

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

DATE: August 12, 2025 **FILE:** 25-CV-61

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Laura Gomez, Planner II

SUBJECT: Certificate of Appropriateness for Design to construct a new single-family residence and Variance request to Article 4, Section 4.22(E) to increase the maximum allowable roof coverage for a rooftop scenery loft in the RS-6 Zoning District and the Hollywood Lakes Historic District.

APPLICANT'S REQUEST

Variance: To increase the permitted rooftop scenery loft floor area from 10% to 14.2% of the ground floor area, pursuant to Article 4, §4.22(E)

Certificate of Appropriateness for Design to construct a new single-family residence located within the Lakes Area Historic Multiple Resource Listing District.

STAFF'S RECOMMENDATION

Variance: To be determined by the board

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

1. The applicant provides a marker on the property which describes the historic background of the structure to be demolished. (Section 5.5.F.4.j. of the ZLDR).
2. Prior to the issuance of a City Building Permit the applicant shall:
 - a. The applicant shall address all outstanding comments provided by Engineering prior to the issuance of building permitting.
 - b. The applicant shall address all outstanding comments provided by utilities prior to the issuance of building permitting.

BACKGROUND

According to Broward County Property Appraiser records, the single-family residence located at 800 South 7th Avenue was constructed in 1977 on a 0.34-acre lot (approximately 14,778 square feet). The home includes 4 bedrooms, 5.5 bathrooms, and a total of 4,614 square feet of living area.

Preliminary research suggests that the home may have been constructed by Hollywood Dream Homes, Inc., a Florida-based development company formerly active in the region. The architectural plans associated with the residence reference Anthony A. Montagnari and one additional individual attributed to design work. However, neither individual appears to be licensed architects in the State of Florida, nor are they listed as contributing architects in the City of Hollywood's Historic Properties and Districts Design Guidelines (May 2005).

Architecturally, the existing home reflects a Southern Colonial (Colonial Revival)–inspired style, featuring a two-story symmetrical façade, prominent balcony, grand spiral staircase foyer, and masonry construction. Interior finishes include marble flooring, raised-panel wood trim, 10-foot ceilings, and custom millwork, which are consistent with upscale residences constructed during the late 1970s.

The property is situated within the Hollywood Lakes neighborhood, which is a designated historic district. However, the residence itself is not individually designated as historic and holds no local, state, or federal preservation status that would preclude administrative demolition under Florida Statute §553.79(26). The property is also located within a FEMA-designated Special Flood Hazard Area, and the existing finished floor is below the lawfully required base flood elevation. As a result, the Historic Preservation Board's review will be limited to Design considerations.

While minor renovations have been made over time, available archival and permit records do not attribute the design to any architect of recognized historic or architectural significance. Therefore, the property is classified as a non-historic late-20th-century residence with no individual architectural or historical significance under the City's preservation criteria.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design to construct a new two-story, single-family residence at 800 S 7th Avenue of proximally 6,153 sq. ft. The proposed design features a refined Midcentury Modern and contemporary-style home that includes six bedrooms, seven and a half bathrooms, an open-concept kitchen and living/dining area, multiple terraces and balconies, a pool with surrounding deck, and a three-car garage with a concrete slab driveway. The layout optimizes the site by maximizing functional living space while maintaining required setbacks, a landscaped area of at least 40 percent, and compatibility with the surrounding neighborhood context.

The residence embodies horizontal massing, flat rooflines, deep overhangs, cantilevered balconies, slanted circular steel columns, and vertical glass panels, creating a sense of openness and maintaining the understated elegance typical of Midcentury Modern design. It will be constructed with reinforced concrete masonry units, Jerusalem stone finishes, smooth stucco, wood-textured paneling, vertical slats, and large glass windows and doors in warm, natural tones. High-performance impact-resistant glazing will be installed throughout, and exterior details such as cantilevered balconies and deep overhangs further reinforce its architectural expression.

The proposed request is compatible and consistent with the designs of other houses within the vicinity. Additionally, the proposed landscaping will enhance the aesthetics achieved by the house's contemporary

design, allowing for shade, visibility and framing of the property. The Applicant has worked to ensure a design that fits within the setting of the neighborhood. The new house meets all applicable requirements including setbacks, height, and open space.

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 the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Ricki Kaneti
Address/Location:	800 S 7th Avenue
Size of Property:	14,778 sq. ft. (0.33 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Land Use:	Low (5) Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1977 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Government Use (GU)
South:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
East:	Government Use (GU)
West:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-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 design is consistent with the Comprehensive Plan. The proposed single family structure is consistent with the residential land use designation, 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 overall design incorporates elements of Mid Century Modern Design, paying respect to significant architectural styles recognized in our design guidelines.

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.

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.

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 new two-story house is consistent with the architectural features of previously approved contemporary architectural designs within the surrounding area. Therefore, it will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Analysis of criteria and finding for Variances as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.3, F. Variances.

VARIANCE: To increase the permitted rooftop scenery loft floor area from 10% to 14.2% of the ground floor area, pursuant to Article 4, §4.22(E)

CRITERION 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 Zoning and Land Development Regulations permit covered scenery lofts up to 10% of the ground floor area to ensure that rooftop uses remain supplemental in nature and do not function as additional habitable space, which could create the appearance of an unintended story above the district's established height limits. The proposed variance seeks a modest increase to 14.2% to accommodate an expanded open-air covered terrace, which remains consistent with the character of a rooftop amenity rather than a full story addition. Staff finds that the intent of the regulation is not to prohibit functional rooftop amenity areas but to protect the district's scale and prevent adverse height or massing impacts. The proposed design, with open sides and a visually light appearance, maintains the stability and visual integrity of the neighborhood while fulfilling the recreational purpose intended for rooftop scenery lofts.

