

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

**DATE:** September 17, 2019 **FILE:** 19-CV-43

**TO:** Historic Preservation Board

**VIA:** Leslie A. Del Monte, Planning Manager

**FROM:** Alexandra Guerrero, Principal Planner

**SUBJECT:** Vivien Robotis requests a Variance and a Certificate of Appropriateness for Design for a single-family home located at 1215 Madison Street, within the Lakes Area Historic Multiple Resource Listing District.

**APPLICANT'S REQUEST**

Variance: To reduce the required front yard setback from 25 feet to 20 feet.

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

**STAFF'S RECOMMENDATION**

Variance: Denial.

Certificate of Appropriateness for Design: Approval, with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of Building Permits, and recorded by the City of Hollywood, in the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).

**BACKGROUND**

The subject property was previously a part of a larger parcel of land that spanned the entire corner. In the past the subject property along with the larger parcel, then known as 1220 S Southlake Drive, was brought before the Board for a Certificate of Appropriateness for Demolition and Design. In July of 2011, the Historic Preservation Board granted approvals for a Certificate of Appropriateness for Demolition and Certificate of Appropriateness for Design for the proposed single-family home located at 1220 South Southlake Drive. In June of 2013, the previous Applicant was granted a 24 month extension as well as a variance to obtain a Demolition Permit prior to the issuance of a Building Permit for new construction. The existing home was demolished and sodded shortly thereafter. Subsequent to the demolition the previous Applicant once again applied for an extension of the Certificate of Appropriateness for Design in

2015, however this approval expired in 2017. The vacant property was later subdivided into three conforming lots and sold independently.

## REQUEST

The current owner of the lot located at 1215 Madison Street property now requests to the construct a, one-story, contemporary styled single-family home on the vacant lot. The proposed home will feature three bedrooms, four and a half bathrooms, a den, kitchen, an open concept living area, a two-car garage, and pool area.

The proposed home fronts Madison Street. The design utilizes a neutral palette with complimentary design elements and materials such as glass, stone veneer, wood features, and a concrete block driveway. The proposed request 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 for shade, visibility and framing of the property.

The Applicant is also requesting a Variance to reduce the front yard setback from 25 feet to 20 feet. Staff finds this request inconsistent, as it is for new construction and no hardships or site constraints exist. Variances are typically appropriate where due to existing conditions or constraints the potential for alternatives is significantly diminished; making the Variance request the only physical, logical, or practical option. In this case however, the Applicant has various options to reconfigure the floor plan to accommodate the 25 feet required for the front setback. Taking an initial look, some of these solutions may be to:

- Reconfigure or redistribute the staggered design to accommodate the 25 feet required.
- Provide a design that is slightly smaller in size to accommodate the 25 feet required.
- Provide a two-story design which is permitted by code and eliminates the Variance.

While Staff understands the Applicant's intent, having other alternatives renders the Applicant's preferred solution and request self-imposed.

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. As previously mentioned the Variance request is the one factor that does not meet the intent of the District; the design of the proposed construction is consistent with the character of Lakes Area Historic Multiple Resource Listing District. As proposed, the design maintains the spatial relationship with surrounding properties in its scale and massing.

## SITE BACKGROUND

<b>Applicant/Owner:</b>	VR Villas LLC; Paraskevi Vivien Robotis
<b>Address/Location:</b>	1215 Madison Street
<b>Size of Property:</b>	approximately 0.25 acres
<b>Present Zoning:</b>	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>Present Use of Land:</b>	Vacant

## ADJACENT ZONING

<b>North:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>South:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>East:</b>	Government District (GU) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>West:</b>	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 home is consistent with the scale and massing of the surrounding neighborhood, and allows the Applicant to maximize the use of their property. By allowing the Applicant to construct the proposed home, the City is accomplishing 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. The proposed home is sensitive to the character of the Historic Lakes Section through its design which is similar to existing structures in the surrounding 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.*

## 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 one-story home will be built on a vacant lot fronting Madison Street. The infill development will be in a contemporary architectural style, a timestamp of its period, as well as emphasizing the unique character of the existing properties. Therefore, Staff finds the proposed home an enhancement to the property, neighborhood and 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.

