

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

DATE: August 11, 2026 **FILE:** 26-C-26

TO: Historic Preservation Board

VIA: Cameron Palmer, Assistant Director/Chief Planner

FROM: Urja Modi, Planner II

SUBJECT: Request for a Certificate of Appropriateness for Design to construct a new single-family dwelling at 926 Polk Street located in the RS-6 Zoning District within the Hollywood Lakes Historic Overlay District.

APPLICANT'S REQUEST

Certificate of Appropriateness for Design to construct a new single-family dwelling at 926 Polk Street located in the RS-6 Zoning District within the Hollywood Lakes Historic Overlay District.

STAFF'S RECOMMENDATION

Approval.

BACKGROUND

The subject property is municipally addressed as 926 Polk Street and is located within the Hollywood Lakes Historic District, south of Hollywood Boulevard. The property is legally described as the west 16 2/3 feet of Lot 22 and all of Lot 23, Block 64 of the Hollywood Lakes Section, and is zoned Single-Family Residential District (RS-6). The property is currently developed with a one-story single-family residence measuring an under AC floor area of 1,489 sq. ft. consisting of three bedrooms and two bathrooms, per Broward County Property Appraiser (BCPA). It was built in 1950 (BCPA), and includes a detached garage accessed from the rear alley.

The existing residence exhibits a modest mid-century character, including a low horizontal form, flat and tiled roof elements, white and cream stucco finishes, earth-tone stone accents and paving, rectangular openings, and limited ornamentation. The submitted materials identify the current building as having no individual historic significance. The existing building and site are not designating or contributing historic resources.

The Applicant proposes to replace the existing residence with a new single-family home designed in a Mid-Century Modern / Sub-Tropical Modern architectural style. The design is intended to combine clean

lines, open interior planning, wide overhangs, large expanses of glass, sun-shading, exterior terraces, courtyards, stucco walls, wood accents, stone elements, and tropical landscape integration.

The updated proposal incorporates a new two-story residence with an understory garage, rear alley-oriented vehicular access, covered terraces, pool and pool deck area, planters, balconies, and a raised finished floor elevation to address flood resiliency and site drainage. The revised plans identify the new residence with a finished floor elevation of 9.0 NAVD, while maintaining a residential relationship to Polk Street through the front entry, landscaped frontage, and pedestrian-oriented entry sequence.

REQUEST

The Applicant, on behalf of the Owner, requests a Certificate of Appropriateness for Design for the construction of a new single-family residence at 926 Polk Street within the Hollywood Lakes Historic District. The proposed residence replaces the existing one-story structure with a new two-story single-family home designed in a Mid-Century Modern / Sub-Tropical Modern architectural style.

The proposed site plan houses one single-family residence with a maximum height of 26 feet 5 inches and a total under A/C gross floor area of 4,046 square feet atop a site measuring an approximate area of 8,533.76 square feet. The total gross building area proposed is 5,624 square feet consisting of approximately 4,046 square feet of residential area, 1,194 square feet of understory garage, and 384 square feet of covered terrace area. The proposal provides six parking spaces, consisting of four garage spaces and two driveway spaces.

The proposed residence includes a two-story primary volume, covered entry, covered terrace, pool and pool deck area, planters, eco-paver driveway, balconies, large window openings, wide roof overhangs, and an understory garage condition. The building incorporates a natural, earth-toned material palette, including white painted stucco, dark gray painted stucco, gray textured stucco, black painted stucco, wood ceramic tile finish, stone ceramic tile finish, impact-resistant windows and doors, and dark standing seam metal roof elements.

Although the proposed residence is contemporary, it draws from design characteristics already present on the site and within the district, including mid-century form, horizontal emphasis, low roof expression, landscape integration, and alley-based garage access. The proposal does not attempt to replicate a historic style; rather, it provides a contemporary interpretation of mid-century and sub-tropical architectural principles in a manner intended to remain compatible with the surrounding Hollywood Lakes context.

The Historic Preservation Board's review is limited to the appropriateness of the proposed design within the Historic District. The proposal is reviewed for consistency with the Secretary of the Interior's Standards, the City's Design Guidelines for Historic Properties and Districts, and the applicable criteria for Certificate of Appropriateness of Design, including location, design, scale, massing, materials, orientation, and compatibility with the surrounding historic district context. The proposed house is consistent with the character of the Hollywood Lakes Historic District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Owner: 926 Polk St LLC

Applicant:	7Ave Design Studio, LLC / Jose R. Merlo
Address/Location:	926 Polk Street, Hollywood, FL
Legal Description:	West 16 2/3 feet of Lot 22 and all of Lot 23, Block 64, Hollywood Lakes Section
Size of Property:	Approximately 8,533.76 sq. ft. (±0.20 acres)
Present Zoning:	Single-Family Residential (RS-6) Hollywood Lakes Historic District
Present Land Use:	Low (5) Residential (LRES)
Present Use of Land:	Single Family Residential
Year Built:	1950 (BCPA)

ADJACENT ZONING

North:	Single-Family Residential District (RS-6) Hollywood Lakes Historic District
South:	Single-Family Residential District (RS-6) Hollywood Lakes Historic District
East:	Single-Family Residential District (RS-6) Hollywood Lakes Historic District
West:	Single-Family Residential District (RS-6) Hollywood Lakes Historic 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 proposed development is consistent with this goal because it maintains the single-family residential use of the property within an established residential neighborhood.

The proposed residence remains within the single-family residential character of the area and is designed with required setbacks, alley-accessed garage parking, landscaped open space, and a residential site layout that preserves the function of the property and maintains the land use pattern of the Hollywood Lakes Historic District, while allowing the property owner to make reasonable use of the site.

The proposal also supports neighborhood enhancement and reinvestment by replacing an aging residential structure with a new residence that incorporates improved site design, flood resiliency, stormwater management, landscape treatment, and durable contemporary construction.

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 proposed development is consistent with these policies because it maintains the single-family residential use of the property and provides reinvestment within an established residential neighborhood. While the proposal includes replacement of the existing residence, the new design maintains compatibility through its Polk Street and horizontal orientation, alley-accessed garage condition, landscaped frontage, setbacks, and architectural response to the mid-century and subtropical design context of the area.

The project also addresses functional site elements, including flood elevation, stormwater management, parking, landscape design, and shaded outdoor living areas, which support long-term property maintenance and compatibility with the surrounding residential context.

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 subject property is located within the Hollywood Lakes Historic District and is proposed to remain in single-family residential use. The proposed residence maintains compatibility with the neighborhood through its residential site planning, setbacks, landscaped front yard, alley-accessed garage, and use of architectural elements associated with mid-century and subtropical design, including wide overhangs, controlled glazing, outdoor spaces, and natural materials.

Although the proposed home is contemporary in expression and includes a two-story component, the surrounding neighborhood contains a mix of one- and two-story single-family homes. The proposal therefore does not introduce an incompatible use or nonresidential intensity. The design maintains a compatible spatial relationship to surrounding residential properties through its setbacks, site organization, landscape treatment, and continuation of the alley-access pattern.

APPLICABLE CRITERIA

Analysis of criteria and finding for Certificate of Appropriateness for 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 proposed residence maintains the established single-family residential use of the property and preserves the site's orientation to Polk Street.

The existing site includes a front-facing residence, landscaped front yard, and rear garage accessed from the alley. The proposed residence maintains the single-family residential

use of the property, the Polk Street front-facing orientation, and the established rear alley access pattern. The updated site plan provides a 25-foot front setback, compliant side and rear setbacks, landscaped frontage, and rear alley-oriented parking through the proposed understory garage.

Although contemporary in design, the location and site organization remain compatible with the Historic District context through maintained setbacks, residential use, landscaped frontage, and rear vehicular access. The proposal therefore preserves the integrity of the site’s location within the Historic District while allowing appropriate new construction.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourage 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 residence introduces a Mid-Century Modern / Sub-Tropical Modern architectural style that is compatible with the Hollywood Lakes context through its horizontal roof forms, wide overhangs, controlled glazing, natural material palette, covered outdoor areas, and tropical landscape integration. The design reflects mid-century characteristics identified in the application materials, including flat, shed, or butterfly roof forms, large expanses of windows, asymmetrical composition, open floor planning, and blending of interior and exterior spaces.

The existing residence is modest in design, with mid-century characteristics such as flat and tiled roof forms, stucco finishes, earth-tone accents, and simple massing. The proposed residence does not replicate the existing structure, but it carries forward its mid-century influence in a more refined contemporary expression. The covered entry, terraces, balconies, overhangs, landscape planters, and retained rear garage help create a cohesive design that improves the site while maintaining the single-family residential character of Polk Street.

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 proposed residence maintains the site’s relationship to Polk Street through a front-facing entry, landscaped frontage, pedestrian entry sequence, and rear alley-oriented vehicular access.

The design also incorporates outdoor living areas, planters, pool and pool deck, concrete pavers, screened mechanical equipment, and drainage coordination. These elements support the relationship between the building, site, and Historic District context while addressing flood elevation and stormwater conditions.

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.

The proposed materials include stone, stucco, wood elements, impact-resistant windows and doors, dark standing seam metal roof elements, and ceramic tile finishes. The exterior finish schedule identifies white painted stucco, dark gray painted stucco, gray textured stucco, black painted stucco, wood ceramic tile finish, and stone ceramic tile finish.

This material palette is contemporary but compatible with the residential district because it uses restrained earth-toned and natural finishes that relate to the existing site's white and cream stucco, earth-tone stone accents, and mid-century character. The use of stone, wood, stucco, and landscape integration softens the modern design and creates a cohesive transition between the new construction and the surrounding context.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. The existing structure or property are not designated nor contributing and do not contain individual historic significance.

The proposed residence uses coordinated contemporary construction methods and durable materials, including concrete pile foundations, CMU wall systems, concrete slabs, wood rafter roof structure, impact-resistant windows and doors, stone, stucco, and wood finishes. These elements are intended to provide a high level of construction quality while maintaining compatibility with the residential character of the neighborhood and Historic District context. Final construction quality and detailing will be reviewed through the building permit process.

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 existing residence maintains a mid-century residential presence along Polk Street through its low form, simple massing, stucco finish, earth-tone accents, front yard, and alley-accessed garage. The proposed residence continues this association by drawing from mid-century and subtropical design principles, including horizontal roof expression, wide overhangs, controlled glazing, and integration of tropical landscape elements.

The proposed design also maintains the functional association of the property by retaining the rear alley-access pattern. Although the proposed residence includes a two-story volume, the neighborhood includes a mix of one- and two-story homes, and the proposed massing is organized to maintain compatible scale, rhythm, and residential character. Based on this, the proposed design is consistent with the scale, massing, rhythm, and residential character of the adjacent neighborhood.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map