

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

DATE: November 10, 2025 **FILE:** 24-C-54

TO: Historic Preservation Board

VIA: Anand Balram, Chief Planner/ Assistant Director

FROM: Laura Gomez, Planner II

SUBJECT: Bidask Ladrillo, LLC, requests approval of Certificate of Appropriateness of Design to build a new single-family home located at 834 Polk Street (west), in the RS-6 District and within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness of Design for a single-family home located at 834 Polk Street (west), in the RS-6 District and within the Lakes Area Multiple Historic Resource Listing District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval of either version, at the discretion of the Board, with the following conditions:

1. Prior to the issuance of a City Building Permit, the applicant shall coordinate with City staff to address all remaining minor comments from the Engineering, Utilities, and Landscape Divisions.

BACKGROUND

According to the Broward County Property Appraiser plat records, the parcels located at 834 Polk Street (east and west) were originally platted as two individual lots. The lots were later unified and re-platted as a single parcel, and a new residence was constructed in 1951, designed in the Ranch architectural style.

A Certificate of Appropriateness for Demolition of the existing single-family residence and a Certificate of Appropriateness for the Construction of a new single-family residence were issued under Resolution No. 05-CM-63 on September 27, 2005. A demolition permit (B06-11461) was subsequently issued by the City of Hollywood in May 2006. However, a building permit for the proposed new single-family home was never submitted, and the property has remained vacant since the demolition.

The property was later legally subdivided, restoring its original configuration from 1962, which consisted of two 50-foot-wide lots, one located on the east and one on the west.

The subject properties are located within the RS-6 Single-Family Residential Zoning District, which requires a minimum lot width of 60 feet and a minimum lot area of 6,000 square feet. Both lots do not meet the minimum lot width requirement; however, a variance (File No. 24-V-17) was approved by the Historic Preservation Board in 2024 to allow a reduction in the minimum lot width from 60 feet to 50 feet within the Lakes Area Historic Multiple Resource Listing District.

Following subdivision approval, the City of Hollywood assigned a new address, 834 Polk Street, to the western parcel (Lot 26, Block 72). Both lots remain vacant and undeveloped. The current property owner is proposing the construction of two new single-family residences, with one home to be built on each lot.

REQUEST

The Applicant requests a Certificate of Appropriateness of Design for a new single-family home located at 834 Polk Street. This request is specifically for Western (Lot 26, Block 72), as a companion the Historic Preservation Board will also consider the proposal for an additional single-family home on the Eastern Block (Lot 25, Block 72), through File No. 24C-53. The proposed project sits on a 50-foot-wide lot, centered on the site, and complies with all required setbacks prescribed by the zoning district.

The proposal includes two versions for Board consideration, as the applicant seeks to balance their vision of the site while trying with some principles outlined in the City of Hollywood Design Guidelines and the urban design recommendations. Both proposals reflect a contemporary architectural style with subtle Mid-Century Modern influences, as identified by the applicant. The design incorporates elements such as a flat roof emphasizing horizontal lines, a cantilevered upper volume providing visual interest, thin vertical supports contributing to a light and open appearance, and large windows intended to enhance natural light and create a connection between indoor and outdoor spaces. A neutral color palette and the use of natural materials are also proposed to complement the architectural approach. While these features align with some principles outlined in the City of Hollywood Design Guidelines, the interpretation is a contemporary expression that draws modest inspiration from Mid-Century design rather than a strict representation of the style.

The applicant has submitted two versions of a proposed new two-story single-family residence. Both versions are designed to meet all applicable code requirements while maximizing the functional use of the property. Each version features approximately 3,500 square feet of living space and includes a two-car garage. The first floor of both designs includes a family room, kitchen, dining area, guest suite, bathroom, and garage. The second floor features a master suite, three additional bedrooms, four bathrooms, a laundry room, and a large covered scenic balcony oriented to take advantage of views of the adjacent lake.

The proposed design, applicable to both submitted versions, complies with all code requirements and is consistent with the scale and massing of the surrounding neighborhood. Both projects are further enhanced by a formal landscape plan that provides approximately 47% pervious area and features a variety of native trees, palms, and shrubs. Required parking for both versions is accommodated through a single front driveway and a garage accessed via a rear alley, providing space for up to four vehicles. The overall site and architectural design adhere to the City of Hollywood's adopted Design Guidelines.

While the overall layout remains consistent between both versions, the key distinction lies in the location of the pool. The original version situates the pool along the west side yard of the property, while the revised version, developed in response to Planning staff recommendations, incorporates a small reflection pool at the front entrance of the home, serving as a focal architectural element. Both versions feature the same materials palette, including a smooth stucco finish, beige limestone, oak composite wood, bronze aluminum accents, gray and clear impact-resistant glass, metal railings, and concrete pavers for the driveway. The overall design is reflective of current architectural trends and promotes a modern, cohesive aesthetic.

EXPLANATION

The applicant initially submitted a set of drawings that staff determined could be further refined to enhance the overall design quality. In response, the applicant prepared an alternative concept. However, due to the cost associated with completing a full drawing set, the applicant has requested that the Historic Preservation Board consider the original submission. Should the Board prefer the alternative design, staff recommends that a condition of approval be included requiring the applicant to work with staff prior to building permit issuance to finalize a complete drawing set reflecting the approved alternative.

