


Department of Development Services
Division of Planning and Urban Design




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DATE: November 13, 2024

TO: George R. Keller, Jr. CPPT
City Manager

VIA: Andria Wingett
Director of Development Services 

FROM: Anand Balram
Planning Manager 

SUBJECT: Notice of Decisions Relating to the Tuesday, November 12, 2024, **Historic Preservation Board Meeting.**

The purpose of this notice is to inform the Mayor and City Commission of the opportunity to initiate a City Commission Request for Review (CRR) of a Board decision in accordance with [Section 5.6 of the City's Zoning and Land Development Regulations](#). The process for a CRR is initiated in one of the following ways: if three or more City Commissioners request a review during City Commission comments at a City Commission meeting, which is within 17 days of the Board's action; or if three or more City Commissioners file a request for review in writing with the City Clerk within 17 days of the Board's action. In any event, a *de novo* hearing shall be set.

A *de novo* hearing for a CRR shall be set no later than the next four City Commission meetings from either the City Commission meeting date where three Commissioners requested such review or no later than the next four City Commission meetings from the date that the City Clerk receives the third Commissioners request. Notice and other requirements of the hearing shall be provided in accordance with [Section 5.6 of the City's Zoning and Land Development Regulations](#).

The said request should be filed with the City Clerk's Office, with a copy forwarded to the Division of Planning & Urban Design of the Development Services Department by **November 29, 2024**.

Please note, the Code requires the City Clerk's Office to receive all CRR's within seventeen (17) days of the date a decision is reached by the Board. As such, CRRs filed after **November 29, 2024**, would not be consistent with the Code and could not be considered. The timeframe for setting a hearing provided herein may be extended by written request of the applicant. Appeal from a final decision of the City Commission shall be to circuit court by filing a petition for *writ of certiorari*.

This memorandum is also available on the City website. In this manner, the public is made aware of action taken by the Board, should they wish to encourage the Mayor and City Commission to file a request for review of the Board's decision pursuant to the procedures set forth above.

2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045

hollywoodfl.org

The following summarizes actions taken by the Board. Items #1-8 below may be considered Quasi-Judicial and may be subject to a CRR.

- 1. FILE NO.:** 23-CM-66
APPLICANT: SF & GM Property LLC.
LOCATION: 813 Harrison Street
REQUEST: Certificate of Appropriateness for Demolition and Design for a single-family home located within the Lakes Area Historic Multiple Resource Listing District.

STAFF RECOMMENDATION:

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

1. The applicant provides a marker or a plaque on the property (pedestal or affixed to the new structure), visible from the right-of-way which provides the historic background of the structure to be demolished. (Section 5.5.F.4.j. of the ZLDR).
2. The applicant documents the property and donate any salvageable information and material to the Hollywood Historic Society for archival records.

BOARD DECISION:

Certificate of Appropriateness for Design: Approval with Staff conditions in addition to the following:

1. If a gate is installed in the rear, it should be consistent with the design of the home.
2. Additional wood materials shall be included as part of the design of the rear of the home.
3. Pervious pavers shall be utilized to increase permeability of the property.

- 2. FILE NO.:** 19-C-53a
APPLICANT: Chiar Ventures LLC.
LOCATION: 1380 Hollywood Boulevard
REQUEST: Certificate of Appropriateness for Design for revised architecture for a previously approved new single-family home located within the Lakes Area Historic Multiple Resource Listing District.

STAFF RECOMMENDATION:

Certificate of Appropriateness for Design: Approval

BOARD DECISION:

Certificate of Appropriateness for Design: Approved

- 3. FILE NO.:** 23-C-74
APPLICANT: Gregory S. and Veronica J Levine
LOCATION: 1010 S. Northlake Drive
REQUEST: Certificate of Appropriateness for Design for a new single-family home located within the Lakes Area Historic Multiple Resource Listing District.

STAFF RECOMMENDATION:

Certificate of Appropriateness for Design: Approval

BOARD DECISION:

Certificate of Appropriateness for Design: Approved with the following condition:

1. The applicant shall provide two design options for staff review:
 - a. The first option should demonstrate the elimination of the portico and the incorporation of Majule palms to frame the entrance.
 - b. The second option should propose a reduction in the height of the portico to diminish the grandeur of the home's entrance.

- 4. FILE NO.:** 24-C-09
APPLICANT: Positano 405 Beach
LOCATION: 938 Johnson Street
REQUEST: Certificate of Appropriateness for Design of a single-family home in the Hollywood Lakes Historic District.

STAFF RECOMMENDATION:

Certificate of Appropriateness for Design: Approval

BOARD DECISION:

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

1. Applicant shall work with Staff to improve the fenestration on the front and side walls, and minimize blank walls, and that there is minimal deviation from materials.
2. Pervious pavers shall be installed.
3. The brush bay shall be 2/3ft larger.
4. A Lighter material shall be used on the garage door.

- 5. FILE NO.:** 23-CV-64
APPLICANT: Sabbagh, Ayash Zeki H/E Sabbagh, Rosanna
LOCATION: 1113 N Southlake Drive
REQUEST: Certificate of Appropriateness for Design and Variance requests for the side setback of a single-family home located within the Hollywood Lakes neighborhood.

STAFF RECOMMENDATION:

Variance to reduce the side setback: Approval

Variance to reduce the minimum combined setback: Approval

Certificate of Appropriateness for Design: Approval

BOARD DECISION:

Variance to reduce the side setback: Approved

Variance to reduce the minimum combined setback: Approved

Certificate of Appropriateness for Design: Approved with the recommendation to consider including a second driveway.

6. FILE NO.: 24-C-35
APPLICANT: Randolph B. and Susan Jean Black Moran
LOCATION: 728 Harrison Street
REQUEST: Certificate of Appropriateness for Design for a new single-family home located within the Lakes Area Historic Multiple Resource Listing District.

STAFF RECOMMENDATION:

Certificate of Appropriateness for Design: Approval

BOARD DECISION:

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

1. The brush bay shall be expanded to accommodate greater functionality.
2. Pervious pavers shall be incorporated to enhance sustainability and drainage.
3. It is recommended to elongate the rear windows and consider the use of color to create the visual effect of larger window dimensions.

7. FILE NO.: 24-C-48
APPLICANT: South Lake International LLC.
LOCATION: 1051 S. Southlake Drive (East)
REQUEST: Certificate of Appropriateness for Design for a new single-family home located within the Lakes Area Historic Multiple Resource Listing District.

STAFF RECOMMENDATION:

Item to be continued date and time certain to the December 10th Historic Preservation Board meeting.

BOARD DECISION:

Item to be continued date and time certain to the December 10th Historic Preservation Board meeting.

8. FILE NO.: 24-C-48
APPLICANT: South Lake International LLC.
LOCATION: 1051 S. Southlake Drive (West)
REQUEST: Certificate of Appropriateness for Design for a new single-family home located within the Lakes Area Historic Multiple Resource Listing District.

STAFF RECOMMENDATION:

Item to be continued date and time certain to the December 10th Historic Preservation Board meeting.

BOARD DECISION:

Item to be continued date and time certain to the December 10th Historic Preservation Board meeting.

cc: Honorable Mayor and City Commissioners

City Manager

City Attorney

Assistant City Managers

Assistant City Attorneys

Civic Affairs Administrator

Planning Manager