

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

DATE: August 12, 2025 **FILE:** 25-C-04

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Reginald White, MPA, Planner III

SUBJECT: Request for a Certificate of Appropriateness for Design review for a 2nd story addition with renovations of an existing single-family home located at 828 S Southlake Drive within the Hollywood Lakes Multiple Resource Listing District.

APPLICANT'S REQUEST

Request for a Certificate of Appropriateness for Design review for a 2nd story addition with renovations of an existing single-family home located at 828 S Southlake Drive within the Hollywood Lakes Multiple Listing District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval

BACKGROUND

The existing one-story home was constructed in 1960, according to the Broward County Property Appraiser. The house was built on a lot containing approximately 7,814 square feet that is zoned in the RS-6 zoning district and is surrounded by multiple single-family homes similar in scale. The existing house is approximately 2,341 square feet in size. The current main entrance to this lot is located on the south side of Southlake Drive. The applicants propose an addition to an existing single-family home, featuring interior and exterior renovations. The proposed renovations will remedy illegal construction concerning an unpermitted family room, an unpermitted bedroom, and other electrical and plumbing work done without a permit.

REQUEST

The existing single-family home sits on a 62.50-foot-wide lot centered on the site, and the second-story addition will not encroach on the required side setback. The renovated home is proposed to include a Modern-Contemporary design with pure orthogonal geometries and volumetric elements. The proposed single-family home is a two-story home containing approximately 2,679 square feet, with the first level providing a living room, office space, dining area, and three bedrooms. The ground floor is covered with a combination of landscaping and driveway stone pavers that make up the driveway. The backyard features a pool with a covered terrace, a BBQ space, and a sitting area. The second floor consists of the master bedroom and bathroom. Required parking will be provided via a driveway accessible only from Southlake Drive. The proposed renovated home maintains compatibility with neighboring properties in terms of scale, rhythm, and spatial relationship.

The proposed materials are compatible and consistent in quality, color, texture, finish, and dimension with other previously approved structures with contemporary design in the historic district. The design proposes a warm palette of wood, grey porcelain tile, bronze aluminum glass screening, and a smooth stucco finish, providing a sophisticated look. Additionally, the proposed landscaping will enhance the ambiance achieved by the home's design, allowing for shade, visibility, and framing of the property. It is important to note that the applicant's request to the City does not include a variance, and the applicant is requesting approval of their site plan as of right according to the City's land development ordinances.

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 Lakes Area Historic Multiple Resource Listing District, and the design maintains compatibility with its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Mike Ariss
Address/Location:	828 South Southlake Drive
Size of Property:	7,814 sq. ft. (0.18 acres)
Present Zoning:	Single-Family Residential (RS-6)
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1960 (BCPA)

ADJACENT ZONING

North:	Single-Family Residential District (RS-6)
South:	Single-Family Residential District (RS-9)
East:	Single-Family Residential District (RS-6)
West:	Single-Family Residential District (RS-6)

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 living area of their property.

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 house and improvements are sensitive to the character of the Historic Lakes Section through its design which possesses similar characteristics to existing structures in the surrounding neighborhood.

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 project has minimal impact on the current streetscape.

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 existing one-story home was constructed in 1960. It is a ranch style home dating back to the Post War Modern era between 1946 and 1960 that is described in the City of Hollywood's design guidelines for the Historic District. The applicant proposes exterior and interior renovations, as well as a second story addition that is consistent with the architectural features described in the Design Guidelines for Historic Properties and Districts and enforced by the Historic Preservation Board. Therefore, it will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Analysis of criteria and findings 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 property is located in the Hollywood Lakes District on the southern side of South Lake close to the Intracoastal Waterway, built in 1960 as a One-Story Single family home sits alongside its respective residential zoning; also it sits on a 62'-5" wide lot like its neighboring properties within its zoning designation of RS-6. The second-floor expansion respects the original footprint and maintains the building's orientation within the streetscape, preserving the home's historic relationship to its site.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The existing building was built in 1960 and through the years, it was repaired and renovated, but its original design hasn't been altered that much, especially on the front facade. The new 2nd floor addition and the exterior renovation proposed refreshes the curb appeal alongside S Southlake Dr with a Mid-Century/Modern style to bring the historic essence of its surroundings and embrace the new without forgetting the old, also interact harmoniously in scale and positioning, creating a cohesive spatial relationship. These volumes invite an abundance of natural light while also highlighting the richness of the surrounding contextual environment.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: The setting of the existing single-family home is representative of most of the homes in the Historic District Section, sitting on the south side of Southlake Drive with direct access to South Lake Drive and the Intracoastal Waterway. However, the new proposed design will seamlessly help transition into an adequate structure relevant to the historic district. The addition does not disrupt the visual cohesion of the historic neighborhood. It maintains compatibility with neighboring properties in terms of scale, rhythm, and spatial relationship. Landscaping and site elements will be preserved or enhanced to support the historic context.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: The proposed building's materials and colors are intended to be neutral and cohesive. The proposed palette of white, beige and dark gray stone, complemented by clear glass. Features such as light natural wood ceilings and vertical elements, and clear glass railings throughout will create a striking contrast, highlighting its modern and sophisticated design.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The workmanship of the proposed new construction is guaranteed through compliance with all State and Local regulations. Proper barricading will be provided during the demolition of the existing structure and new construction work. All practices will meet or exceed requirements of the Florida Building Code 2023, 8th edition and the State of Florida Department of Environmental Protection.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: The home will continue to reflect its historic identity as a single-family residence within the district. The addition supports continued residential use and ensures the long-term viability of the property while respecting its heritage and contribution to the district's character. The Architectural style does not break the visual harmony and the historic character of the house, and also preserves the appearance of the neighborhood.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Map