

**CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
PLANNING & DEVELOPMENT SERVICES**

DATE: April 20, 2011

FILE: 11-CV-07

TO: Historic Preservation Board

VIA: Andria Wingett, Planning Manager *AW*

VIA: Julie Walls Krolak, Principal Planner *JW*

FROM: Elizabeth Chang, Planning & Development Services Administrator *EC*

SUBJECT: Marcos & Sandra Vidal request a Certificate of Appropriateness for Partial Demolition and a Certificate of Appropriateness and a Variance for Design for an addition to an existing home at 917 N. Southlake Drive in the Lakes Area Historic Multiple Resource Listing District.

APPLICANT REQUEST

Certificate of Appropriateness for Partial Demolition to replace the existing garage. Variance to waive the required 80' front yard setback to allow 70'. A Certificate of Appropriateness for an addition to a single family home is also included in the request.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Partial Demolition: To be determined by the Historic Preservation Board

Variance: Approval if Certificate of Appropriateness for Partial Demolition and Certificate of Appropriateness for Design are approved

Certificate of Appropriateness for Design: Approval if Certificate of Appropriateness for Partial Demolition and Variance are granted and with the condition a Unity of Title, in a form acceptable to the City Attorney, must be submitted prior to the issuance of any building permits and recorded in the Public Records of Broward County prior to issuance of a Certificate of Occupancy (C/O).

HISTORY

This project was originally approved by the Historic Preservation Board on December 19, 2006. The previously approved request included an approximate 3,200 sq ft addition to an existing residence. This would have allowed for construction of a new three-car garage, master suite, loft and three bedrooms/bathrooms. Included in the scope of work were renovations to the front façade of the home with what the applicant referred to as more of a "Bahamian/Bermudan" look. Additionally, a Variance was requested to waive the required 80' front yard setback to allow 70'. This Variance would allow the incorporation of a covered entryway for the main entrance of the home, thereby providing a more uniform façade. However, despite granted extensions, building

permits were not obtained for the construction and the Board's approvals have since expired. The home is located on two lots (100' wide by 232' long) and fluctuates between one and two stories.

PROPOSED PROJECT

Certificate of Appropriateness for Partial Demolition

The existing residence was built in 1949; however, major additions/renovations were done in 1988 and during the 1990's. The area to be demolished and replaced is the garage portion of the home which currently provides two parking spaces. This will be replaced with a side loading three-car garage. This design layout will obscure the view of the garage doors from the road. The remaining proposed additions to the home do not require any further demolition.

The structure is located within the Lakes Area Historic Multiple Resource Listing District and the Zoning and Land Development Regulations requires the applicant obtain a Certificate of Appropriateness for Partial Demolition. Should the Historic Preservation Board deem the garage non-historic no further action is required and a Certificate of Appropriateness for Partial Demolition shall be issued. However, if the garage is determined to be historic, a recommendation will be made by Historic Preservation Board to the City Commission regarding partial demolition

Certificate of Appropriateness for Design

The current request is similar to the previous with some changes reflected in the layout of the interior walls, exterior architectural finishes, and windows. The proposed project includes additional living space (approximately 680 sq ft), reconfiguration and expansion of the garage (approximately 1,550 sq ft), and covered terraces on the first and second floors (approximately 3,450 sq ft). As previous approvals have expired, the applicant is requesting the same Variance to waive the required 80' front yard setback to allow 70'. This Variance will allow the incorporation of a covered entryway for the main entrance of the home, thereby providing a more uniform façade.

The first story portion of the addition (garage) will be located on the north side of the property, while the second story addition (master suite) will be located to the rear of the home. Included in the scope of work are renovations to the front façade of the home to include a manufactured stone veneer called Rustic Ledge, as well as changing the roof from white clay barrel tile to white flat cement tile. The proposed addition has been designed to relate in style, massing, scale and material to the existing structure while providing a strong lakeside façade for this waterfront property. The existing pool and deck area towards the rear will remain and new covered patios on the rear of the structure will provide screening to the southern façade from direct sun. The height of the proposed addition is both consistent with height regulations and surrounding structures. Upon completion, the site will contain approximately 47% pervious surfaces. While the addition will impact impervious amounts, a large portion of the new area will be above the existing home. Landscaping will be added to meet requirements and help reduce possible impacts of the addition to neighboring properties.

SITE BACKGROUND

Applicants/Owners: Marcos & Sandra Vidal
Address/Location: 917 N. Southlake Drive
Size of Property: 0.49 net acres
Present Zoning: Single Family Residential (RS-9)

Present Land Use: Lakes Area Historic Multiple Resource Listing District
Single Family Residence
Estimated Year Built: 1949, with major additions/alterations in 1988 & early 1990's

ADJACENT ZONING

North: Single Family Residential District (RS-6)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)
South: Southlake
East: Single Family Residential District (RS-9)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)
West: Single Family Residential District (RS-9)
Lakes Area Multiple Resource Listing District (HMPRL0D-1)

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 addition is sensitive to the character of the Historic Lakes Section.

Policy CW.15: Place a priority on protecting, preserving and enhancing residential neighborhoods.

Policy 2.46 encourages the preservation of stable neighborhoods and rehabilitation initiatives that will revitalize and promote stability of neighborhoods.

The overall design of the home is consistent with it's development pattern and the additional architectural elements contribute to its overall appearance. Thus, the project contributes to the stability and enhancement of the neighborhood.

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 new addition does not adversely affect the integrity of the Historic district. The design is sensitive in massing and character to the existing structure and neighborhood. The update and continued use of the residence helps to ensure its ongoing contribution to the fabric of architectural heritage of the Hollywood Lakes area.

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR PARTIAL DEMOLITION

Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. However, the Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion.

CRITERION 1: Association with events that have made a significant contribution to the broad patterns of our history.

- CRITERION 2:** Association with the lives of persons significant in our past.
- CRITERION 3:** Embodiment of distinctive characteristics of a type, period, or method of construction.
- CRITERION 4:** Possession of high artistic values.
- CRITERION 5:** Representation of the work of a master.
- CRITERION 6:** Representation of a significant and distinguishable entity whose components may lack individual distinction.
- CRITERION 7:** Yield, or the likelihood of yielding information important in prehistory or history.

The Zoning and Land Development Regulations Section 5.6.F.5.d states the Historic Preservation Board shall consider the following criteria in evaluating an application for a Certificate of Appropriateness for Partial Demolition.

- CRITERION 1:** The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an architectural landmark or site.

ANALYSIS: The Historic District Design Guidelines recommend identifying, retaining and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood. The existing residence was built in 1949; however major additions/renovations were done in 1988 and during the 1990's. The site is not individually designated and does not appear to embody distinctive characteristics of a type, period or method of construction particular to the Hollywood lakes area. The portion of the home to be demolished is the garage. It is by determination of the Historic Preservation Board as to whether the existing garage is considered historic or non-historic.

The Historic District Design Guidelines state non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact. According to the applicant, the existing garage structure is proposed for removal to accommodate a new addition. The remaining portion of the building, built in 1949, will be maintained. Additionally, the Guidelines further state non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district should be removed. Should the Historic Preservation Board determine the garage non-historic no further action is required and a Certificate of Appropriateness for Partial Demolition shall be issued. If the garage is found historic or of historic significance a recommendation will be made by the Board to the City Commission regarding demolition of the garage.

- CRITERION 2:** The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

ANALYSIS: According to the Historic District Design Guidelines, demolition may be undertaken if the structure does not exhibit stylistic details or fine workmanship. The request is to demolish an existing garage which will be replaced by a three car garage. The design of the new addition will be consistent in design of the main home.

CRITERION 3: The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

ANALYSIS: The Historic District Design Guidelines allow for the removal of non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood. The existing residence was built in 1949; however major additions/renovations were done in 1988 and during the 1990's. The portion of the home to be demolished is an existing garage. The proposed addition shall match the existing design style."

