

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

DATE: March 11, 2025 **FILE:** 24-CV-76

TO: Historic Preservation Board

VIA: Anand Balram

FROM: Lauren Pruss, Principal Planner

SUBJECT: 501 S. Surf Rd. Trust requests a Certificate of Appropriateness for Design to construct a new single family dwelling, and a Variance of Section 4.6.C.e.(5) Off-Street Parking Standards to permit an increase in off street parking from 1.5 permitted spaces to 5 parking spaces in the BWK-25-R zoning district located at 501 South Surf Road, within the Hollywood Beach Historic Overlay District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design and Parking Variance for a single family dwelling located at 501 South Surf Road, within the Hollywood Beach Historic Overlay District.

Variance: Increase the permitted number of parking spaces from 1.5 to 5 parking spaces.

STAFF'S RECOMMENDATION

Variance: Approval.

Certificate of Appropriateness for Design: Approval if the Variance is granted, with the following conditions:

1. Substantial conformance to the Schematic Design Package for 501 S. Surf Rd. prepared by Kaller Architects, with a stamp and seal dated February 17, 2025.
2. The applicant is to continue to coordinate this private development with the Community Redevelopment Area's (CRA) Phase IV project to ensure that there are no conflicts between construction schedules.
3. The applicant is to work with the CRA on the selection of materials and finishes adjacent to the Streetend (between Surf Road and the Broadwalk).
4. The applicant is to work with CRA to retain as much on-street parking at the Streetend as possible.
5. Prior to issuance of building permits, the proposed plans shall be revised to provide consistent design for the Jackson Street and Surf Road cross sections, as approved by the Community Redevelopment Agency and Engineering Department as well as addressing

pavement restoration on Surf Road and eliminate discrepancies between the civil engineering plans and architectural site plan.

6. Prior to issuance of building permits, the applicant shall revise plans accordingly and receive the following approvals:
 - a. Florida Department of Environmental Protection (FDEP) approval of Coastal Construction Control Line (CCCL) Permit Application with breakaway wall design certification and details.
 - b. Submit V-Zone Certification with FEMA Scouring Report.
 - c. Signed/Sealed Drainage calculations applying the latest water table elevations and rim elevations.
 - d. Revise Sheet C-03 to match rim elevations on plan view with details.
 - e. Details and Notice of Approvals (NOAs) for glazing system for stairwell.
 - f. Outside agency approvals as applicable from FDEP, South Florida Water Management District (SFWMD), Broward County, Army Corp of Engineers (ACOE), etc.

BACKGROUND

The subject property is a vacant, ocean-front lot located at the southeast corner of Jackson Street and South Surf Road in the BWK-25-HD-R Broadwalk Historic District Residential Zone at 501 South Surf Road. It is an irregularly shaped 80-foot by 80-foot lot containing 6,376 square feet of lot area. The lot is surrounded by residential uses (single family and multi-family) to the north, west and south, and Hollywood Beach and the Broadwalk to the east. The property has street frontage on Surf Road on its west side and Jackson Street on its north side. The Broadwalk, located to the east, is not a street, but is a right-of-way. The site is located in flood zone V, and seaward of the Coastal Construction Control Line, which requires several external agency reviews, with restrictions on construction located below the base flood elevation.

REQUEST

The Applicant requests a Certificate of Appropriateness for construction of a new single family dwelling and a variance to permit an increase in off street parking from a maximum of 1.5 off street parking spaces to 5 off street parking spaces. The proposed building will contain a total of 12,992 square feet, with 9,881 square feet of building under air. The first floor features entry areas, storage, and parking to accommodate FEMA design regulations including frangible walls and glass designed to break or collapse on impact to reduce the risk of harm during flood or storm events. The second through fourth floors feature living areas with balconies providing expansive views of the ocean, intracoastal, and surrounding barrier island. The outdoor living areas also feature a 12 foot by 10 foot pool is located on the second floor balcony and a rooftop terrace. Other than requested variance, the proposed development meets all applicable requirements of the Zoning and Land Development Regulations.

The proposed architecture has a modern-contemporary style with an open design emphasizing transparency. The ground floor incorporates both stone and glass, which provide an attractive design for a portion of the building that would be otherwise inactive due to coastal construction requirements. The

proposed exterior materials are of a neutral palette consisting of natural travertine stone, grey stone, white stucco with a sand finish, natural wood, and dark bronze metal framing. Lush tropical landscaping will surround the dwelling reinforcing the coastal environment surrounding the property.

In addition to the proposed dwelling unit, the applicant proposes to reconfigure the street design of Jackson Street and Surf Road incorporating parking and paving improvements, and underground utilities along Surf Road in conformance with the Community Redevelopment Agency's (CRA) Phase IV streetscape improvement project. Staff has recommended several conditions for approval due to the timing of external agency permits needed for construction, as well as to ensure coordination with the CRA on the adjoining road improvements.

