

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

**DATE:** July 23, 2020 **FILE:** 18-CV-41

**TO:** Historic Preservation Board

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

**FROM:** Julian Gdaniec, Associate Planner

**SUBJECT:** Chiquita Properties LLC requests Certificate of Appropriateness for Design and Variance for renovations and an addition to an existing mixed-use building (1500 Broadwalk).

**REQUEST**

Certificate of Appropriateness for Design and Variance for renovations and an addition to an existing mixed-use building.

**RECOMMENDATION**

Design: Approval.

Variance 1: To allow for the vertical continuation of existing non-conforming setbacks. Approval, if Design is granted.

Variance 2: To allow for a horizontal balcony projection of 2'4" beyond base building line into the required south setback. Approval, if Design is granted.

**REQUEST**

The Applicant requests Certificate of Appropriateness for Design, Variances, and Site Plan for modifications and an addition to an existing mixed-use building. The building originally existed as a residential property built in the 1940s with a commercial bay on the ground floor. The proposal is to conduct significant renovation to the existing structure, while keeping the value of improvement below the threshold of 50% of the current value of the structure. The modifications include a significant redesign of the exterior façade as well as a vertical addition. Minor site improvements and modifications will accompany the redesign primarily to facilitate optimum functionality and compliance with accessibility regulations; however, the building footprint is largely remaining unchanged.

In 2019 an emergency partial demolition was carried out to remove a portion of the third floor of the original structure that was deemed unsafe by the Chief Building Official. A certificate of appropriateness for demolition is not a part of the request as the necessary demolitions have already been carried out due to safety concerns, and there isn't any further demolition requested.

The proposed building will contain a commercial bay on the ground floor, consistent with what is currently present. On the upper floors, the proposal aims to replace the previous residential use with commercial space that is intended to be occupied by a restaurant. This brings the property into compliance with the current zoning district and facilitates better compatibility with the surrounding area and comprehensive plan, as residential uses are non-conforming in the district.

The design introduces contemporary elements including clean lines, asymmetrical geometry, a neutral color palette, variation in material, and the prominent presence of glass. The building incorporates design strategies that help encourage a natural flow between the interior and exterior, which is appropriate given that the location is in close proximity to the Atlantic Ocean. Specifically, the interior is lined with receding windows that are oriented adjacent to large balconies; and there is also a proposed active rooftop.

The proposal also includes requests for two variances, both relating to setbacks. The first request being the vertical extension of an existing non-conforming setback. The existing building has a non-conforming setback on the north side and the new design proposes to continue this setback vertically for the additional floors that are being incorporated into the project. The second variance pertains to the allowable setback along the south façade. Specifically, the Applicant is requesting to allow a minor projection into the required setback for the second floor balcony.

<b>Owner/Applicant:</b>	Chiquita Properties LLC
<b>Address/Location:</b>	1500 Broadwalk
<b>Current Net Area of Property:</b>	3,310 (0.076 acres)
<b>Land Use:</b>	General Business (GBUS)
<b>Zoning:</b>	Broadwalk Historic District Commercial (BWK-25-HD-C)
<b>Existing Use of Land:</b>	Commercial / Residential (Vacant)

#### **ADJACENT LAND USE**

<b>North:</b>	General Business (GBUS)
<b>South:</b>	General Business (GBUS)
<b>East:</b>	General Business (GBUS)
<b>West:</b>	General Business (GBUS)

#### **ADJACENT ZONING**

<b>North:</b>	Broadwalk Historic District Commercial (BWK-25-HD-C)
<b>South:</b>	Broadwalk Historic District Commercial (BWK-25-HD-C)
<b>East:</b>	Atlantic Ocean
<b>West:</b>	Beach Resort Commercial (BRT-25-C)

#### **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The 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 land owners to maximize the*

*use of their property.* Redevelopment of this site will increase the availability of commercial uses and expand the mixture of uses in the area; serving the adjacent community as well as the region.

***Policy 3.1:*** *Continue to encourage commercial and seasonal uses along Central Beach and prohibit any increase in the number of permanent residential dwelling units above that permitted by the adopted Comprehensive Plan.*

***Objective 4:*** *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

***Objective 5:*** *Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas by promoting improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination.*

***Policy 5.16:*** *Foster Economic Development through creative land use, zoning and development regulations, City services, and City policies.*

#### **CONSISTENCY WITH THE CITY-WIDE MASTER PLAN**

The site is located within Sub-Area 4, Central Beach, which is bounded by Harrison Street to the south and Sherman Street to the north on the barrier island. The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City.

The City-Wide Master Plan recognizes the need for a mix of uses along the corridors. The proposed project is consistent with the City-Wide Master Plan based upon the following:

***Guiding Principle:*** *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

***Guiding Principle:*** *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

***Policy 4.5:*** *Promote the development of desired commercial uses in defined sector and pockets along the Boardwalk and Ocean Drive.*

***Policy CW.44:*** *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

#### **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.

**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 design is contemporary, utilizing simple rectilinear lines with projecting balconies, moving away from symmetry and creating a variety of planar elements. The design revitalizes a building in need of significant rehabilitation while paying respect to the context of the surrounding area and serving as a unique addition to the Broadwalk district.

