

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

DATE: April 14, 2026 **FILE:** 25-C-104

TO: Historic Preservation Board

VIA: Cameron Palmer, Assistant director – Planner Chief

FROM: Laura Gomez, Planner II

SUBJECT: Certificate of Appropriateness for Design to construct a new single-family residence in the RS-6 Zoning District and the Hollywood Lakes Historic District.

APPLICANT'S REQUEST

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

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval with the following conditions:

1. The applicant provides a marker on the property which describes the historic background of the structure to be demolished. (Section 5.5.F.4.j. of the ZLDR).

BACKGROUND

The subject property was previously reviewed by the Historic Preservation Board. On August 12, 2025, the Board approved a Certificate of Appropriateness for Design under Resolution No. 25-C-61, which authorized the demolition of the existing structure and the construction of a new single-family residence on the property. Since that time, the property owner has elected to revise the previously approved architectural plans and is now proposing a new design that differs in architectural style, configuration, and overall size from the plans originally approved by the Board. As a result of these modifications, the applicant is requesting a new Certificate of Appropriateness for Design for the revised proposal, which is now being presented for review and consideration by the Historic Preservation Board.

According to Broward County Property Appraiser records, the single-family residence located at 800 South 7th Avenue was constructed in 1977 on a 0.34-acre lot (approximately 14,778 square feet). The home includes 4 bedrooms, 5.5 bathrooms, and a total of 4,614 square feet of living area.

Preliminary research suggests that the home may have been constructed by Hollywood Dream Homes, Inc., a Florida-based development company formerly active in the region. The architectural plans associated with the residence reference Anthony A. Montagnari and one additional individual attributed to design work. However, neither individual appears to be licensed architects in the State of Florida, nor are they listed as contributing architects in the City of Hollywood's Historic Properties and Districts Design Guidelines (May 2005).

Architecturally, the existing home reflects a Southern Colonial (Colonial Revival)–inspired style, featuring a two-story symmetrical façade, prominent balcony, grand spiral staircase foyer, and masonry construction. Interior finishes include marble flooring, raised-panel wood trim, 10-foot ceilings, and custom millwork, which are consistent with upscale residences constructed during the late 1970s.

The property is situated within the Hollywood Lakes neighborhood, which is a designated historic district. However, the residence itself is not individually designated as historic and holds no local, state, or federal preservation status that would preclude administrative demolition under Florida Statute §553.79(26). The property is also located within a FEMA-designated Special Flood Hazard Area, and the existing finished floor is below the lawfully required base flood elevation. As a result, the Historic Preservation Board's review will be limited to Design considerations.

While minor renovations have been made over time, available archival and permit records do not attribute the design to any architect of recognized historic or architectural significance. Therefore, the property is classified as a non-historic late-20th-century residence with no individual architectural or historical significance under the City's preservation criteria.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design to construct a new two-story, single-family residence at 800 S 7th Avenue of proximally 8,833 sq. ft. The proposed design features a refined contemporary-style home that includes seven bedrooms, seven bathrooms, an open-concept kitchen and living/dining area, multiple terraces and balconies, a pool with surrounding deck, and a three-car garage with a concrete slab driveway. The layout optimizes the site by maximizing functional living space while maintaining required setbacks, a landscaped area of at least 40 percent, and compatibility with the surrounding neighborhood context.

The proposed residence incorporates a contemporary architectural design characterized by articulated horizontal massing, layered roof planes, deep overhangs, and recessed glazing elements that help break down the overall scale of the structure. Architectural features such as cantilevered balconies, large glass openings, and floating roof elements contribute to a modern aesthetic while maintaining visual compatibility with the surrounding residential context. The structure will utilize durable materials including native coral stone, Venetian plaster finishes, smooth stucco, composite wood soffits, and high-performance impact-resistant glazing designed to withstand coastal conditions while providing a warm and organic architectural palette.