CRITERION 4: The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

ANALYSIS: The Historic District Design Guidelines recommend avoiding removing historic buildings, which are important in defining the overall historic character of a district or neighborhood so the character is diminished. The existing residence was built in 1949; however major additions/renovations were done in 1988 and during the 1990's. The addition will incorporate design elements from the original structure.

To maintain a historical record of the building to be demolished, the Board may request that the Hollywood Historical Society, or the owner at the owner's expense, document and record the property for the archival record. This may include measured drawings and large-scale photography. The Historic Preservation Board may require the applicant place a marker on the property which provides the historic background of the structure to be demolished, as stated in the Historic District Design Guidelines.

CRITERION 5: Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

ANALYSIS: The existing residence was built in 1949; however major additions/renovations were done in 1988 and during the 1990's. The partial demolition is to apply to the garage only.

CRITERION 6: There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely affect on the historic character of the Historic District.

ANALYSIS: The Historic District Design Guidelines state while the problem of vacant and abandoned buildings is serious, vacant land can be worse. It frequently

contributes to a poor environment and nuisance abatement problems may result. The applicant has submitted a request of Certificate of Appropriateness for Design for renovations to include an entry feature, additional living space and new garage. The garage addition will comply with required setbacks and be located roughly in the same location as the garage to be removed. The new addition will be compatible with the existing home and will incorporate similar design elements and architectural features.

CRITERION 7: The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

ANALYSIS: The Historic District Design Guidelines state one of the factors to consider demolition is persuasive evidence to show that retention of the building is not technically or economically feasible. Demolition has not been ordered by the Unsafe Structures Board. It is the applicant's intent to construct a new and larger garage. The new addition will incorporate design elements of the original structure. The estimated total cost of the project is \$330,000 which is equal to 40% of value of the existing building. Though cost of the improvement is substantial, it is unclear whether denial of the request would deprive the owner all economically viable use of the property.

CRITERION 8: The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

ANALYSIS: The Historic District Design Guidelines state, non-historic buildings whose design is not in character with its surroundings can be removed with no negative impact. The portion to be demolished is a two car garage which will be replaced with an addition consisting of a new garage. The proposed garage will be similar in design with architectural features matching the existing home.

Based on the foregoing analysis and other appropriate considerations, the Board must determine if the building is of historic significance. However, the Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion.

VARIANCE

Waive the 80' front yard setback to allow 70'.

The following criteria are listed in the Zoning and Land Development Regulations Section 5.6 J (1) and are utilized in evaluating Variances:

CRITERIA 1: That the requested variance maintains the basic intent and purpose of the subject regulations including the Historic District Regulations, Guidelines and Resolutions, particularly as it affects the stability and appearance of the City.

ANALYSIS: The basic intent and purpose of required setbacks is to establish an appropriate space between homes so as to provide for privacy and open space and to maintain a consistent setback from the road which creates a sense of unity to the street and allows for front yard landscaping.

Homes in the Lakes Area with lot lines adjacent to the lake are required by the City of Hollywood Zoning and Land Development Regulations to provide an 80 foot front setback. The applicant has requested a variance from this amount to allow for the incorporation of an entry feature into the new front façade design. As such, the requested variance will maintain the intent of the Regulations as the portion of the home necessitating the variance will not include any livable area.

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 property is located in the Lakes Area Historic Multiple Resource Listing District. There are houses to the east and west of the subject property with similarly configured lots; many which sit forward of the eighty foot setback. The proposed addition, at a 70' setback, is placed at a significantly greater setback than these neighboring structures. The proposed side yard setback will meet the minimum 7.5', and in some cases is eliminating an existing non-conforming setback from 5.5'.

As stated by the applicant, "The proposed three car garage is visually the first structure viewed from the street. It is setback just over 30' from the street. The covered porch will be setback an additional 40' from the beginning of the garage. This generalized layout, garage with covered entry dimensionally behind the garage, is consistent and compatible with surrounding homes in the neighborhood."

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.

ANALYSIS: The City of Hollywood Comprehensive Plan states as a Goal in the Land Use Element: "Promote a distribution of land uses that will enhance residential communities while allowing land owners to maximize the use of their property". As mentioned previously, the applicant is seeking a variance to waive 10' of the required 80' front yard setback. The integrity of the existing property is respected by the variance request, as there will be no livable space within this reduced setback.

FINDING: Consistent.

CRITERIA 4: That the requested variance is the minimum variance reasonably necessary.

ANALYSIS: The required front setback for the property is 80 feet. At a setback of approximately 70', the placement of the new covered entryway is at the greatest front setback possible as it will connect with the existing structure. The design and placement of the addition will help tie-in the front of the home with the rest of the house, including proposed additions.

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: Not applicable

DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DESIGN

A decision on an application for a Certificate of Appropriateness for Design for new building construction, additions to existing building, major renovation work or substantial alteration shall be based upon evaluation of the compatibility of the physical alteration or improvement with and adherence to the criteria for designation listed in § 5.6.F.

Criteria: integrity of location, design, setting, materials, workmanship and association.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: *"Buildings in historic districts often share a common front and side setback. In locating new buildings, the side and rear setbacks should be maintained and aligned with the façade of surrounding historic buildings,"* as stated in the Historic District Design Guidelines. The addition at the rear (south) and front (north) of this home is compatible in scale and massing to the existing environment. The front addition will be comprised of the one-story garage and entry feature, while rear improvements will include a patio and two-story addition. Locating the one-story addition on the north side of the home facing the street is more appropriate, as it will lessen possible impacts to the streetscape.

The existing garage is set back approximately 66' from the road while the front entry is set back approximately 80'. The applicant has requested a variance to allow for the inclusion of a new entry feature, bringing the new setback to approximately 70'. The placement and configuration of this new entry feature is appropriate to maintain the architectural features of the structure, including the addition.

Regarding the rear addition, the design and location of the addition compliments the spatial relationship of the existing structure and surrounding properties. The architect has designed an open patio near the pool with a second floor above to provide additional living space and an open deck.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS:

The Historic District Design Guidelines state the height of buildings in most districts, particularly at the block level, is similar. The height of new construction should be compatible with surrounding buildings. The addition is similar in scale to nearby structures. This is particularly the case along Northlake and Southlake, which due to large lot sizes, allow for larger homes. The proposed second-story addition is approximately 27' high (29' to the top of roof). The existing structure has portions at this height; however, the home will have various undulating rooflines, varying from 27' to approximately 12'. The height and design of the addition will maintain the overall character, material and form of the existing home.

The applicant is replacing the existing driveway to provide a meandering one. Not only will this permit a reduced curb cut, but it will also allow for the new garage to be turned so the garage doors do not face the street. Instead, this façade will include windows, stucco banding, and rustic ledge stone veneer feature incorporated throughout the rest of the home.

The Historic District Design Guidelines state *window openings in historic districts often share similar size, spacing and shape. In designing new construction, the proportion and spacing of openings on adjacent buildings should be maintained.* The façade articulation and architectural style improve the existing structure, as the current home has several styles of windows throughout the facades.

"Porches have been a traditional and significant feature of Hollywood architecture since the early 1920's. Porches served as a covered entrance to buildings and a transitional space between the interior and exterior," as stated in the Historic District Design Guidelines. A south facing, deep, covered patio area with a second floor above will help serve as a transitional space between the home and rear amenities such as the pool and Southlake. The porch is complimentary to the design, accentuating the strong horizontal lines; while the second floor will maintain the "openness" of the façade through the incorporation of a second large open patio facing the lake. The applicant is proposing replacement of a large portion of the existing windows; new windows for the addition as well as the replacements will match the original casement windows in configuration, maintaining the integrity of the structure.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: *"Setting is the relationship of a building to adjacent buildings and the surrounding site and environment."* While a one-story garage will be provided at the front of the home, the applicant has worked with their architect to locate the two-story addition at the rear of the home. Although the home has undergone significant changes over the years, placing the main portion of the addition towards the rear of the home is inconsonance with the Design Guidelines. This includes a recommendation for *"Additions that are placed in inconspicuous locations (such as the rear of the existing building.)"*

The Historic District Design Guidelines also state to *avoid parking on the front side of the building unless curb cuts, driveways and parking spaces already exist*. The existing layout includes a one-car garage and large driveway in the front yard. Instead, the applicant is proposing a three-car garage and driveway. Five parking spaces are required due to the size of the home including the addition, and the applicant has exceeded this amount.

