

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

DATE: December 10, 2024 **FILE:** 22-C-39b

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planner III

SUBJECT: Balada Eventos E Producoes, LLC, requests approval of a Certificate of Appropriateness for Design for an addition to an existing single-family home at 914 S. Southlake Drive within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design for an addition to an existing single-family home located within the Lakes Area Historic Resource Listing District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval.

BACKGROUND

Based on Broward County Property Appraiser records, the existing two-story home was constructed in 1994 and is not considered a contributing resource to the Historic District. The original house was built on a vacant lot and contains 7,759 square feet under air. The lot is an interior corner lot surrounded by the Intracoastal waterway on the north and east sides (Southlake) and two adjacent lots on the west and south sides respectively. Some of the amenities of this residence include a swimming pool, a tennis court, a gazebo, and outdoor covered areas. The entrance to this lot is located at the intersection of South Southlake Drive and 9th Avenue.

The Historic Preservation Board considered the subject property on November 7th, 2022, for a Certificate of Appropriateness for Demolition and a Certificate of Appropriateness for Design. The proposed project was approved by the Board, including the complete demolition of the existing structure.

The property was subsequently sold in 2024 before any modifications. The new owner submitted drawings for interior and exterior alterations to the existing house and additions on the north and west

sides of the building. The project came before the Board on September 10, 2024, and the project was approved. The Applicant applied for a building permit, but a new modification to the approved project has been submitted for review by the Historic Preservation Board.

REQUEST

The Applicant requests a Certificate of Appropriateness for Design for a second-floor addition to the existing single-family home. The addition is intended for use as a home gym located above the previously approved garage and first-floor living space. The gym will have access from the interior of the second floor and from an exterior spiral staircase on the northwest side of the building. The new addition will be half above the garage and the other portion will be cantilevered. The addition is approximately 1,600 square feet. The design of the new addition is contemporary style and shows similar architectural elements as the previously approved design.

The project approved in September 2024 complied with all Code requirements, including the finished floor elevation (FFE) to comply with the Federal Emergency Management Agency’s Base Floor Elevation (FEMA BFE).

The proposed exterior materials of the addition are compatible and consistent in quality, color, texture, finish, and dimension to the previously approved design and other existing structures in the historic district. The design utilizes a warm palette of wood, stone, concrete, and glass. Additionally, the proposed landscaping will enhance the ambience achieved by the home’s design, allowing for shade, visibility and framing of the property.

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:	Balada Eventos E Producoes, LLC
Address/Location:	914 South Southlake Drive
Size of Property:	48,650 sq. ft. (1.12 acres)
Present Zoning:	Single-Family Residential (RS-9) Lakes Area Multiple Resource Listing District (HMPRL0D-1)
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1994 (BCPA)

ADJACENT ZONING

North:	Government Use (GU)
South:	Single-Family Residential District (RS-9)
East:	Government Use (GU)
West:	Single-Family Residential District (RS-9)

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. By allowing the Applicant to make interior and exterior alterations to the existing house, the City accomplishes the desired reinvestment in the Lakes Area Historic Multiple Resource Listing District.

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 minimal impact on the current streetscape.

The proposed alterations and improvements are sensitive to the character of the Historic Lakes Section through its design which possess 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 existing two-story home was constructed in 1994. It is of Mediterranean style and does not represent any period of significant architectural style described in the Design Guidelines. The proposed design 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, F. Decisions on Certificates of Appropriateness.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state “...*retain distinctive features such as size, mass, color, and materials of buildings.*” The Applicant proposes to keep the main structure of the house and make interior and exterior alterations to maximize the livable space taking advantage of the location facing Southlake. The Applicant proposes to incorporate a home gym above the proposed and approved garage. The footprint of the house will not change from the previously approved plans.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourage alterations and rehabilitation to be compatible with the existing house regarding the scale, materials, texture and color. The proposed design will provide a similar mass composition to the previously approved building, adding second floor space intended to be a home gym. The proposed design is cohesive and consistent with the previously approved architectural style.

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.*” The proposed addition demonstrates compatibility with the neighborhood. It does not disrupt the character of the surrounding area as the lot is an interior corner lot with limited visibility from the street and large setbacks from the adjoining properties.

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, exterior materials should be compatible in quality, color, texture, finish, and dimension to those that are in the historic district. The design of the proposed second story addition is consistent with the previously approved architecture. It utilizes a warm palette with simplified design elements such as stucco, glass, wood, and aluminum. The proposed architecture is consistent with other contemporary home designs within the district. Additionally, the proposed landscaping will enhance the ambiance achieved by the home’s design.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. The materials of the addition are sensitive to, and consistent with the previously approved design. The proposed addition 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 “*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.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Map