

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

DATE: September 10, 2024 **FILE:** 23-CV-59

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planner III

SUBJECT: Elsa M. McKie, requests approval of a Certificate of Appropriateness for Design and Variance for an addition to a single-family home located at 725 N. Southlake Drive within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

Variance: To continue an existing non-conforming building line for an addition to permit a 5'-6" side setback on the west side of the property instead of the required setback of 7'-6".

Certificate of Appropriateness for Design for an addition to a single-family home located within the Lakes Area Historic Multiple Resource Listing District.

STAFF'S RECOMMENDATION

Variance: Approval

Certificate of Appropriateness for Design: Approval, if variance is granted.

BACKGROUND

According to the Broward County Property Appraiser, the existing house was constructed in 1956. The original house has had alterations and additions through the years. A carport was added in the rear of the property in the 1980s, and an accessory building was added around 1990. The carport was built utilizing a legal non-conforming setback. Around the year 2000, the carport and the storage were converted into habitable spaces creating a family room and an office. Additionally, a new second floor was built on the east side for a master bedroom. All these additions and alterations were t with building permits and approved by the City.

The existing house sits on the west side of a wide lot (100 feet) leaving an ample landscape area on the east side of the site.

REQUEST

The applicant requests approval of a Variance and Certificate of Appropriateness for Design to expand the footprint of the existing home and allow more functionality within the living space. The improvements include an addition above the existing first floor, an elevated outdoor terrace, and window modifications/additions to the existing single-family home. The setback variance for a legal non-conforming setback is 23 feet along the western property line. It is located towards the rear of the property, approximately 82 feet from the street.

The proposed project will add approximately 760 square feet to the existing house. With the addition, the total building area will be approximately 3,300 square feet of habitable space. It is through the requested addition that the variance is triggered. The existing home has a lawful nonconforming 5'-6" setback along the west side property line. The remainder of the home, the east side of the property, is setback approximately 27 feet, resulting in a sum of side setbacks of 32%, where 25% is required. The existing lawful non-conforming setback was approved by the City through building permit (1990). Due to the location of the home within the Historic District, the variance to the side setback of the proposed addition with a non-conforming setback along the west side of the property is coupled with the request for a Certificate of Appropriateness for Design. The proposed addition aims to introduce a more functional layout by increasing the livable space while simultaneously maintaining a unified design.

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:	Elsa M. McKie
Address/Location:	725 N. Southlake Drive
Size of Property:	2,611 sq. ft. (0.29 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRL0D-1)
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1956 (BCPA)

ADJACENT ZONING

North:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRL0D-1)
South:	Government Use (GU)
East:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRL0D-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 is consistent with the scale and massing of the adjacent neighborhood, while allowing the Applicant to maximize the living area of their property. By allowing the Applicant to construct the addition, the City accomplishes 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 second story addition and improvements are sensitive to the character of the Historic Lakes Section through its design which possess 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 proposed addition to the existing home is consistent with the architectural features described in the Design Guidelines for Historic Properties and Districts and enforced by the Historic Preservation Board. Therefore, the proposal for a garage addition will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Analysis of criteria and finding for Variances as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.3, F. Variances.

VARIANCE: To continue an existing non-conforming building line to permit a 5'-6" side setback instead of the minimum required 7'-6" setback from the west property line.

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.

FINDING: The home had a previous room addition on the ground floor with a lawful non-conforming side setback on the west side of the property. The addition will not encroach past the existing building line of the home. The addition will not affect the stability and appearance of the neighborhood.

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

FINDING: The variance would not introduce a condition that does not already exist on the property. It is common to find homes throughout the City, including the Lakes neighborhood, that were constructed at a setback that does not conform to today's regulations. The use of land will remain the same and due to the location of the requested variance the impact will be minimal to the community.

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.

FINDING: The requested variance would allow the Applicant to enhance the property and structure. This would promote the Master plan policy and other plans by encouraging residential rehabilitation that will revitalize and promote stability of neighborhoods.

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

FINDING: The existing west side setback, as demonstrated in the survey, was previously approved by the City through a building permit. This is not a circumstance that was created by the current Applicant. The second story addition could be built at 7'-6" and comply with the Zoning regulations. However, the Applicant desired to take advantage of the existing structure on the ground floor and locate the addition on the rear of the property, far from street circulation.

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.

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, F. Decisions on Certificates of Appropriateness.

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 intent of the Applicant is to extend the livable space of the home by creating an addition, while complying with regulations excluding the west side setback. The proposed addition and improvements enhance the architectural style of the home and does not adversely affect the character of the neighborhood.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages new construction to be compatible with the character of the neighborhood regarding 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 addition offers a cohesive and well-defined architectural style.

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.”* The addition as proposed demonstrates compatibility with the neighborhood and does not disrupt the relationship. The proposed second story and other improvements further the compatibility of the home with” the Lakes Historic District and surrounding homes.

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 dimension to those that exist in the historic district should be used. The design of the proposed improvements utilizes a warm palette with simplified design elements that is consistent with other homes within the district. Additionally, the proposed landscaping will enhance the ambience of the site, allowing shade, visibility and framing of the property.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. The proposed materials of the addition are sensitive in design and nature to the home and adjacent properties. The

design of the proposed addition to the single-family home is consistent with current workmanship styles and methods.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: The 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 (excluding the side yard setback on the west side), the proposed design is consistent with the scale and massing of the adjacent neighborhood.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph