

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

DATE: August 12, 2025 **FILE:** 25-CV-66

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Adrian Montoya, Planner II

SUBJECT: Got The Magic House LLC requests a Certificate of Appropriateness of Design to construct a new single family dwelling, and a Variance to Article 7, Section 7.2.A of the Zoning and Land Development Regulations to permit a reduction of required parking spaces from 5 to 4 parking spaces in the RS-9 zoning district located at 1006 North Southlake Drive, within the Hollywood Lakes Historic Overlay District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design and a Variance to the Parking requirement for a new single family dwelling located at 1006 North Southlake Drive, within the Hollywood Lakes Historic Overlay District.

Variance: Reduce the required number of parking spaces from 5 to 4 parking spaces.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval

Variance: To be determined by the Board

BACKGROUND

The subject property contains a single family lake-front lot located on the north banks of South Lake in the 'RS-9' Single Family Zoning District at 1006 North Southlake Drive. The lot is a 90-foot by 232-foot lot and is ~20,893 square feet in size. The lot is surrounded by single family residences to the north, east, and west, and Southlake to the south. The property's current single family residence was constructed in 1960.

REQUEST

The Applicant requests a Certificate of Appropriateness for construction of a new single family dwelling and a variance to permit a reduction in the required amount of parking from 5 to 4 parking spaces. The proposed dwelling will contain a total of 14,677 square feet. The first floor features an entry area, 2 car garage, mud room, office, gym, and sauna. The second floor features 4 bedrooms and 2 balconies. The balcony on the north façade faces North Southlake Drive, and the balcony on the south façade provides an expansive view of South Lake. The interior also includes a spiral staircase that serves as a focal point of the proposed dwelling. The outdoor living area features a 19-foot by 60-foot infinity pool and pool deck, spa, covered terrace, and outdoor kitchen. Other than the requested variance, the proposed development meets all applicable requirements of the Zoning and Land Development Regulations.

The proposed architecture has a modern-contemporary style that includes a flat and wide roofline and large floor-to-ceiling windows and glass walls to maximize natural light. The ground floor is composed of solid, clean-lined rectangular forms, giving the base of the dwelling a grounded and sculptural presence. The recessed entryway is centrally located and setback, offering a visual break and transition space, and is flanked by full-height glass walls that allow visibility through to the rear. A large garage door with horizontal slats occupies the left volume, and the right wing features a cube-like volume with full-height glazing that provides transparency and visual contrast to the heavier elements. The second floor is lighter and more open, hovering above the heavier ground floor elements. The central section contains a large glass wall overlooking the entryway, and the left volume has smaller-scale glazing and balcony located directly above the garage that maintains box-like lines consistent with the rest of the dwelling's geometry.

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 evolving character of the Hollywood Lake Historic Overlay District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Got The Magic House LLC
Address/Location:	1006 North Southlake Drive
Size of Property:	20,893 sq. ft. (0.48 acres)
Present Zoning:	Single Family District (RS-9) Hollywood Lakes Historic Overlay District
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family Residence

ADJACENT ZONING

North:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District
South:	Single Family District (RS-9) Hollywood Lakes Historic Overlay District
East:	Single Family District (RS-9) Hollywood Lakes Historic Overlay District
West:	Single Family District (RS-9)

Hollywood Lakes Historic Overlay District

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 subject property is designated Low (5) Residential (LRES) by the Land Use Plan. The proposed single family residence is consistent with this designation. The proposed design of the single family residence 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 addition is sensitive to the character of the Historic Lakes Section through its design which possess similar characteristics to existing structure and is compatible with 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 enhances the streetscape and the variance request to reduce the number of required parking spaces is the only deviance from the applicable Zoning and Land Development Regulations.

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 proposed new two-story dwelling is consistent with the architectural features described in the Design Guidelines for Historic Properties and Districts and enforced by the Historic Preservation Board. The proposed single family dwelling 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.

Variance Request: To permit a reduction in the number of required parking spaces from 5 parking spaces to 4 parking spaces, pursuant to Article 7, Section 7.2.A of the Zoning and Land Development Regulations.

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 project remains consistent with the overall goals of the Zoning and Land Development Regulations, particularly in terms of architectural design, urban integration, and land use. The requested reduction of one parking space does not compromise the functionality or aesthetics of the development; on the contrary, it allows for an expansion of green space on the property, enhancing visual appeal, reducing impervious surface coverage, and supporting the city's broader environmental objectives.

