

**CITY OF HOLLYWOOD
HISTORIC PRESERVATION BOARD**

RESOLUTION NO. 24-CV-76

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA APPROVING A CERTIFICATE OF APPROPRIATENESS FOR DESIGN AND A VARIANCE TO CONSTRUCT A NEW SINGLE-FAMILY HOME LOCATED AT 501 SOUTH SURF ROAD IN THE HOLLYWOOD BEACH HISTORIC OVERLAY DISTRICT AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Historic Preservation Board (the "Board") is charged with the responsibility of preserving and conserving properties of historical, architectural and archeological merit in the City of Hollywood; and

WHEREAS, a Certificate of Appropriateness for Design is required prior to the issuance of a building permit for new building construction, additions to existing buildings, major renovation work or substantial alteration based upon evaluation of the compatibility of the physical alteration or improvement with the criteria listed in 5.5.F.1 of the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, 501 S. Surf Rd. Trust (the "Applicant") requested a Certificate of Appropriateness for Design to construct a new single-family home located at 501 South Surf Road as more particularly described in the attached Exhibit "A" incorporated herein by reference; and

WHEREAS, the Board held an advertised public hearing on March 11, 2025 to consider the Applicant's requests; and

WHEREAS, the Board reviewed the Applicant's request for a Certificate of Appropriateness for Design for a single-family home, reviewed the evidence submitted and testimony received at the public hearing, and applied the criteria for granting a Certificate of Appropriateness for Design as contained in Section 5.5.F.1 of the City's Zoning and Land Development Regulations as follows:

1. The criteria for reviewing a request for a Certificate of Appropriateness for Design set forth in Section 5.5.F.1 includes: integrity of location, design, setting, materials, workmanship, and association.

WHEREAS, after consideration of the criteria listed in Section 5.5.F.1 the Board found the design to be acceptable, with conditions.

WHEREAS, the Board reviewed the Applicant's request for a parking Variance, reviewed the evidence submitted, testimony received at the public hearing, and reviewed the following criteria pursuant to the criteria listed in Section 5.5.J of the City's Zoning and Land Development Regulations:

(a) That the requested Variance did maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

(b) That the requested Variance is otherwise compatible with the surrounding land uses and would be detrimental to the community;

(c) That the requested Variance is consistent with and in furtherance of the Goals, Objective and Policies of the adopted Comprehensive Plan, as amended from time to time, the Neighborhood Plan and all other similar plans adopted by the city; and

(d) That the need for the requested Variance is not economically based or self-imposed.

(e) That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with applicable law; and

WHEREAS, after applying the criteria stated above the Board determined that the following parking Variance should be granted: 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-HD-R zoning district.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That the Board, after hearing all the evidence submitted and reviewing the Applicant's request and City Staff Summary Report and hearing testimony from all parties and public speakers, approves the issuance of a Certificate of Appropriateness for Design based on the plans submitted and reviewed by the Board 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 street end (between Surf Road and the Broadwalk).

4. The applicant is to work with CRA to retain as much on-street parking at the street end 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 Division 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.
7. Prior to building permits, the applicant shall revise the design of the rooftop to ensure the rooftop pergola does not exceed 10% of the ground floor area in adherence to Section 4.23 E.(1), Scenery Lofts.
8. Applicant shall work with the Architect and City Staff to explore the possibility of adjusting the west and south elevations to find alternatives to the horizontal elements.

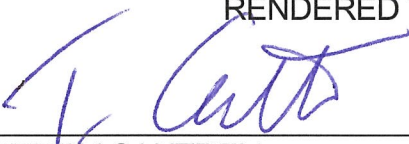
Section 3: That the Board, after hearing all evidence submitted and reviewing the Applicant's request and City Staff Report and hearing testimony from all parties and public speakers, grants the Applicant's request for a Variance, based on the plans submitted by the Applicant and reviewed by the Board.

Section 4: That the Department of Development Services - Division of Planning and Urban Design is hereby directed to forward a copy of this Resolution to the Applicant and the owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the public records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

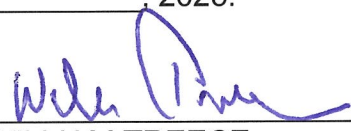
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PASSED AND ADOPTED THIS 11TH DAY OF MARCH, 2025.

RENDERED THIS _____ DAY OF _____, 2025.



TERRY CANTRELL,
BOARD CHAIR



WILLIAM TREECE,
SECRETARY

APPROVED AS TO FORM:



KIM N. PHAN
BOARD ATTORNEY

(HISTORIC PRESERVATION BOARD RESOLUTION 24-CV-76)

EXHIBIT "A"

LEGAL DESCRIPTION