**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 largely maintains massing similar to what is existing, however the building is presented in a refined and contemporary package that respects the character of the district while enhancing visual interest along the Broadwalk.

**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 design changes as proposed demonstrates the compatibility between historic, modern, and contemporary design. While the proposal includes a vertical addition extending the height of the structure, it is not proposed to exceed the allowable height for the district. The design is thoughtfully articulated in a way that interesting and bold features can be incorporated without delivering a product that comes off as too intense or incompatible with the area.

**FINDING:** Consistent.

**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 are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. Materials used include concrete, stucco, wood veneer, glass, and aluminum. The proposed

request is consistent with other contemporary commercial buildings along the Broadwalk.

**FINDING:** Consistent.

**CRITERION:** WORKMANSHIP

**ANALYSIS:** The proposed design is consistent with current workmanship styles and methods and does not imitate or copy any existing style or period while complying with all regulations and it fits within the neighborhood's character.

**FINDING:** Consistent.

**CRITERION:** ASSOCIATION

**ANALYSIS:** 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 is consistent and compatible with the surrounding area. The existing ground floor setbacks of the structure are being maintained.

**FINDING:** Consistent.

**Analysis of Criteria and Findings for Variances** as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.

**Variance 1:** **To allow for the vertical continuation of an existing non-conforming setback.**

**CRITERIA 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 new design maintains compatibility with the surrounding area and the basic intent of the setback regulations are still adhered to. The north façade, which is an interior lot line, currently has a non-conforming setback. The proposal includes the vertical extension of this setback so that the additional floors can match what is existing. This proposal does not include a further encroachment onto the required setback more than what is already present, and the building footprint will not be modified, thereby ensuring a consistent relationship between surrounding properties will be maintained.

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

<b>ANALYSIS:</b>	The requested Variance does not render the project a detriment to the community. In fact, by allowing the vertical extension of the existing setback redevelopment of the property to accommodate a commercial use is feasible; which brings the property further into compatibility with the aims and goals of the comprehensive plan for this particular area.
<b>CRITERIA 3:</b>	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.
<b>ANALYSIS:</b>	The requested Variance would allow the property to be redeveloped as a commercial property which is in line with the intent and vision of the zoning district and comprehensive plan. The Variance is need to accommodate certain features that are necessitated by the Building Code for ingress/egress and accessibility. Without granting the Variance redevelopment is simply not feasible given the size of the lot. The alternative being that the existing structure, in need of significant improvement, would remain in a blighted condition, which is contrary to the goals of the Comprehensive Plan.
<b>CRITERIA 4:</b>	That the need for requested Variance is not economically based or self-imposed.
<b>ANALYSIS:</b>	The requested variance is necessary in order to have a functioning building that is compliant with necessary federal, state, and local regulations. Otherwise, the redevelopment of the property is not feasible. While there may be other alternative solutions, Staff finds it likely any beneficial redevelopment would require some type of Variance, given the context of existing conditions, and the particular variance proposed does not skew from the general intent of the regulation and the comprehensive plan.
<b>CRITERIA 5:</b>	That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.
<b>ANALYSIS:</b>	The Variance request is not necessitated based on a specific state or federal law, but rather is a way to render general redevelopment a feasible option.
<b>Variance 2:</b>	<b>To allow for a horizontal balcony projection of 2'4" beyond base building line into the required south setback.</b>
<b>CRITERIA 1:</b>	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.
<b>ANALYSIS:</b>	The projection of the balcony into the required setback allows for an enhanced overall design by allowing for the incorporation of an interesting design element. Furthermore, the projection allows for enhanced functionality in that the upper floors can take advantage of sliding glass doors to further integrate the interior with the exterior, which is encourage along the Broadwalk. Furthermore, many properties along the Broadwalk include horizontal

projections or cantilevered design elements (such as aluminum awnings) that project into the required setback. The proposed balcony projection is consistent with other projections found across the district. Because this projection does not occur at the ground level the intent of the setback regulations are still maintained.

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

**ANALYSIS:** Found all throughout the Broadwalk district are existing properties built directly up to or near property lines with minimal setbacks provided, as this was the building pattern experienced for a number of years in this area of the City. The existing building footprint is not being altered in any way, with the variance only applying to horizontal projections that occur above ground floor. As such, the design remains compatible with the surrounding area.

**CRITERIA 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 requested Variance would allow the property to be redeveloped as a commercial property which is in line with the intent and vision of the zoning district and comprehensive plan. The Variance provides an enhanced overall design while facilitating better functionality of certain aspects of the design, including the practical use of the balconies.

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

**ANALYSIS:** The requested Variance is not economically based or self-imposed but rather, in the words of the applicant, pursued in an effort to allow for the development of an economically viable restaurant that is poised to best utilize the benefits of the surrounding area; specifically the projects proximity to the ocean.

**CRITERIA 5:** That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

**ANALYSIS:** Not applicable

## **ATTACHMENTS**

Attachment A: Application Package

Attachment B: Aerial Photograph