The applicant's proposal includes a rooftop scenery loft comprised of 330 square feet of enclosed A/C area and 216 square feet of open-air covered terrace, for a combined total

of 546 square feet (14.2% of the 3,829-square-foot ground floor area). Of this, 52 square feet of the terrace is within the allowable 10% coverage, resulting in a by-right scenery loft area of 382 square feet. The variance request seeks approval for an additional 164 square feet of open-air covered terrace to enhance rooftop functionality.

The design maintains the intent of a scenery loft by providing functional outdoor and indoor rooftop areas without creating the appearance of an additional story. The open-air terrace component ensures visual lightness and avoids a bulky massing effect when viewed from the street. The proposed rooftop design enhances the usability of the property while maintaining compatibility with the surrounding neighborhood context and preserving the overall stability and appearance of the area.

FINDING: Consistent

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The proposed rooftop scenery loft expansion is compatible with the surrounding residential context and does not present any adverse impacts to the community. The additional open-air covered terrace area remains visually unobtrusive due to its open-sided design, which minimizes bulk and preserves neighborhood character. While previous decisions of the Board are not precedent-setting, similar variances have been granted in the surrounding area, demonstrating that modest increases in rooftop amenity space can be accommodated without detriment to adjacent properties.

FINDING: Consistent

CRITERION 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.

ANALYSIS: The Land Use Element of the Comprehensive Plan promote[s] a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing landowners to maximize the use of their property. The Variance would allow for the development of a lot which is consistent with the fabric of the surrounding neighborhood.

FINDING: Consistent.

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

ANALYSIS: The applicant indicates that the requested variance is not motivated by economic gain or a self-imposed condition, but rather stems from architectural and functional objectives aimed at enhancing the livability and design quality of the residence. The proposed open-air covered terrace is not an enclosed structure nor intended to increase habitable square footage but instead serves as a lightweight, open-sided element that provides shade and improves the usability of the rooftop as an amenity space.

The representative on behalf of the applicant indicates:

"The need for this variance arises from specific site design goals aimed at enhancing livability and outdoor amenity space, rather than from economic considerations or self-imposed constraints. The proposed scenery loft and open-air terrace are thoughtfully sized and strategically located to optimize the use of the roof area while remaining within the intent of zoning limitations.

This request is driven by the desire to create meaningful, functional outdoor space that complements the home's architecture and the surrounding neighborhood context, rather than to gain additional floor area or financial advantage. The variance represents the minimum necessary to achieve these design objectives without compromising the character of the residence or adjacent properties.

Therefore, the need for the variance is based on legitimate design and quality-of-life considerations, not on economic or self-imposed hardship."

Staff recognizes that while rooftop coverage limitations are intended to prevent excessive massing and preserve neighborhood scale, allowing modest increases for open-sided amenity structures can achieve design objectives without compromising the regulation's intent or impacting community character.

FINDING: Inconclusive

CRITERION 5: That the Variance is necessary to comply with state or federal law and in the minimum Variance necessary to comply with the applicable law.

ANALYSIS: State or Federal law is not the impetus of the requested variance.

FINDING: Not applicable.

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 Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings*. The proposed site plan complies with all regulations including setbacks and lot coverage and therefore is consistent with the surrounding area. The proposed two-story residence relates to the surrounding properties by complying with the required setbacks, maintaining the pattern of development as intended by the regulations.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages new construction to be compatible with the character of the neighborhood regarding 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 proposes a cohesive, well-defined contemporary design with refined Midcentury Modern influences.

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 home complies with all applicable setback requirements. Its design aligns with the prevailing style of the district, incorporating materials, colors, and landscaping that complement the area while preserving the spatial relationship with neighboring properties. Although the proposed two-story structure will be taller than adjacent properties due to FEMA construction requirements, the second story is positioned on the north side, facing the waterway. Its architectural style aligns with the neighborhood's mix of traditional, mid-century modern, and contemporary homes, incorporating openness, natural light, and mature landscaping. The massing, scale, and roof profile are designed to fit comfortably among surrounding properties, offering a contemporary interpretation of the local vernacular. The garage placement, pedestrian pathways, and landscaping maintain the residential streetscape, ensuring compatibility with other contemporary architecture along South Southlake Drive within the Lakes Historic District.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state 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 home will be constructed using reinforced concrete masonry units with Jerusalem stone finishes, combined with smooth stucco, architectural wood-textured paneling, vertical slats, and large glass windows and doors to create strong connections between interior and exterior spaces. The palette features warm neutral tones and natural finishes, enhancing the Midcentury Modern character. High-performance impact-resistant glazing will be installed throughout. Exterior elements such as cantilevered balconies, slanted circular steel columns, and deep overhangs further define the design. These proposed materials and features are consistent with the quality and character of 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. The design of the new single-family home is consistent with current workmanship styles and methods.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: 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.* Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood. This project enhances the streetscape elements of the existing residence and the neighbors. As such, the proposed redevelopment of the property will maintain and improve the character of the area.

FINDING: Consistent.

ATTACHMENTS

- ATTACHMENT A: Application Package
- ATTACHMENT B: Aerial Photograph
- ATTACHMENT C: Permit History