

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

DATE: June 9, 2026 **FILE:** 26-V-35

TO: Planning and Development Board

VIA: Cameron Palmer, Assistant Director/Chief Planner

FROM: Adrian Montoya, Planner II

SUBJECT: Variance to reduce the combined side yard setback from eighteen (18) feet and nine (9) inches to fifteen (15) feet, for the property located at 315 S 56th Ter.

REQUEST:

Variance request to seek relief from Section 4.1(C) of the City of Hollywood’s Zoning and Land Development Regulations to reduce the combined side yard setback from eighteen (18) feet and nine (9) inches to fifteen (15) feet, in a Single Family District (RS-5) for the property located at 315 South 56th Terrace.

RECOMMENDATION:

Variance: Approval

BACKGROUND

The subject property contains the parcel located at 315 South 56th Terrace (Folio No. 5141-31-23-0210). The site is zoned Single Family District (RS-5) and has a land use designation of Low Residential (LRES). The lot is approximately 0.17 acres in size, and the existing house was constructed in 1957.

The applicant pursued an administrative variance to extend along a nonconforming side yard setback as defined by Article 3, Section 3.11, pursuant to Article 5, Section 5.4(B)(1) of the City’s Zoning and Land Development Regulations. Section 5.4 allows variances to be processed administratively when the requested deviation does not exceed 25 percent of the required setback and is no greater than five feet. The proposed request falls within this administrative threshold and was duly noticed on May 8, 2026. The public was provided a 10-day period to submit letters of protest to the City and following receipt of such correspondence (Attachment C), the variance request is now before the Planning and Development Board for consideration.

REQUEST

The applicant is requesting a variance to extend along a nonconforming building setback and reduce the required combined side yard setback from eighteen (18) feet and nine (9) inches to fifteen (15) feet, while maintaining a minimum side yard setback of seven (7) feet and six (6) inches, for the property

located at 315 S 56th Terrace. Within the RS-5 zoning district, the combined side yard setbacks must equal at least 25% of the lot width, not to exceed 50 feet, with no individual side yard setback less than 7.5 feet. As the subject property is 75 feet in width, a combined side yard setback of 18.75 feet is required. If approved, the variance would permit a combined side yard setback of 15 feet, with no individual side yard setback less than 7.5 feet, to facilitate the construction of a new bedroom, the expansion of the existing living room, and the enclosure of a one-car garage.

Staff reviewed the request and determined that the proposed reduction in the combined side yard setback will not negatively impact the character of the neighborhood or create adverse impacts on surrounding properties. Accordingly, staff recommend approval of the variance request.

PROJECT DATA

Owner/Applicant: Trevor Paul Munnial
Address/Location: 315 South 56th Terrace
Net Area of Property: 7,502 sq. ft. (0.17 acres)
Land Use: Low Residential (LRES)
Zoning: Single Family District (RS-5)
Existing Use of Land: Residential
Year Structure Built: 1957 (Broward County Property Appraiser)

ADJACENT LAND USE

North: Low Residential (LRES)
South: Low Residential (LRES)
East: Low Residential (LRES)
West: Low Residential (LRES)

ADJACENT ZONING

North: Single Family District (RS-5)
South: Single Family District (RS-5)
East: Single Family District (RS-5)
West: Single Family District (RS-5)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The goal of the Land Use Element of the Comprehensive Plan is to promote a distribution of land uses that enhances and improves residential, business, resort, and natural communities while allowing property owners to maximize the use of their land. The requested variance maintains the minimum individual side yard setback requirement of 7.5 feet applicable to all Single Family Districts while allowing the property owner to increase the home’s livable square footage. Staff reviewed the request and determined that the proposed reduction is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.

The project is consistent with the Comprehensive Plan based on the following Objective and Policy:

Objective 4: *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

Policy 4.9: *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located within Sub-Area 1, which is generally bound by the Seminole Reservation to the north, Pembroke Road to the south, South 56th Avenue to the east, and the Florida Turnpike to the west, and notably includes the Transit-Oriented Corridor. The proposed project is consistent with the City-Wide Master Plan and advances the following Guiding Principles and Policies.

Guiding Principle: *Preserve stable single-family neighborhoods while providing alternative housing options that will meet the needs of all residents in the City of Hollywood.*

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

Policy CW.91: *Emphasize programs which increase housing values.*

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 1: Variance to seek relief from Section 4.1(C) of the City of Hollywood's Zoning and Land Development Regulations to reduce the combined side yard setback from eighteen (18) feet and nine (9) inches, to fifteen (15) feet, with no side yard less than seven (7) feet and six (6) inches

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 requested variance is limited in scope and is intended solely to extend the existing rear wall of the sunroom so that it aligns with the remainder of the structure. The proposed improvement is consistent with the existing architectural character of the home and surrounding neighborhood and will maintain the overall appearance, stability, and residential nature of the area. The request does not create an overdevelopment condition, negatively impact adjacent properties, or alter the essential intent of the zoning regulations.

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 subject property is located within an established residential neighborhood consisting of similarly developed single-family homes. The proposed addition is compatible with the surrounding land uses and will remain residential in nature. The request will not increase density, create traffic concerns, interfere with utilities or drainage, or negatively impact neighboring properties. No water, sewer, or utility lines are being relocated or modified as part of this request. The improvement is modest and designed to integrate with the existing structure and neighborhood 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 requested variance supports the continued use and improvement of an existing single-family residence in a manner consistent with the City's Comprehensive Plan and residential neighborhood objectives. The proposed addition promotes reinvestment and long-term occupancy of the property while maintaining the integrity and character of the Lawn Acres community. The request represents a reasonable residential improvement that is harmonious with the scale and intent of the neighborhood.

FINDING: Consistent

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

ANALYSIS: The need for the requested variance is not economically driven or self-imposed. Rather, it arises from Hollywood's established administrative variance framework, which expressly contemplates that minor deviations of up to 25 percent may be appropriate when the applicable criteria are satisfied. In this case, the request falls squarely within that pre-approved category of relief, reflecting a level of flexibility that the code itself recognizes as compatible with the zoning scheme.

It should also be noted that the proposed request is consistent with the criteria to extend along a nonconforming setback as established by Article 3, Section 3.11 of the Zoning and Land Development Regulations.

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: Not applicable.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Location Map

ATTACHMENT C: Letters of Protest