

Department of Development Services  
Division of Planning and Urban Design



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**DATE:** July 10, 2024

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

**VIA:** Andria Wingett  
Director of Development Services

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AW

**FROM:** Anand Balram  
Planning Manager

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**SUBJECT:** Notice of Decisions Relating to the Tuesday, July 9, 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 **July 26, 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 **July 26, 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](http://hollywoodfl.org)

**The following summarizes actions taken by the Board. Items #1-3 below may be considered Quasi-Judicial and may be subject to a CRR.**

1. **FILE NO.:** 20-V-18a  
**APPLICANT:** Hollywood Lakes 1345 LLC.  
**LOCATION:** 1345 Hollywood Boulevard  
**REQUEST:** Variances to increase the maximum allowable curb cut of the front and rear driveways for a single-family home in the Lakes Area Historic Multiple Resource Listing District.

**STAFF RECOMMENDATION:**

Variance 1: To be determined by the Board.

Variance 2: To be determined by the Board.

**BOARD DECISION:**

Variance 1: Approved.

Variance 2: Approved.

2. **FILE NO.:** 24-CV-33  
**APPLICANT:** Brian Abraham  
**LOCATION:** 1519 Madison Street  
**REQUEST:** Certificate of Appropriateness for Design and Variance seeking relief from Article 4, Section 4.1.C of the Zoning and Land Development Regulations to maintain a legally nonconforming side yard setback for an addition to a single-family home in the Lakes Area Historic Multiple Resource Listing District.

**STAFF RECOMMENDATION:**

Variance: Approval.

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

1. Revise the building design for cohesive architectural character with contributing building elements, including awnings, and/or architectural treatments such as paint and faux treatments, scoring, construction joints.
2. Decrease the roof height and/or pitch to align with the neighborhood's architectural style.

**BOARD DECISION:**

Variance: Approved.

Certificate of Appropriateness for Design: Approved with staff conditions and additionally:

1. Adjust the roof shape, line, and slope, the latter of which should be 3/12 or 4/12, to be more dynamic and not as tall as initially proposed.

2. Continue to add contributing building articulations that are informed by historic conditions.
3. The brush bay should be included at the rear of the property for rear alley access.

**3. FILE NO.:** 23-C-100  
**APPLICANT:** Sasha Miracola  
**LOCATION:** 1452 Jefferson 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 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.

**BOARD DECISION:**

Certificate of Appropriateness for Design: Approved 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.
2. To modify the front elevation facing 1452 Jefferson Street by inverting the rectangle framing above the garage.
3. To extend the top eyebrow that covers the windows located on the second floor into the white wall to the left.

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cc: Honorable Mayor and City Commissioners  
City Manager  
City Attorney  
Assistant City Managers  
Assistant City Attorneys  
Civic Affairs Administrator  
Planning Manager