The proposed design is compatible with the character of the surrounding neighborhood and maintains the established building orientation and lot proportions typical of the Hollywood Lakes area. Additionally, the proposed landscaping will enhance the aesthetics achieved by the house's contemporary design, allowing for shade, visibility and framing of the property. The Applicant has worked to ensure a design

that fits within the setting of the neighborhood. The new house meets all applicable requirements including setbacks, height, and open space.

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:	Ricki Kaneti
Address/Location:	800 S 7th Avenue
Size of Property:	14,778 sq. ft. (0.33 acres)
Present Zoning:	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
Present Land Use:	Low (5) Residential (LRES)
Present Use of Land:	Single Family
Year Built:	1977 (Broward County Property Appraiser)

ADJACENT ZONING

North:	Government Use (GU)
South:	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
East:	Government Use (GU)
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 Comprehensive Plan. The proposed single family structure is consistent with the residential land use designation, 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. The overall design incorporates elements of Mid Century Modern Design, paying respect to significant architectural styles recognized in out design guidelines.

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 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 new two-story house is consistent with the architectural features of previously approved contemporary architectural designs within the surrounding area. Therefore, it will not adversely affect the integrity of the Historic District.

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: The Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings.* The proposed site plan complies with all regulations including setbacks and lot coverage and therefore is consistent with the surrounding area. The proposed two-story residence relates to the surrounding properties by complying with the required setbacks, maintaining the pattern of development as intended by the regulations.

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 to the larger context relative to the surrounding buildings, streetscape, and environment. The proposed residence incorporates articulated horizontal massing, deep roof overhangs, and recessed glazing elements that help reduce the perceived scale of the structure while maintaining a strong architectural identity. The

composition of layered volumes and cantilevered elements creates visual interest while maintaining appropriate proportions relative to neighboring residences. Large window openings and balconies provide transparency and reinforce the relationship between indoor and outdoor living, which is characteristic of residential architecture in coastal South Florida.

The proposed material palette includes natural stone, smooth stucco finishes, wood-textured soffits, and high-performance glazing, which together create a balanced combination of texture and color. These materials contribute to a warm and contemporary aesthetic while remaining compatible with the surrounding residential context. Overall, the proposed design demonstrates thoughtful consideration of scale, architectural composition, and material selection, resulting in a residence that is consistent with the intent of the Historic District Design Guidelines.

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 home complies with all applicable setback requirements. Its design aligns with the prevailing style of the district, incorporating materials, colors, and landscaping that complement the area while preserving the spatial relationship with neighboring properties. Although the proposed two-story structure will be taller than adjacent properties due to FEMA construction requirements, the second story is positioned on the north side, facing the waterway. Its architectural style aligns with the neighborhood’s mix of traditional, mid-century modern, and contemporary homes, incorporating openness, natural light, and mature landscaping. The massing, scale, and roof profile are designed to fit comfortably among surrounding properties, offering a contemporary interpretation of the local vernacular. The garage placement, pedestrian pathways, and landscaping maintain the residential streetscape, ensuring compatibility with other contemporary architecture along South Southlake Drive within the Lakes Historic District.

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 should be compatible in quality to those that are used in the historic district. The proposed residence incorporates a warm material palette centered on natural textures. The primary façade utilizes native coral stone, which provides a durable and textured base that reflects materials historically used in South Florida architecture. This stone is complemented by hand-finished Venetian plaster in soft tones, helping the structure harmonize with the surrounding coastal environment. Additionally, the design incorporates composite wood soffits beneath deep roof overhangs, introducing warmth and visual depth while providing durability appropriate for the coastal climate.

These materials are intentionally selected for both their resilience and their ability to reflect natural light and texture in a manner consistent with residential architecture found throughout the Lakes Historic District. The combination of natural stone, plaster finishes, and wood-textured elements contributes to a cohesive architectural composition while maintaining compatibility with the material quality and character of surrounding properties.

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. The design of the new single-family home is consistent with current workmanship styles and methods.

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.* Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood. This project enhances the streetscape elements of the existing residence and the neighbors. As such, the proposed redevelopment of the property will maintain and improve the character of the area.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph

ATTACHMENT C: Permit History