas by promoting improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination.*

Policy 5.16: *Foster Economic Development through creative land use, zoning and development regulations, City services, and City policies.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The site is located within Sub-Area 4, Central Beach, which is bounded by Harrison Street to the south and Sherman Street to the north on the barrier island. The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City.

The City-Wide Master Plan recognizes the need for a mix of uses along the corridors. The proposed project is consistent with the City-Wide Master Plan based upon the following:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Guiding Principle: *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

Policy 4.5: *Promote the development of desired commercial uses in defined sector and pockets along the Broadwalk and Ocean Drive.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

Analysis of Criteria and Findings for Variances as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.5.J.1

Variance 1: **Variance to Section 4.6.C(b) of the ZLDR to reduce the required setback on the north side of the property from 5'-0" to 0'**

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 proposed deck and balcony will be constructed in alignment with the previous footprint. Due to the small lot sizes along the beachfront, many existing buildings encroach into required setback areas, and this site is no exception. The new design allows for an expansion of the ground-floor deck and service area, as well as the third-floor balcony, enhancing both functionality and

usability of the space. The balcony projection improves the upper-floor layout by utilizing sliding glass doors to create a stronger connection between indoor and outdoor areas, an approach that is consistent with design principles encouraged along the Boardwalk. Additionally, the proposed balcony projection is in keeping with similar architectural elements found throughout the district. Since the projection occurs above ground level, the original intent of the setback regulations, maintaining open space and pedestrian access at the ground plane is still respected.

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: Throughout the Boardwalk District, many existing properties were historically developed with minimal setbacks, often built directly up to or near property lines. This established development pattern reflects long-standing practices in this area of the City. The proposed project follows the existing building footprint; specifically, the extension of a deck and balcony, occurring above the ground floor. As such, the proposed design remains consistent with the character and scale of the surrounding built environment and maintains compatibility with the established development pattern in the district.

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.

ANALYSIS: The requested Variance would allow the property to be redeveloped as a commercial property which is in line with the intent and vision of the zoning district and comprehensive plan. The Variance provides an enhanced overall design while facilitating better functionality of certain aspects of the design, including the practical use of the balconies.

FINDING: Consistent

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

ANALYSIS: The requested Variance is not economically based or self-imposed but rather an effort to create a more compatible and logical extension to the existing non-conforming structure.

FINDING: Consistent

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.

ANALYSIS:	Not applicable
Variance 2:	Variance to Section 4.6.C(b) of the ZLDR to reduce the required setback on the south side of the property from 10'-0" to 2'-2"
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 new design remains compatible with the surrounding neighborhood and upholds the basic intent of the setback regulations. The south façade, which fronts a cross street, is subject to a 10-foot setback requirement. However, both the existing rear building and deck currently encroach into this setback and are legally non-conforming. The proposal seeks to follow this existing non-conforming setback by reconstructing the ground-floor deck and extending the third-floor balcony in alignment with the previous footprint. This approach preserves the established spatial relationship of the building to its surroundings and ensures consistency with adjacent properties.
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 requested Variance does not render the project a detriment to the community. In fact, allowing the vertical extension of the existing setback redevelopment of the property to accommodate a commercial use is feasible; which brings the property further into compatibility with the aims and goals of the comprehensive plan for this particular area.
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.
ANALYSIS:	The requested variance would facilitate the redevelopment of the property as a commercial use, consistent with the intent and vision of the applicable zoning district and the goals outlined in the Comprehensive Plan. The variance follows the existing building line on the north side and would allow for the extension of both the ground-floor deck and the third-floor balcony. Granting the variance supports the revitalization of the site and promotes active use, whereas denial could result in the retention of a deteriorating structure in need of substantial improvement, an outcome that would be contrary to the objectives of the Comprehensive Plan, which encourages reinvestment and the reduction of blight.
FINDING:	Consistent

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

ANALYSIS: Without the variance, the redevelopment of the property that is consistent with the previous development is not feasible. The lot is small, and the proposed deck has been reduced to comply with FEMA requirements, being outside the flood zone.

FINDING: Consistent

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.

ANALYSIS: Not applicable

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 5.5.F.1.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings*. The concept of scale pertains not only to the proportional relationship of building components to the pedestrian experience but also to their contextual relationship with adjacent structures, the streetscape, and the broader environment. The proposed design preserves a massing that aligns with the existing structure while introducing a refined, contemporary interpretation. The design contributes to an enhanced visual experience along the Boardwalk.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourage alterations and additions that are compatible with the existing building and the character of the surrounding neighborhood, particularly in terms of scale, materials, texture, and color. The design embraces a contemporary aesthetic, characterized by simple rectilinear lines with double height on the ground floor and projecting balconies that connect the existing structure to the new addition. This creates a dynamic composition of planar elements while revitalizing a building in need of significant rehabilitation.

FINDING: To be determined by the Board

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 proposed design demonstrates a successful compatibility between historic, modern, and contemporary architectural elements. The design is thoughtfully articulated, allowing for the inclusion of bold and interesting features without resulting in a building that feels overly intense or incompatible with the surrounding context.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design guidelines emphasize that materials play a crucial role in preserving the fabric and historic character of any district or property. Materials selected for new construction should be compatible in quality, color, texture, finish, and dimension with those found within the historic district. The proposed design incorporates materials such as concrete, stucco, wood composite walls, fixed louvers, glass, and stainless-steel railings. This selection aligns with the material palette commonly used in contemporary commercial buildings along the Boardwalk, ensuring consistency with the area's architectural character.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The proposed design is consistent with current workmanship styles and methods and does not imitate or copy any existing style or period while complying with all regulations and it fits within the neighborhood's character.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings... 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*. The proposed design is consistent and compatible with the surrounding areas.

FINDING: Consistent.

ATTACHMENTS

Attachment A: Application Package

Attachment B: Aerial map

Attachment C: Previous recorded resolution (18-CV-41)