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 Hollywood Beach Historic Overlay District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	501 S. Surf Rd. Trust
Address/Location:	501 South Surf Road, Hollywood, Florida, 33019
Size of Property:	6,376 sq. ft. (0.146 acres)
Present Zoning:	Boardwalk Historic District Residential (BWK-25-HD-R) Hollywood Beach Historic Overlay District (HPOD-3)
Present Land Use:	Medium High (25) Residential (MHRES)
Present Use of Land:	Vacant

ADJACENT LAND USE AND ZONING

North:	Multifamily Broadwalk Historic District Residential (BWK-25-HD-R) Hollywood Beach Historic Overlay District (HPOD-3)
South:	Vacant Residential Broadwalk Historic District Residential (BWK-25-HD-R) Hollywood Beach Historic Overlay District (HPOD-3)
East:	Broadwalk, Oceanfront Broadwalk Historic District Residential (BWK-25-HD-R) Hollywood Beach Historic Overlay District (HPOD-3)
West:	Multifamily Beach Resort Residential District (BRT-25-R)

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 use of their property. By allowing the Applicant to construct a new, modern development, the City is accomplishing the desired reinvestment in the Hollywood Beach Historic Overlay District and Hollywood Beach Community Redevelopment Agency CRA) area.

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 duplex and improvements are sensitive to the character of the Hollywood Beach Sub-Area (Sub-Area 4) through its design which possess similar characteristics to existing structures in the surrounding neighborhood, whilst also providing a catalyst for redevelopment of the area.

Policy CW.15: Place a priority on protecting, preserving, and enhancing residential neighborhoods.

Policy 4.1: Recognize and protect the unique character of Hollywood Beach and each of the three areas that comprise it; North, Central, and South Beach; and provide a clear vision for creating a more harmonious and attractive community.

Policy 4.34: Work within the framework of the Beach CRA to implement the Master Plan vision for Hollywood Beach within the CRA boundaries.

Policy 4.36: Identify obsolete structures and work to have them demolished and redeveloped, while preserving buildings of historical value.

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 an increase in the maximum permitted number of parking spaces from 1.5 parking spaces to 5 parking spaces, pursuant to Section 4.6.C.e.(5) of the ZLDRs.**

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 development is located within the BWK-25-R zoning district with a Medium High (25) Residential (MHRES) land use designation. The land use of “Residential” is a permitted use in this zone, which permits a range of densities from one unit, up to 25 units per acre. The parking requirements of this zone differ from the standard requirements of Article 7, Off Street Parking of the Zoning and Land Development Regulations which would otherwise require 5 off street parking spaces. In the BWK-25-HD-R zone, a minimum of one space per unit, not to exceed a maximum of 1.5 spaces per unit is permitted, which is consistent with higher density zoning districts so as to minimize the overall required parking allowing an emphasis on the pedestrian environment. The underlying zoning and land use designation contemplated higher densities than the allowable single family unit. Furthermore, the site’s oceanfront location restricts the

ability to develop the ground floor with habitable uses, making parking an obvious use of this area.

The applicant states “the proposed development is a single family residence which would typically require 5 parking spaces in all other districts of the City and is a realistic scale of parking for this size residence. Considering that our project features 6 bedrooms and multiple amenity spaces complementing the residence, we think it is far more beneficial for the community and traffic flow for the property to have several internal parking spaces available for both residents and visitors.”

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 requested variance will provide for a design that will be compatible with, and enhance, the surrounding medium and higher density residential land uses. The proposed development is a modern-contemporary design that will contribute to the vision of the Hollywood Beach Historic Overlay District and CRA area.

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 goal of the Land Use Element *is to promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property.* The applicant proposes to develop the site with a single family dwelling consistent with the underlying land use designation and zoning, while complying with FEMA requirements for coastal construction.

FINDING: Consistent.

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

ANALYSIS: The site is located within flood zone V, and seaward of the Coastal Construction Control Line (CCCL). Those areas that are enclosed under the base flood elevation must have frangible wall construction in accordance with FEMA requirements for coastal construction. Furthermore, areas below the base flood elevation are only permitted to include access, parking and storage uses. The Design Guidelines do not directly address these construction requirements, but the proposed first floor design is consistent with other recently approved coastal construction. The Applicant is proposing to enclose that portion of the structure that is not permitted to have habitable space due to FEMA regulations, making parking an obvious use of this area.

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: The Applicant is proposing enclosed parking within that portion of the structure that is not permitted to have habitable space due to FEMA regulations, making parking an obvious use of this area.

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 proposed single family structure complies with all applicable requirements of the Land Development Code with exception to the maximum allowable 1.5 parking space requirement. If this area were not designed for parking, it could not be designed for habitable space due to it’s coastal location. Tthe design is of a scale that is consistent with the built form of the surrounding area, which consists of a range of medium and higher density residential uses.

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 Applicant proposes a modern-contemporary design that includes with an open design emphasizing transparency. The ground floor incorporates both stone and glass, which provide an attractive design for a portion of the building that would be otherwise inactive due to coastal construction requirements. The proposed exterior materials are of a neutral palette consisting of natural travertine stone, grey stone, white stucco with a sand finish, natural wood, and dark bronze metal framing. Lush tropical landscaping will surround the dwelling reinforcing the coastal environment surrounding the property.

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 proposed development demonstrates compatibility with the neighborhood and does not disrupt the relationship to other buildings within the Hollywood Beach Historic Overlay District.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: The Design Guidelines state 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 are in the historic district should be used. The proposed exterior materials are of a neutral palette consisting of natural travertine stone, grey stone, white stucco with a sand finish, natural wood, and dark bronze metal framing that will compliment the existing development in the surrounding area.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. Materials of the addition are sensitive in design and nature to the home and adjacent properties. The design of the new duplex is consistent with current workmanship styles and methods in the area.

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.* The proposed development conforms to all requirements of the Zoning and Land Development Regulations, except for the maximum allowed number of parking spaces. As such, 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