In the revised submission attached hereto as attachment D, only the architectural plans were updated, as the overall footprint and building massing remain unchanged. Should the project be approved, the applicant will submit the full set of construction drawings required for permitting. Staff has indicated that all remaining minor comments—primarily from the Engineering, Landscape, and Utilities departments—can be addressed during the permitting phase.

As previously noted, both design versions meet all applicable requirements for setbacks, on-site parking, and landscaping, making the proposal compliant with Planning Division standards aside from outstanding recommendations from Urban Design.

Prior to the issuance of a City Building Permit, the applicant shall address all outstanding comments provided by the Engineering, Utilities, and Landscape Divisions. These comments are minor in nature and primarily pertain to plan notation and coordination between drawing sets, and inclusion of standard City details and once resolved, will not materially affect the site plan and/or design as presented to the Historic Preservation Board.

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.

FINDINGS

Version 1 – Original Design

The original version situates the pool and deck within the west side yard, emphasizing private recreation space screened from the street. The façade incorporates warm neutral finishes and a modern horizontal composition consistent with adjacent contemporary residences

Version 2 – Revised Design

The revised version (Attachment D) replaces the side-yard pool with a front reflection pool aligned with the main entry walkway, establishing a stronger architectural focal point and enhancing the home's relationship to the streetscape. Other building elements remain identical to the original submission.

Staff Recommendation:

Staff support the Revised Version (Version #2) presented in Attachment D as the preferred alternative. While both versions meet all zoning, design, and compatibility requirements, the revised design provides several enhancements that better align with the City's Design Guidelines for Historic Districts and Properties and the Lakes Area Multiple Historic Resource Listing District:

1. Architectural Balance and Proportion – Relocating the pool from the side yard to the front allows for a cleaner building massing along the west elevation, resulting in a more symmetrical façade composition and improved balance between solid and void elements.

Staff acknowledge that both submitted versions comply with applicable development standards and reflect the applicant's response to Urban Design feedback. Staff defers to the Board to determine which version best aligns with the intent of the City of Hollywood Design Guidelines.

SITE BACKGROUND

Applicant/Owner:	Bidask Ladrillo LLC.
Address/Location:	834 Polk Street, (West)
Size of Property:	6,397 sq. ft. (0.14 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Vacant
Year Built:	N/A

ADJACENT ZONING

North:	North Lake - Government Use (GU)
South:	Single Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
East:	Single Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
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 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.

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 a 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 two-story residence aligns with the contemporary architectural features previously approved in the surrounding area and, as such, will not compromise the integrity of the Historic District. Additionally, developing a new home on the currently vacant lot in compliance with current regulations will enhance the stability and overall character of the neighborhood.

APPLICABLE CRITERIA

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 5.5.F.1

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... 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.* The proposed design meets all applicable code requirements and is consistent with the scale and massing of the adjacent neighborhood. The new home is cohesive and functional, allowing the Applicant to maximize the use of their property. Proposed architectural

features and elements are reflective of its time, clearly a product of the current architecture.

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 the surrounding buildings, streetscape, and environment.

The Applicant is proposing a new two-story single-family residence designed in a modern architectural style, characterized by a rectilinear composition of volumes, planes, and fenestration. The proposed structure reaches an approximate height of 34 feet to the top of the roof (NAVD) to meet FEMA elevation requirements, with the first floor beginning at 11 feet. The overall height extends to a maximum of approximately 33 feet, including the vertical projections of the roof, which is consistent with the allowances provided in the Zoning and Land Development Regulations. The design incorporates a small reflection pool at the main entrance, serving as a subtle architectural feature that enhances the visual approach to the residence. Proposed materials include a smooth stucco exterior finish, large areas of glazing, and concrete pavers for the driveway. The garage is located at the rear of the property with vehicular access from the alley, consistent with the recommendations outlined in the City of Hollywood Design Guidelines.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: As stated in the Design Guidelines, *"...setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood."* and massing is an element of design and relates to how the building form, shape and components are perceived in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Massing plays an important role in determining the character of individual properties, the street, and the surrounding neighborhood. The proposed design is modern and maintains the spatial relationship with surrounding properties in its scale and massing. It meets all applicable setback requirements. The design respects the scale and character of the District, while creating a modern identity, reflective of its time.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: The Design Guidelines state that 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 that are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. The proposed architectural design utilizes a warm palette with simplified design elements such as

stucco, limestone, glass, and wood. The proposed architecture is consistent with other contemporary home designs within the district. Additionally, the proposed landscaping will enhance the ambience achieved by the home's design, allowing shade, visibility and framing of the property.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. The proposed exterior materials are appropriate for the proposed architectural design and compatible with adjacent properties. The design of the new single-family home is consistent with current workmanship styles and methods.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: The 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. It is enhanced by a formal landscape plan which provides approximately 40 percent pervious areas and includes an array of native trees, palms, and shrubs. Required parking is accommodated on the driveway and the garage located at the rear with access from the alley. The proposed driveway is consistent with the overall design and beneficial for the neighborhood.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Aerial Map
ATTACHMENT C: Permit History
ATTACHMENT D: Revised Version