

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

**DATE:** September 9, 2025 **FILE:** 25-CV-04

**TO:** Historic Preservation Board

**VIA:** Anand Balram, Assistant Director/Chief Planner

**FROM:** Reginald White, MPA, Planner III

**SUBJECT:** Request for a Certificate of Appropriateness for Design and Variance request to Article 4.1C of the Zoning and Land Development Regulations pertaining to the aggregate side setback for a 2nd story addition with renovations of an existing single-family home located at 828 South Southlake Drive within the Hollywood Lakes Multiple Resource Listing District.

**APPLICANT'S REQUEST**

Request for a Certificate of Appropriateness for Design and variance request for the side setback for a 2nd story addition with renovations of an existing single-family home located at 828 South Southlake Drive within the Hollywood Lakes Multiple Listing District.

**STAFF'S RECOMMENDATION**

Approval of Variance - The reduction of the minimum combined side setback requirement of 25% (15'-6") of the lot's net width (62.50 ft); per the City of Hollywood's Land Development Code Section 4.1(D); to a proposed combined side setback of 15'-1" (24% of the lot's net width). This proposed reduction and extension is being requested to allow the use of the existing eastern wall of the property, which is located 7'5" from the eastern property line, while providing the minimum side setbacks on the western property line.

Certificate of Appropriateness for Design: Approved if Variance requests are granted.

## **BACKGROUND**

The existing one-story home was constructed in 1960, according to the Broward County Property Appraiser. The house was built on a lot containing approximately 7,814 square feet that is zoned in the RS-6 zoning district and is surrounded by multiple single-family homes similar in scale. The existing house is approximately 2,341 square feet in size. The current main entrance to this lot is located on the south side of Southlake Drive. The applicants propose an addition to an existing single-family home, featuring interior and exterior renovations. The proposed renovations will remedy illegal construction concerning an unpermitted family room, an unpermitted bedroom, and other electrical and plumbing work done without a permit (Violation V23-05679).

## **REQUEST**

The Applicant requests a Certificate of Appropriateness for a 2nd-story addition with renovations of an existing single-family home, and a variance request to reduce the minimum required combined side setback.

Section 4.1(D) provides that properties within the RS-6 zoning district maintain a minimum setback of 7.5 feet per side with a total combined setback equal to 25% of the lot width. The requests pertains to the reduction of the minimum combined side setback requirement of 25% (15'-6") of the lot's net width (62.50 ft). The applicant is proposing a reduced combined side setback of 15'-1" (24% of the lot's net width) to maintain the existing building line on the east side of the property. The proposed second-floor addition is identical to the ground floor of the eastern building line of 7'5" and the expansion will maintain the side setbacks on the western building line of 7'-8".

The existing single-family home sits on a 62.50-foot-wide lot centered on the site, and the second-story addition will not encroach on the required side setback. The renovated home is proposed to include a Modern-Contemporary design with pure orthogonal geometries and volumetric elements. The proposed single-family home is a two-story home containing approximately 2,679 square feet, with the first level providing a living room, office space, dining area, and three bedrooms. The ground floor is covered with a combination of landscaping and driveway stone pavers that make up the driveway. The backyard features a pool with a covered terrace, a BBQ space, and a sitting area. The second floor consists of the master bedroom and bathroom. Required parking will be provided via a driveway accessible only from Southlake Drive. The proposed renovated home maintains compatibility with neighboring properties in terms of scale, rhythm, and spatial relationship.

The proposed materials are compatible and consistent in quality, color, texture, finish, and dimension with other previously approved structures with contemporary design in the historic district. The design proposes a warm palette of wood, grey porcelain tile, bronze aluminum glass screening, and a smooth stucco finish, providing a sophisticated look. Additionally, the proposed landscaping will enhance the ambiance 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 compatibility with its scale and massing.

## SITE BACKGROUND

<b>Applicant/Owner:</b>	Mike Ariss
<b>Address/Location:</b>	828 South Southlake Drive
<b>Size of Property:</b>	7,814 sq. ft. (0.18 acres)
<b>Present Zoning:</b>	Single-Family Residential (RS-6)
<b>Present Land Use:</b>	Low Residential (LRES)
<b>Present Use of Land:</b>	Single Family
<b>Year Built:</b>	1960 (BCPA)

## ADJACENT ZONING

<b>North:</b>	Single-Family Residential District (RS-6)
<b>South:</b>	Single-Family Residential District (RS-9)
<b>East:</b>	Single-Family Residential District (RS-6)
<b>West:</b>	Single-Family Residential District (RS-6)

## 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.

## 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 new house and improvements are sensitive to the character of the Historic Lakes Section through its design which possesses 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 one-story home was constructed in 1960. It is a ranch style home dating back to the Post War Modern era between 1946 and 1960 that is described in the City of Hollywood's design guidelines for the Historic District. The applicant proposes exterior and interior renovations, as well as a second story addition that 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 Findings for a Variance** as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

**CRITERIA 1:** That the requested Variances maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

**ANALYSIS:** The property is located in the Hollywood Lakes District on the southern side of South Lake close to the Intracoastal Waterway, built in 1960 as a One-Story Single family home sits alongside its respective residential zoning; and it was legally built under old regulations, but now doesn't meet the current zoning requirements since it has existing non-conforming side yard setbacks. However, even though the project maintains both East setback (7'-5") and West setback (7'-8"), it does not break the visual harmony and the historic character of the house, and also preserves the appearance of the block.

