

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

DATE: July 9, 2024 **FILE:** 20-V-18a

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planner III

SUBJECT: Hollywood Lakes 1345 LLC request a Variance to increase the allowable curb cut of the front and rear driveways for a single-family home located at 1345 Hollywood Boulevard, within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

Variance 1: Request to reduce the allowable curb cut in the front driveway from 30' (30%) to 33' (33%)
Variance 2: Request to reduce the allowable curb cut in the rear driveway from 30' (30%) to 32'-4" (32%)

STAFF'S RECOMMENDATION

Variance 1: To be determined by the Historic Preservation Board.
Variance 2: To be determined by the Historic Preservation Board.

BACKGROUND

The existing two-story home is an individually designated historic building and was constructed during the 1930's based on the Historic Lakes District Multiple Property Resource Listing. The house is a Mediterranean Revival style, which was conserved a strong influence for Joseph Young in the planning of early Hollywood. In a 1921 Miami Herald article, Young described this style as "semi-Spanish." Architects of the period utilized a creative mix of elements from historic styles including Gothic, Renaissance, and Baroque. Some of the defining characteristics of this house include the rough exterior wall stucco finish, multi-leveled tile roof, ornamental and an arch feature above the front porch and the front central window. There is an accessory building located on the eastern portion of rear of the property, demonstrating characteristics of Mediterranean Revival as well. Although there have been some alterations to the property since it was originally constructed, this house retains its historic architectural integrity.

The Applicant applied for a permit in 2018 with the City for interior and exterior renovations including site improvements to rehabilitate the historic structure. The exterior renovation included façade alterations

and the project went in front of the Historic Preservation Board (the Board) to request a Certificate of Appropriateness for Design. The Board approved the request on July 23rd, 2020.

REQUEST

Since the past Board approval, the applicant is requesting deviations from the past approval, which is the reason the Applicant is requesting two variances for the front and rear driveways. The first variance is related to the size of the front driveway. The applicant has decided to eliminate the pre-existing circular driveway and has established two rectangular driveways maintaining the existing aprons on Hollywood Boulevard but expanding the driveways. The Applicant has established two driveways on the front, one at 18' and another one at 15'. Both driveways exceed the 30% curb cut allowed by the Code of Ordinances 155.08. The allowable curb cut for this lot is 30' maximum and the Applicant has established a combined driveway width of 33' (33%).

The second variance is with respect to the rear driveway. The applicant has established a driveway that is 32'-4" (32%) and exceeds the maximum curb cut allowed, 30' (30%) based on the Code of Ordinances 155.08.

These requested variances do not detract from its existing architectural unity and offers compatible architectural and site elements that enhance the function of the home.

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:	Hollywood Lakes 1345 LLC
Address/Location:	1345 Hollywood Boulevard
Size of Property:	12,108 square feet (0.28 acres)
Present Zoning:	Single-Family Residential (RS-6)
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family
Year Built:	circa 1930

ADJACENT ZONING

North:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
South:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
East:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
West:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-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 and renovations are consistent with the scale and massing of the adjacent neighborhood; while allowing the Applicant to enhance the living area of his property. By allowing the Applicant to construct the addition and make other improvements, the City is accomplishing 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 addition, exterior renovations and site improvements are sensitive to the character of the Historic Lakes Section through its design which is similar 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.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Code of Ordinances, Section 155.08(H).

Variance #1: To increase the maximum allowed curb cut width percentage from 30% to 33% on the front driveway.

CRITERION 1: That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands.

ANALYSIS:	The intent and purpose of Sect. 155.08 (E) regarding curb cuts is to preserve traffic flow. The site is a historic designated house and the aprons on Hollywood Boulevard are existing however, the Applicant is expanding the driveways proposing two rectangular driveways and eliminating the existing circular driveway.
FINDING:	Consistent
CRITERION 2:	That a literal interpretation of the conditions set forth in this section would deprive the applicant of rights commonly enjoyed by other properties.
ANALYSIS:	The intent and purpose of Sect. 155.08 (E) regarding curb cuts is to preserve traffic flow. The site is a historic designated house and the aprons on Hollywood Boulevard are existing and the Applicant is expanding the driveways proposing two rectangular driveways and eliminating the existing circular driveway.
FINDING:	Consistent
CRITERION 3:	That the special conditions and circumstances do not result from actions of the Applicant; and
ANALYSIS:	The requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City. The two aprons on Hollywood Boulevard are existing however the Applicant decided to expand the two curb cuts from 30 feet to 33 feet. While the request does result from the actions of the applicant the condition requested is not offence to the preservation of the historic structure.
FINDING:	Inconsistent
CRITERION 4:	That the granting of the variance requested will not confer on the applicant any special privilege that is denied by this section to other lands. No pre-existing conditions on neighboring land which are contrary to this section shall be considered grounds for the issuance of a variance.
ANALYSIS:	Allowing the curb cut to increase from 30 feet to 33 feet will not confer onto the applicant any special privilege so long as the justification for said variance demonstrates consistency with the criteria.
FINDING:	Consistent.
Variance #2:	To increase the maximum allowed curb cut width percentage from 30% to 32% on the rear driveway.
CRITERION 1:	That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands.

ANALYSIS: The intent and purpose of Sect. 155.08 (E) regarding curb cuts is to preserve traffic flow. The site is a historically designated house. The Applicant has done several improvements to the historic building and the site, including two driveways in the front and one driveway in the rear.

FINDING: Consistent

CRITERION 2: That a literal interpretation of the conditions set forth in this section would deprive the applicant of rights commonly enjoyed by other properties.

ANALYSIS: The intent and purpose of Sect. 155.08 (E) regarding curb cuts is to preserve traffic flow. The City requests Applicants to comply when providing new driveways. The rear driveway was existing and complied with the Code of Ordinances. The driveway was expanded to create more parking.

FINDING: Consistent

CRITERION 3: That the special conditions and circumstances do not result from actions of the Applicant; and

ANALYSIS: The requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City. The proposed driveway on the rear exceeding the 30% curb cut is an action imposed by the Applicant. While the request does result from the actions of the applicant the condition requested is not offence to the preservation of the historic structure.

FINDING: Inconsistent

CRITERION 4: That the granting of the variances requested will not confer on the applicant any special privilege that is denied by this section to other lands. No pre-existing conditions on neighboring land which are contrary to this section shall be considered grounds for the issuance of a variance.

ANALYSIS: Allowing the curb cut to increase from 30 feet to 32 feet will not confer onto the applicant any special privilege so long as the justification for said variance demonstrates consistency with the criteria.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Photograph