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 surrounding properties are single family residences, many of which have similar or fewer parking spaces than the 5 currently required. The proposed 4 spaces are sufficient to serve the property's needs without impacting neighboring properties or public streets. Additionally, by reducing paved areas and increasing landscaped areas, the project aligns with the neighborhood's visual and environmental character.

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 proposal supports the goals of the Comprehensive Plan by promoting sustainable residential development, appropriate density, and efficient land use. It aligns with mobility practices by reducing reliance on personal vehicles, while the additional green space contributes to improved stormwater management and reinforces the sustainability principles and environmental objectives outlined in the Comprehensive Plan.

FINDING: Consistent.

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

ANALYSIS: The applicant has stated that the variance request arises from the physical characteristics of the site and the optimal architectural configuration to meet functional and aesthetic requirements. They also stated that the parking reduction is not due to financial constraints. While the request may not be economically based, staff cannot determine that the request is not self-imposed as the lot size can accommodate the required 5 parking spaces while maintaining applicable zoning and land development regulations.

FINDING: Inconsistent.

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: State or Federal law is not the impetus of the requested variance.

FINDING: Not applicable.

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.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The applicant proposes a modern single family residence that conforms to zoning setbacks and height restrictions. The design aims to maximize the connection between indoor and outdoor spaces, as well as take advantage of the backyard green areas for outdoor entertainment and relaxation.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: Given that the property is located within the Hollywood Lakes Historic Overlay District, a thorough analysis was conducted to ensure that the proposed single family residence bridges the diverse architectural styles present in the neighborhood, such as mediterranean revival, art deco, and modern-contemporary styles.

The proposed single family residence embodies a refined contemporary tropical modern style distinguished by crisp geometric forms and a seamless integration with the lush landscape. The north façade facing North Southlake Drive is defined by striking composition of horizontal rooflines and bold vertical masses, softened by natural wood textures and expansive floor-to-ceiling glazing. A combination of light-toned stone cladding and warm wood soffits creates visual interest, while deep roof overhands provide shade and architectural drama.

The entry sequence is elevated and inviting, with a broad, gently sloping walkway flanked by manicured greenery, leading to a transparent foyer that blurs the boundary between indoors and outdoors. Large windows and glass walls maximize daylight and frame views of the surrounding palms and gardens. The rear of the home opens to a resort-like setting, featuring an infinity-edge pool, generous terraces, and outdoor living spaces that flow effortlessly from the interior. Subtle landscaping and thoughtfully placed planters further reinforce the home's strong connection to its natural environment, creating a tranquil, modern retreat.

The rear façade seamlessly continues the contemporary tropical modern aesthetic established in the front. Crisp, pale stone volumes are complemented by extensive floor-to-ceiling glass, creating a transparent and airy feel that invites the lush landscape into

the living spaces. The flat, overhanging rooflines accented with warm wood soffits and slender black framing provide both architectural interest and shaded comfort.

A sun deck unfolds from the main living areas, featuring multiple zones for lounging and outdoor dining. The striking infinity-edge pool, with its clean lines and subtle mosaic tiling, visually extends into the surrounding greenery, further dissolving the boundary between indoors and outdoors. Thoughtful landscaping, including clusters of palm trees and low plantings, softens the modern geometry and enhances the sense of a private tropical retreat. Altogether, the rear of the home is designed for entertaining and relaxation, offering a harmonious blend of modern architecture and natural beauty.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: The project is located in the Hollywood Lakes Historic Overlay District in a beautiful South Lake neighborhood, which is well known for its magnificent water views and spectacular landscape with matured trees and vegetation. The proposed two-story home is designed to enhance and complement the unique characteristics of its setting. Its clean, rectilinear forms and strong horizontal lines create a harmonious dialogue with the surrounding landscape, while the extensive use of glass fosters a seamless connection between the indoor and outdoor environments.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: The proposed single family home will be constructed using concrete blocks, and reinforced concrete, with facades featuring a sophisticated interplay of light natural stone, warm wood accents, and slender vertical louvers, resulting in an elegant and contemporary aesthetic. These materials have been carefully selected for their compatibility with the neighboring homes and their durability in the local climate.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The project will meet or exceed local construction codes and practices. All work will be performed by licensed professionals to ensure excellence in both craftsmanship and safety.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: The proposed design aligns with the Citywide Master Plan, the Comprehensive Plan, the Design Guidelines for Historic Districts and Properties, and applicable neighborhood

plans. The project seeks to contribute positively to the ongoing development and preservation of the neighborhood's and the city's character.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Map

ATTACHMENT C: Permit History