**VARIANCE 1:** To reduce the required front yard setback from 25 feet to 20 feet.

**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 intent of the setback regulations are to ensure adequate buffering between neighboring properties and adjacent areas of public right-of-way. Considering the request of the Variance is for a new home, Staff does not find the request consistent as other alternatives exist in order to accommodate the required setbacks that meet the intent of the Code. Most, if not all of the homes along Madison Street are fronting and comply with the required 25 foot setback, therefore granting the requested Variance does not meet the basic intent and purpose of the subject regulations.

**FINDING:** Inconsistent.

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

**ANALYSIS:** The variance in no way changes the permitted uses and maintains compatibility with the surrounding land uses. Although a Variance is requested, the use proposed is for single-family, which is a permitted use in the District, therefore not detrimental to the community.

**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 goal of the Land Use Element in the Comprehensive Plan is to *promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property*. Constructing a new home on a vacant property enhances the existing conditions and allows the owner to maximize the use of their property, therefore meeting the goals and objectives

**FINDING:** Consistent.

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

**ANALYSIS:** Staff finds this request inconsistent, as it is for new construction and no hardships or site constraints exist. As mentioned, Variances are typically appropriate where due to existing conditions or constraints the potential for alternatives is significantly diminished. The floor plan has a staggered design, one which Staff feels the Applicant can reconfigure to

accommodate the 25 feet required for the front yard setback. Additionally, the Applicant has various options to provide a design that is slightly smaller in size to accommodate the required setback or to go to a two-story structure which will help to eliminate the need for the Variance. Conceptually the design works, however the Applicant has self-imposed the need for the Variance as the preferred design choice does not explore possible alternate solutions.

**FINDING:** Inconsistent.

**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 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 home maintains the pattern of development as intended by the regulations and as manifested in the neighborhood.

**FINDING:** Consistent.

**CRITERION:** DESIGN

**ANALYSIS:** 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 demonstrates a contemporary design that can be found throughout the Lakes District. Furthermore, the Historic Districts richness is derived from the design of the homes being appropriate for the period in which they were constructed. The Applicant is proposing a design that representative of the current architectural styles of the time, and other homes throughout the Lakes District. The proposed design gives presence to the architecture of its time, while adding character to the Historic Lakes District. The Applicant has worked with Staff to ensure a design that fit within the setting of the neighborhood, and to propose a design that will enhance the character of the neighborhood.

**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 design is similar to that of homes found throughout the Lakes District and maintains the spatial relationship with surrounding properties. Massing plays an important role in determining the character of individual properties, the street, and the surrounding neighborhood. The new construction provides a similar proportion with the existing home and surrounding properties, complying with the Design Guidelines. As the proposed home is made up of more than one lot, Staff recommends **a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of Building Permits, and recorded by the City of Hollywood, in the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).**

**FINDING:** Consistent, with the aforementioned condition.

**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 design on the proposed home utilizes a neutral palette with complimentary design elements and materials such as glass, stone veneer, wood features, and a concrete block driveway. The proposed request is consistent with other contemporary home designs within the District. The design is enhanced by a formal landscape plan that further accentuates the design of the home. The proposed elements and materials are consistent with the surrounding neighborhood.

**FINDING:** Consistent.

**CRITERION:** WORKMANSHIP

**ANALYSIS:** The design of the proposed design is consistent with current workmanship styles and methods. The proposed improvements are not imitating or copying any existing style or period. In addition, the proposal fits within the neighborhood's character.

**FINDING:** Consistent.

**CRITERION:** ASSOCIATION

**ANALYSIS:** 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 enhances the surrounding neighborhood, and is consistent with the scale and massing of the adjacent properties and surrounding neighborhood. It is enhanced by a formal landscape plan the appropriate pervious area. Required parking is accommodated in the driveway and attached garage.

**FINDING:** Consistent.

## **ATTACHMENTS**

ATTACHMENT A:      Application Package  
ATTACHMENT B:      Aerial Photograph