**FINDING:** Consistent.

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

**ANALYSIS:** The home's current placement is compatible with neighboring properties and consistent with the overall built environment of the district, many of which also feature similar historic setbacks. The variance does not introduce any incompatible land use, nor does it alter the single-family residential nature of the area. Granting the variance will not be detrimental to the community but rather will help preserve the visual continuity and charm of the neighborhood. Both the

existing house and the addition on the 2nd floor don't negatively impact neighbors or the overall look of the area.

**FINDING:** Consistent.

**CRITERIA 3:** That the requested Variances are 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 request is consistent with the City's Comprehensive Plan, particularly in promoting the preservation of historic structures and neighborhoods. It supports goals related to maintaining community character, encouraging reinvestment in historic districts, and allowing reasonable use of historically significant properties. By maintaining the original setbacks, we ensure the home remains a viable, contributing structure within the historic district.

**FINDING:** Consistent.

**CRITERIA 4:** That the need for the requested Variances are not economically based or self-imposed.

**ANALYSIS:** The need for this variance is not economically driven nor self-imposed. The structure was built with the current setbacks prior to the implementation of more restrictive zoning regulations. The applicant is seeking to maintain the existing footprint rather than expand or redevelop. The request is strictly to preserve the original footprint of a historically contributing property without undue hardship or loss of historic value.

**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.

**FINDING:** Not Applicable.

#### **APPLICABLE CRITERIA**

**Analysis of criteria and findings for Certificate of Appropriateness of Design** as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

**CRITERION:** INTEGRITY OF LOCATION

**ANALYSIS:** The property is located in the Hollywood Lakes District on the southern side of South Lake close to the Intracoastal Waterway, built in 1960 as a One-Story Single family home sits alongside its respective residential zoning; also it sits on a 62'-5" wide lot like its neighboring properties within its zoning designation of RS-6. The second-floor expansion respects the original footprint and maintains the building's orientation within the streetscape, preserving the home's historic relationship to its site.

**FINDING:** Consistent.

**CRITERION:** DESIGN

**ANALYSIS:** The existing building was built in 1960 and through the years, it was repaired and renovated, but its original design hasn't been altered that much, especially on the front facade. The new 2nd floor addition and the exterior renovation proposed refreshes the curb appeal alongside S Southlake Dr with a Mid-Century/Modern style to bring the historic essence of its surroundings and embrace the new without forgetting the old, also interact harmoniously in scale and positioning, creating a cohesive spatial relationship. These volumes invite an abundance of natural light while also highlighting the richness of the surrounding contextual environment. Accepting the variance request allows for a design that contributes to this residential area's progression towards adopting Modern-Contemporary aesthetics.

**FINDING:** Consistent

**CRITERION:** SETTING

**ANALYSIS:** The setting of the existing single-family home is representative of most of the homes in the Historic District Section, sitting on the south side of Southlake Drive with direct access to South Lake Drive and the Intracoastal Waterway. However, the new proposed design will seamlessly help transition into an adequate structure relevant to the historic district. The addition does not disrupt the visual cohesion of the historic neighborhood. It maintains compatibility with neighboring properties in terms of scale, rhythm, and spatial relationship. Landscaping and site elements will be preserved or enhanced to support the historic context. The reduction of the minimum combined setback will not negatively impact surrounding buildings as it follows already established conditions in the area.

**FINDING:** Consistent.

**CRITERION:** MATERIALS

**ANALYSIS:** The proposed building's materials and colors are intended to be neutral and cohesive. The proposed palette of white, beige and dark gray stone, complemented by clear glass. Features such as light natural wood ceilings and vertical elements, and clear glass railings throughout will create a striking contrast, highlighting its modern and sophisticated design.

**FINDING:** Consistent.

**CRITERION:** WORKMANSHIP

**ANALYSIS:** The workmanship of the proposed new construction is guaranteed through compliance with all State and Local regulations. Proper barricading will be provided during the demolition of the existing structure and new construction work. All practices will meet or exceed requirements of the Florida Building Code 2023, 8th edition and the State of Florida Department of Environmental Protection.

**FINDING:** Consistent.

**CRITERION:** ASSOCIATION

**ANALYSIS:** The home will continue to reflect its historic identity as a single-family residence within the district. The addition supports continued residential use and ensures the long-term viability of the property while respecting its heritage and contribution to the district's character. The Architectural style does not break the visual harmony and the historic character of the house, and also preserves the appearance of the neighborhood.

**FINDING:** Consistent.

## **ATTACHMENTS**

ATTACHMENT A: Application Package  
ATTACHMENT B: Aerial Map  
ATTACHMENT C: Public Participation