

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

**DATE:** July 09, 2024 **FILE:** 23-C-100

**TO:** Historic Preservation Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Laura Gomez, Planner II

**SUBJECT:** Certificate of Appropriateness for Design for a single-family home located within the Lakes Area Historic Multiple Resource Listing District..

**REQUEST:**

Certificate of Appropriateness for Design for a single-family home located at 1452 Jefferson Street within the Lakes Area Historic Multiple Resource Listing District.

**RECOMMENDATION:**

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

1. Prior to the issuance of a Building Permit, the Applicant shall file in the public records of Broward County a deed restriction, in a form acceptable to the City, acknowledging the specific limitation as to the number of lawful dwelling units, and declaring an intent to comply with such limitations, as well as advising any successor in interest of such binding limitations.

**BACKGROUND**

The subject property is a vacant lot and is the product of a parcel subdivision by the previous owner of 1450 Jefferson Street. Petition 21-V-67 was heard by the Historic Preservation Board in July 2022, and the requested variance to reduce the minimum lot width requirement from 60 feet to 44 feet for the lot subdivision was granted. This variance allows the new lot at 1452 Jefferson Street (the subject site) to be developed despite not conforming to the standard lot width requirement of 60 feet for the RS-6 Single Family zoning district.

**REQUEST**

The Applicant is requesting a Certificate of Appropriateness for Design for a new single-family home on the new subdivided lot.

The Applicant proposes for an approximate 2,000 square foot two-story single-family home. The new home will feature three bedrooms, two and a half bathrooms, , a large living area, a covered patio, a pool area, an accessory cabana and studio, and a one car garage.

The design of the home is contemporary and comprised of two interlocking rectangular volumes. The proposal features complementary design elements and materials such as glass, textured stucco, smooth stucco, and aluminum eyebrows for the windows. The multiple dimensions are achieved with design elements, like the placement of the openings receding on the façade, flat roof and the covered entrance. Tall and wide horizontal and vertical window-frames allow for the extensive use of natural light, while strong and different sizes geometric shapes define the massing of the house. Additionally, the proposed landscaping will provide a pleasing contrast with the large concrete slabs while enhancing the approach and framing of the narrow lot property to maximize the functionality of the living space. Required parking for the home will be provided via a driveway and a one-car garage on the north side of the property. The proposed request is consistent with other contemporary home designs within the district.

The Applicant has worked with Staff to ensure that the design meets the requirements of the City's regulations. The new home meets all applicable requirements including setbacks, height, and landscape area including approximately 40 percent pervious open space area. The proposed design is consistent with the scale and massing of the homes along Jefferson Street and is consistent with other contemporary homes in the Historic District. To ensure that the project maintains the appropriate setting, staff has recommended a deed restriction condition to ensure the property continues to be occupied in a manner that is compliant with the zoning district.

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 design of the proposed construction is consistent with the character of Lakes Area Historic Multiple Resource Listing District. As proposed, the design maintains the spatial relationship with surrounding properties in its scale and massing.

#### **SITE INFORMATION**

<b>Owner/Applicant:</b>	Sasha Miracola
<b>Address/Location:</b>	1452 Jefferson Street
<b>Size of Property:</b>	5,997 sq. ft. (0.13 acres)
<b>Present Zoning:</b>	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>Present Use of Land:</b>	Single-Family home
<b>Year Built:</b>	N/A

## ADJACENT ZONING

<b>North:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)
<b>South:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)
<b>East:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-1)
<b>West:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLOD-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 home is consistent with the scale and massing of the surrounding neighborhood, and allows the Applicant to maximize the use of their property. By allowing the Applicant to construct the proposed 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 home is sensitive to the character of the Historic Lakes Section.

***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 construction will improve the streetscape along Polk Street as the site will no longer host an abandoned structure.

## 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 two-story home will be built on a vacant lot facing Jefferson Street. The infill development with a side street condition will be in a contemporary architectural style, a traditional style in Florida, as well as emphasizing the unique character of the existing historical properties. Therefore, Staff finds the proposed home an enhancement to the property, neighborhood and 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 Historic 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 design demonstrates a contemporary design that can be found throughout the Lakes district. The proposed design helps to improve the streetscape along Jefferson Street by developing and underutilized lot. The Applicant is proposing a design that is inspired by the contemporary movement while respecting the surrounding historic context.

**FINDING:** Consistent.

**CRITERION:** DESIGN

**ANALYSIS:** The Historic District Design Guidelines encourage 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 Applicant is proposing a design that is representative of the current architectural styles and has worked with Staff to ensure that the design is compliant with the requirements of the City's regulations. The proposed design gives presence to the architecture of its time, while adding character to the Historic Lakes district.

**FINDING:** Consistent.

**CRITERION:** SETTING

**ANALYSIS:** The Historic Design Guidelines states that *setting is relationship of a building to adjacent buildings and the surrounding site environment*. The proposed design is consistent with the scale and massing of the homes along Jefferson Street and is consistent with other contemporary homes in the Historic District. To ensure that the project maintains an appropriate setting, staff conditions that prior to the issuance of a Building Permit, the Applicant shall file in the public records of Broward County a deed restriction, in a form acceptable to the City, acknowledging the specific limitation as to the number of lawful dwelling units, and declaring an intent to comply with such limitations, as well as advising any successor in interest of such binding limitations.

**FINDING:** Consistent.

**CRITERION:** MATERIALS

**ANALYSIS:** 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 should be compatible in quality to those that are used in the historic district. The proposed materials are compatible and consistent in quality, color, texture, finish, and dimension to other contemporary homes in the Historic District using architectural features such as flat roofs, aluminum railings, and horizontal and vertical glass panels. Additionally, the materiality further emphasizes the minimalist approach of the design without resulting in a bland or monotonous product, which provides a neutral canvas for the landscaping to further frame the rectangular geometry. The proposed elements and materials are consistent with the surrounding neighborhood.

**FINDING:** Consistent.

**CRITERION:** WORKMANSHIP

**ANALYSIS:** The proposed design is consistent with current workmanship styles and methods and does not imitate or copy any existing style or period while complying with all regulations and it fits within the neighborhood's character. According to the Architect, "The proposed home is designed and will be built with the highest level of workmanship."

**FINDING:** Consistent.

**CRITERION:** ASSOCIATION

**ANALYSIS:** Design Guidelines recommend maintaining *consistent spacing and setbacks* and further states *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 enhances the surrounding neighborhood, and is consistent with the scale and massing of the adjacent properties and surrounding neighborhood. Required parking is accommodated in the driveway and a carport garage. The Architect further emphasizes that "the proposed residence design will provide a smooth attractive façade with plush landscaping to continue the consistent surrounding buildings and district character."

**FINDING:** Consistent.

## **ATTACHMENTS**

**ATTACHMENT A:** Application Package

**ATTACHMENT B:** Aerial Photograph