

**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
DEPARTMENT OF PLANNING**

DATE: April 9, 2024 **FILE:** 24-C-20

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Cameron Palmer, Principal Planner

SUBJECT: Pasqualina Claudio Rizzardo request a Certificate of Appropriateness for Design of a circular driveway in the front yard located at 822 Polk Street, within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design for a circular driveway at a home located within the Lakes Area Historic Multiple Resource Listing District (822 Polk St).

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: To be determined by the Historic Preservation Board

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design for an approximately 300 square-foot circular driveway in the front yard of an existing home. The required parking for the home is currently accommodated on a concrete driveway and two-car garage to the rear of the property. However, the Applicant has stated the purpose of the proposed circular driveway is to allow "easy access" to the front door for the elderly homeowner. With regards to open space, the Applicant is proposing to add landscape throughout the site including removing paving from the rear yard. This would result in 37% open space the property. The request comes as part of a greater permitted interior and exterior comprehensive renovation project.

The request before the Board is unique in nature as the requested circular driveway is partially constructed with curb cuts completed and has arisen out of a permit approval made in error by City of Hollywood staff.

The applicant submitted a master building permit application for interior renovations (B23-101647) on March 22, 2023 with a sub-permit for a fence (B24-100458) submitted on January 23 2024. The permit for interior renovations and fence depicted a circular driveway, however, those permit requests were not related to the driveway on the property and therefore was overlooked and subsequently approved based solely on the merits of the interior renovations and fence permits requested. The applicant was then advised by City staff that a driveway permit, and Historic Preservation Board approval, were required for the proposed driveway.

Accordingly, the applicant submitted a new sub-permit application on February 14, 2024 for the proposed circular driveway. As part of the submission the applicant submitted the previously reviewed and stamped site plan. The permit was routed to the Division of Planning and Urban Design (Zoning) to review. Upon receipt, staff noted a previous approval stamp from previous zoning reviewer on the plans and approved the item, in error, citing the previous approval. It was unknown to staff at the time that the previous approval stamp on the submitted permit

drawings were not in relation to the driveway but rather to the fence permit. Accordingly, the driveway permit was inadvertently issued to the applicant for the construction of a circular driveway and site work was undertaken.

On March 6, 2024 the Department of Development Services was notified that the subject property was constructing a circular driveway contrary to the Design Guidelines for the Historic District and a Stop Work Order was issued by the Chief Building Official to investigate the matter. The results of that investigation have led to this request for consideration by the Historic Preservation Board.

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 Guidelines do not encourage construction of new curb cuts that break up the solid street edge or parking on the front of buildings.

SITE BACKGROUND

Applicant/Owner:	Pasqualina Claudio Rizzardo
Address/Location:	822 Polk Street
Size of Property:	0.15 acres
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Use of Land:	Single Family Home
Year Built:	1972 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Government Use (GU) District 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.*

While the proposed driveway would allow the Applicant to maximize the use of their property, the additional curb cut and parking in the front yard is not compatible with the desired character for the area. It is noted that there are 2 other properties on this block of Polk Street that have circular driveways in the front yard – no Board history exists for these properties. However, with this and other property improvements the Applicant has made to the home, 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 additions and 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 proposed driveway has no impact on the existing home and is consistent with surrounding homes which include driveways in the front yard.

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. Although it is ideal to maintain parking at the rear, the proposed driveway design is consistent with surrounding properties in the Hollywood Lakes area.

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.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The Design Guidelines recommend to *"limit curb cuts in front yards to maintain the lush tropical setting in residential neighborhoods."* As stated previously, several of the surrounding properties contain similar driveways in the front yard. However, inclusion of the requested circular driveway will create an additional curb cut and eliminate a large amount of open space in the front yard.

FINDING: Inconsistent

CRITERION: DESIGN

ANALYSIS: Required parking for the home is currently accommodated in a concrete driveway and two-car garage. However, the Applicant has stated the purpose of the proposed circular driveway is to allow *"easier access to the front door"* for an elderly homeowner. According to the Design Guidelines, *parking areas should be designed in a manner consistent with limiting the amount of impervious surfaces.* Given the existing parking capacity of 4 vehicles to the rear of this property the requested driveway increases the impervious area of the lot in a manner that is notably above what is required to meet the parking standards of the zoning district. Staff notes with the additional impervious area the front yard will not diminish the required 20% open space requirement.

FINDING: Inconsistent

CRITERION: SETTING

ANALYSIS: The proposed driveway meets all applicable setback requirements. The proposed design is similar to that of the surrounding neighborhood and maintains the spatial relationship with surrounding properties.

FINDING: Consistent

CRITERION: MATERIALS

ANALYSIS: Historic District Design Guidelines recommend use of materials which *maximize green areas such as permeable pavers (i.e. grass pavers)* and to avoid materials such as asphalt, concrete, and brick pavers with mortar. Consistent with the Guidelines, the Applicant is proposing concrete pavers with grass in between the pavers support permeability.

FINDING: Consistent

CRITERION: WORKMANSHIP

ANALYSIS: According to the National Register, workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. The design and installation of the proposed driveway is consistent with current workmanship styles and methods.

FINDING: Consistent

CRITERION: ASSOCIATION

ANALYSIS: When making updates to a home, the Design Guidelines for Historic Properties and Districts recommend maintaining a layout and lot coverage similar to surrounding properties. While other homes in the neighborhood include front-yard driveways they still maintain a reasonable amount of open space. In this case, the applicant is adding landscaped areas to the rear yard, when considered in conjunction to the proposal the lot maintains a total of 40% open space.

FINDING: Consistent

RECOMMENDATION

Certificate of Appropriateness for Design: To be determined by the Historic Preservation Board

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph