

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

**DATE:** May 13, 2025 **FILE:** 24-C-60

**TO:** Historic Preservation Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Laura Gomez, Planner II

**SUBJECT:** Request for a Certificate of Appropriateness of Design for a new single-family home located at 908 Tyler Street within the Lakes Area Multiple Resource Listing District.

**APPLICANT'S REQUEST**

Certificate of Appropriateness for Design for a new single-family home located at 908 Tyler Street within the Lakes Area Historic Multiple Resource Listing District.

**STAFF'S RECOMMENDATION**

Certificate of Appropriateness for Design: Approval with the following conditions:

1. That the new home should include a commemorative plaque (pedestal or affixed to the new structure), visible from the public realm honoring previous local historical significance of the property and structure.
2. the owner document and record the existing home for archival records.

**BACKGROUND**

The single-family residence located at 908 Tyler Street, Hollywood, FL 33019, lies within a designated historic district but is not individually designated as historic, nor protected under any local, state, or federal preservation status that would preclude administrative demolition under Florida Statute §553.79(26). The property is within a FEMA-designated Special Flood Hazard Area, and the existing finished floor is below the lawfully required base flood elevation. As a result, the Historic Preservation Board will only be considering Design.

Additionally, a structural assessment conducted on July 9<sup>th</sup>, 2024, at the request of Mr. Rafi Soltz confirms the home is structurally unsound and unsafe for occupancy, citing significant wood rot, moisture intrusion,

termite damage, and partial roof collapse—particularly in the southeast section of the house. The wood-framed floor system is severely deteriorated, deformed, and unstable, with visible sloping, foundation displacement, and termite infestation throughout. The damage extends to the detached garage as well. Due to these extensive structural failures and the necessity to raise the residence by approximately 8 feet to meet current floodplain and safety standards, repair is not feasible. In accordance with state legislation prioritizing life safety, structural integrity, and flood resilience, demolition and redevelopment under current Florida Building Code is the recommended and lawful course of action.

## REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design to construct a new two-story, single-family residence. The proposed design features a contemporary-style home that includes four bedrooms, four bathrooms, a powder room, a den, an open-concept kitchen and living/dining area, a pool with surrounding deck, a one-car garage, and a concrete slab driveway. The layout is thoughtfully designed to optimize the long, narrow lot by maximizing usable living space while maintaining required setbacks and a landscaped area of 40 percent.

While maintaining a contemporary architectural character, the design incorporates West Indies-inspired elements, specifically in the roof's pitched forms. Additional proposed architectural features include open terraces, balconies, shuttered windows, decorative railings, and exposed rafter tails. The material palette consists of smooth stucco, concrete, glass, a light-colored tile roof, and aluminum railings. The home also includes a covered front porch, two covered rear terraces, and a rear concrete driveway.

The proposed request is compatible and consistent with the designs of other houses within the vicinity. Additionally, the proposed landscaping will enhance the aesthetics achieved by the house's contemporary design, allowing for shade, visibility and framing of the property. The Applicant has worked to ensure a design that fits within the setting of the neighborhood. The new house meets all applicable requirements including setbacks, height, and open space.

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

<b>Applicant/Owner:</b>	GNY USA LL C
<b>Address/Location:</b>	908 Tyler Street
<b>Size of Property:</b>	6,059 sq. ft. (0.13 acres)
<b>Present Zoning:</b>	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>Present Land Use:</b>	Low Residential (LRES)
<b>Present Use of Land:</b>	Single Family

## 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 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 complies with all zoning requirements.

#### **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 house 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 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 maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings*. The Applicant proposes a livable space that maximizes the natural benefit of the subject property's location in compliance with all regulations including setbacks, lot coverage, FEMA finished floor elevation, and landscape coverage. Furthermore, the proposed architecture is consistent with several previously approved contemporary designs in the surrounding area.

**FINDING:** Consistent.

**CRITERION:** DESIGN

**ANALYSIS:** The Historic District Design Guidelines encourages new construction to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape, and environment.

The proposed design reflects a contemporary architectural style with a cohesive and well-defined aesthetic, incorporating varied volumes, colors, and features such as aluminum railings and roof tiles.. Clean lines, geometric simplicity, and ample glazing enhance natural light throughout the home, while generous outdoor spaces extend the living areas. Parking is thoughtfully located at the rear, preserving the pedestrian-friendly character of Tyler Street and ensuring the design blends harmoniously with the surrounding neighborhood.

**FINDING:** Consistent

**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*. As proposed, the design demonstrates compatibility with the neighborhood as it does not disrupt the relationship in terms of architectural style, height, and setbacks. The proposed d is compatible with the surrounding neighborhood while maintaining its uniqueness and is consistent with other approved contemporary architectural design within the Lakes Area Historic District.

**FINDING:** Consistent.

**CRITERION:** MATERIALS

**ANALYSIS:** The Design Guidelines state that materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials that are compatible in quality, color, texture, finish, and dimensions to those that are in the historic district should be used. The design of the proposed house utilizes a simple color palette and design elements that include stucco, glass, and aluminum. The proposed request is consistent with other home designs within the district. Additionally, the proposed landscaping will enhance the ambience achieved by the architecture while providing shade, visibility and framing of the property.

**FINDING:** Consistent.

**CRITERION:** WORKMANSHIP

**ANALYSIS:** The proposed design is consistent with current workmanship styles and methods and does not replicate or copy any existing style or period while complying with all regulations and it fits within the neighborhood's character. Additionally, the proposed landscaping will enhance the ambience achieved by the home's design, allowing for shade, visibility, and framing of the property.

**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*. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood. This project enhances the streetscape elements of the proposed residence and the neighborhood.

**FINDING:** Consistent.

## **ATTACHMENTS**

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph