

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

DATE: November 12, 2024 **FILE:** 24-C-09

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Laura Gomez, Planner II

SUBJECT: Request for a Certificate of Appropriateness of Design for a new single-family home located at 938 Johnson Street within the Lakes Area Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design for a new single-family home located at 938 Johnson Street within the Lakes Area Historic Multiple Resource Listing District.

STAFF'S RECOMMENDATION

Approval.

BACKGROUND

The existing one-story single-family house was demolished after a fire and it was deemed an unsafe structure by the Broward County Structure Board under Board Order Case #22-0061. A building permit (B22-102393) was submitted, and the demolition permit was issued on April 20, 2022. Currently, the property is a vacant lot.

REQUEST

The Applicant is requesting a Certificate of Appropriateness of Design to construct a new single-family house on a vacant lot. The design proposes a two-story, modern/minimalist style home. The home will contain four bedrooms, four bathrooms, a kitchen, open living/dining area, a one car garage and emphasizes the utilization of outdoor space. The design takes advantage of the long and narrow lot to maximize the functionality of the living space, while also maintaining required setbacks and pervious area.

The proposed design utilizes a neutral palette with a white base finish. It incorporates complimentary design elements and materials such as glass, wood panels, orthogonal lines, scored and smooth stucco

finishes, aluminum and glass railings and a paver driveway that contributes to the modern/minimalist design.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design guidelines for materials, scale, massing and location for all properties within the District. The Design Guidelines state that new construction should be appropriate to its historically and architecturally significant surroundings.

SITE BACKGROUND

Applicant/Owner:	Positano 405 Beach 2023
Address/Location:	938 Johnson Street
Size of Property:	5,235 sq. ft. (0.12 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

ADJACENT ZONING

North:	Government Use (GU) Medium (16) Residential (MRES)
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 other approved modern architecture within the surrounding area, while allowing the Applicant to maximize the living area of their property. The proposed new construction accomplishes the City's 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 design of the proposed new construction possesses similar characteristics to existing, previously approved structures and is compatible with the surrounding neighborhood. The project complies with all zoning requirements.

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 single family dwelling is consistent with the surrounding single family zoning and will not create a negative residential use.

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).

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings*. The proposed construction complies with required setbacks and site coverage.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages new construction to be compatible with the character of the neighborhood with regard to 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 proposed design has a contemporary, modern architectural style. The proposed two-story dwelling offers different volumes, colors and architectural elements such as aluminum railings, aluminum trellis, and a green wall on the rear balcony.

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*. Johnson Street is predominantly developed with single-story structures predating Federal Emergency Management Agency elevation standards requiring habitable space to be elevated to one foot above base flood elevation (BFE). As such, new construction will naturally be distinctly different than those properties developed under prior regulations.

FINDING: Consistent with current requirements.

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. The proposed materials are compatible and consistent in quality, color, texture, finish, and dimension to other contemporary homes in the Historic District using architectural features such as flat roofs, aluminum railings, and horizontal and vertical glass panels.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The proposed design is consistent with current workmanship styles and methods and does not replicate or copy any existing style or period while complying with all regulations. Additionally, the proposed landscaping will compliment the modern design, allowing for shade, visibility, and framing of the property.

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 other approved modern architecture within the surrounding area.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph