

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

DATE: June 9, 2026 **FILE:** 26-CV-33

TO: Historic Preservation Board

VIA: Cameron Palmer, Assistant Director/Chief Planner

FROM: Adrian Montoya, Planner II

SUBJECT: Certificate of Appropriateness for Design to construct a new single-family dwelling, and a Variance to permit a reduction of required parking spaces from 5 to 4 parking spaces for the property located at 819 Hollywood Boulevard, within the Hollywood Lakes Historic Overlay District.

REQUEST:

Certificate of Appropriateness for Design to construct a new single-family dwelling, and a Variance to Article 7, Section 7.2.A of the Zoning and Land Development Regulations, to reduce the parking requirements for a property in the RS-6 Zoning District, located at 819 Hollywood Boulevard, within the Hollywood Lakes Historic Overlay District.

RECOMMENDATION:

Variance: Approval.

Certificate of Appropriateness for Design: Approval, if variance is granted,

BACKGROUND

The subject property is located at 819 Hollywood Boulevard within the “RS-6” Single Family Zoning District. The site consists of an approximately 20,893-square-foot lot measuring 90 feet by 232 feet and fronts the northern side of Hollywood Boulevard adjacent to the Hollywood Boulevard Bridge. The property is situated within an established single-family residential neighborhood, with Northlake to the north and Southlake to the south. The existing use of the property is a single-family residence constructed in 1951.

The RS-6 district is intended to ensure adequate off-street parking to support functional residential use; however, the City’s planning direction and design guidelines increasingly emphasize reducing over-paving, limiting excessive impervious surface coverage, and enhancing site permeability through a balanced approach to parking, landscaping, and drainage. These standards reflect a broader policy objective of preserving neighborhood character while advancing stormwater management and sustainability goals.

The Historic Preservation Board has previously applied these principles on a case-by-case basis, including approval of parking reductions for the property 1317 Harrison Street and denial of a variance request for reduced parking at 1006 N Southlake Drive, demonstrating context-sensitive decision-making based on site conditions and surrounding impacts.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design to construct a new two-story single-family residence, along with a Variance to reduce the required number of parking spaces from 5 to 4. The proposed residence will include approximately 5,119 square feet of new construction, with 3,696 square feet of air-conditioned space. The first floor is proposed to include an entry area, carport, courtyard, kitchen, den, and family room, while the second floor will contain four bedrooms, two balconies, a patio, and landscaped areas. Notably a circular pool is proposed at the rear of the property. Aside from the requested parking variance, the proposed development complies with all applicable requirements of the Zoning and Land Development Regulations.

The proposed dwelling exhibits a modern tropical architectural style characterized by clean horizontal lines, expansive overhangs, and a minimalist material palette. The design emphasizes strong geometric forms softened by curved architectural elements and lush integrated landscaping. A prominent flat roofline with deep cantilevered projections provides shade and reinforces the dwelling's contemporary appearance, while expansive floor-to-ceiling glazing and recessed openings promote transparency, natural light, and indoor-outdoor connectivity. On the ground floor a curved vertical feature anchors the front elevation and frames the recessed entry sequence, which is accessed by a centrally located stairway integrated into the landscape design. The upper level appears lighter and more transparent, floating above the heavier base using recessed supports and continuous horizontal glazing. The second floor is wrapped with landscaped balcony areas that extend the living spaces outward while contributing to the tropical character of the home.

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 Historic District. The proposed home is consistent with the evolving character of the Hollywood Lake Historic Overlay District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	918H LLC
Address/Location:	819 Hollywood Boulevard
Size of Property:	15,759 sq ft (0.36 acres)
Present Zoning:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family Residence

ADJACENT ZONING

North:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District
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South: Single Family District (RS-6)
Hollywood Lakes Historic Overlay District
East: Single Family District (RS-6)
Hollywood Lakes Historic Overlay District
West: Single Family District (RS-6)
Hollywood Lakes Historic Overlay District

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 subject property is designated Low (5) Residential (LRES) by the Land Use Element, and the proposed single family dwelling is consistent with this designation. The proposed design is consistent with the scale and massing of the adjacent neighborhood, and allows the applicant to maximize the living area of their property.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) prioritizes the protection, preservation, and enhancement of residential neighborhoods and emphasizes the importance of thoughtful design controls to maintain the unique character of each neighborhood. The proposed residence is compatible with the character of the Hollywood Lakes Historic District through a design that incorporates harmonious architectural elements and materials reflective of the surrounding context, while contributing positively to the visual character of the Hollywood Boulevard corridor and adjacent 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 contributes positively to the architectural character of the Hollywood Boulevard corridor, and the requested reduction in the number of required parking spaces represents the sole deviation from the applicable Zoning and Land Development Regulations.

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 two-story dwelling is consistent with the architectural features described in the Design Guidelines for Historic Properties and Districts which are enforced by the Historic Preservation Board. The proposed single family dwelling will not adversely affect the integrity of the Historic District or the surrounding context.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

Variance Request: To permit a reduction in the number of required parking spaces from 5 parking spaces to 4 parking spaces, pursuant to Article 7, Section 7.2.A of the Zoning and Land Development Regulations.

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 requested variance maintains the intent and purpose of the parking regulations by continuing to provide adequate on-site parking for the residence while preserving the overall architectural design and site layout. The property is designed with four functional parking spaces that adequately serve the expected residential use without creating adverse impacts on neighboring properties or public streets. The request represents a minimal deviation from the code requirement and does not negatively affect the stability, appearance, or character of the surrounding neighborhood.

FINDING: Consistent.

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

ANALYSIS: The subject property is surrounded by similar residential uses, and the proposed four parking spaces are compatible with the nature and scale of the development. The reduction from five required spaces to four spaces will not create adverse traffic or parking impacts within the surrounding neighborhood. The residence will continue to function in a manner consistent with nearby properties and will not be detrimental to the community, neighboring properties, or public welfare.

FINDING: Consistent.

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, the applicable Neighborhood Plan and all other similar plans adopted by the city.

ANALYSIS: The requested variance is consistent with the goals and policies of the City's Comprehensive Plan by supporting quality residential development while maintaining compatibility with the surrounding neighborhood. The request allows the project to preserve an efficient and functional site design without substantially impacting the intent of the parking regulations. The variance promotes appropriate residential development and maintains the character of the area.

FINDING: Consistent.

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

ANALYSIS: The requested variance is not based solely on economic considerations. The need for the variance results from site layout and design constraints associated with accommodating the required parking while maintaining a functional residential design and appropriate circulation on the property. Although a fifth parking space may technically be achievable, doing so would create design and maneuverability challenges that negatively affect the functionality of the site. The request therefore represents a reasonable and minimal accommodation.

FINDING: Consistent

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: 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 subject property is located at 819 Hollywood Boulevard within the Hollywood Lakes Historic Overlay District. The existing and proposed use of the property is a single-family residence situated on a lot fronting Hollywood Boulevard, with the primary façade oriented south and located approximately 600 feet from the Hollywood Boulevard Bridge. Given its location along a prominent corridor within a residential context, the site warrants a design approach that balances its high visibility and urban significance with sensitivity to the surrounding neighborhood fabric. The proposed project responds to this context by engaging with the natural landscape of the Intracoastal area while remaining compatible with the established architectural character of the neighborhood.

FINDING: Consistent

CRITERION: DESIGN

ANALYSIS: The architectural design emphasizes a balanced volumetric composition derived from a careful study of the relationship between form and function, drawing inspiration from the theoretical principles of Louis Kahn. The design was also developed in accordance with the Design Guidelines for Historic Properties and Districts to ensure compatibility with the historic and urban character of the surrounding area.

Consistent with these guidelines, the project employs a contemporary architectural language influenced by modern rationalist and Streamline design principles, characterized by clean horizontal lines, simple geometric forms, and a clear expression of massing and volume.

The proposed residence incorporates local materials, textured finishes, warm wood accents, and native landscaping as integral elements of the overall design palette, reinforcing the relationship between the architecture, the site, and Hollywood's subtropical environment. Semi-covered outdoor spaces along the front façade create a gradual transition between the public and private realms, enhancing the pedestrian experience and establishing a visual rhythm that complements the character of Hollywood Boulevard.

A primary objective of the design is to achieve harmonious integration with both the natural and built environment while respecting the established scale and character of the neighborhood. The carefully articulated massing and contemporary architectural expression are intended to contribute positively to the district by creating a residence that is visually distinctive yet compatible with the surrounding historic context.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: The subject property is surrounded by single-family residences, Hollywood Boulevard, and the Hollywood Boulevard Bridge. The proposed design carefully considers sightlines and visual relationships with adjacent properties by concentrating larger areas of glazing toward the front façade, rear yard, and interior courtyard spaces. This approach minimizes direct views toward neighboring residences, helping to preserve privacy for adjacent properties while also maintaining a sense of privacy from the street at the ground-floor level.

FINDING: Consistent

CRITERION: MATERIALS

ANALYSIS: The project's material palette is designed to establish a strong relationship with the surrounding natural environment while reflecting the character of the region. The composition incorporates a restrained selection of materials, including natural wood accents, local stone, travertine, textured stucco finishes, and other durable materials chosen for both their longevity and their compatibility with Hollywood's subtropical setting. Expansive glazing is utilized to maximize natural light and create dynamic reflections and shadow patterns that change throughout the day.

Integrated landscaping elements, including planted terraces and green façade features, function as vegetative buffers that provide shade, soften the architectural massing, and strengthen the connection between the residence and the surrounding landscape. The design also incorporates passive environmental strategies through building orientation, recessed openings, and operable glazing that encourage natural ventilation and reduce reliance on mechanical cooling systems while enhancing interior comfort.

FINDING: Consistent

CRITERION: WORKMANSHIP

ANALYSIS: The proposed dwelling will be constructed in compliance with all applicable federal, state, and local codes, regulations, and permitting requirements, with particular attention given to High Velocity Hurricane Zone (HVHZ) standards and environmental protection measures. All construction practices and materials will meet or exceed the requirements of the 2023 Florida Building Code, 8th Edition, as well as applicable regulations of the Florida Department of Environmental Protection. Demolition of the existing structure will be conducted in a safe, clean, and orderly manner, and appropriate shoring, barricading, and site safety measures will be maintained throughout the duration of construction.

FINDING: Consistent

CRITERION: ASSOCIATION

ANALYSIS: The proposed design aligns with the Citywide Master Plan, the Comprehensive Plan, the Design Guidelines for Historic Districts and Properties, and applicable neighborhood plans. The project seeks to contribute positively to the ongoing development and preservation of neighborhoods and the City's historic character.

FINDING: Consistent

ATTACHMENTS

- ATTACHMENT A: Application Package
- ATTACHMENT B: Location Map
- ATTACHMENT C: Permit History