The existing property is located on two lots, as described in the survey (Attachment A). The 20' (east) will be maintained while an approximate 7.5' (west) side setback will be increased in some areas. Additionally, a setback of approximately 44' will be provided at the rear of the property (25' required), while the applicant has requested a Variance to provide a 70' front setback instead of the required 80'.

The requested Variance is for the main structure only, as attached/detached garages may extend up to 25' (30' provided). In order to preserve the existing setting of the property and comply with this criterion, **staff is recommending the condition the applicant provide a Unity of Title.**

The Historic District Design Guidelines state *setting is the relationship of a building to adjacent buildings and the surrounding site and environment*. The applicant has designed the proposed addition to incorporate the larger portions at the rear of the property while the single-story garage will be located in the front. Additionally, extensive new landscaping is proposed, particularly for the front yard. This will be in addition to a 4' wall along the front of the property which will connect with the existing 4' wall on the east and west sides. The setting of the home and the immediately surrounding areas are being improved by the proposed changes though additional landscaping and the restoration and improvement to the property done in conjunction with the addition.

FINDING: Consistent with imposition of staff's condition.

CRITERION: MATERIALS

ANALYSIS: The applicant is proposing materials such as stucco finish, keystone, louvered shutters and aluminum windows, which are consistent with the historic district. Guidelines for Historic Properties and Districts recommend *avoid designing new work which is incompatible with the other buildings in the neighborhood in materials, size, scale, and texture*. While somewhat extensive façade renovations are included in the scope of work, the materials and scale of these renovations are compatible with the environment along Southlake.

Materials that are compatible in quality, color, texture, finish and dimension to those that are common in to the district should be used. The materials and detailing of the addition are sensitive to the integrity of and consistent with the original structure. The applicants have proposed changes to create a uniform look to a home that has undergone several changes throughout the years, thereby creating a more symmetrical design for the facades.

FINDING: Consistent

CRITERION: WORKMANSHIP

ANALYSIS: *"New construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings."* The design and placement of the addition will allow the homeowner to create distinct architectural features such as a front entryway and balconies. The stylistic elements used such as windows and stucco finish, will create a compatible character for this home, which has undergone several changes throughout the years.

FINDING: Consistent

CRITERION: ASSOCIATION

ANALYSIS: The Historic District Design Guidelines identify repeated elements on neighboring buildings as a characteristic of buildings in Hollywood. *Divisions between upper and lower floors, uniform porch heights and alignment of window and windowsills are examples of such rhythms. New construction in historic districts should maintain or extend these strong-shared streetscape elements in blocks where they appear.* The additions will maintain the harmony of the existing neighborhood through elements such as the roof style, raised stucco bands, windowsill heights, and massing of the addition.

FINDING: Consistent

RECOMMENDATION

Certificate of Appropriateness for Partial Demolition: To be determined by Historic Preservation Board.

Variance: Approval.

Certificate of Appropriateness for Design: Approval with the condition a Unity of Title, in a form acceptable to the City Attorney, must be submitted prior to the issuance of any building permits and recorded in the Public Records of Broward County prior to issuance of a Certificate of Occupancy (C/O).

ATTACHMENTS

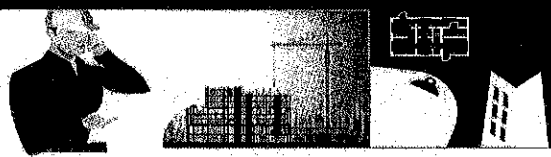
ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Photograph

ATTACHMENT C: Previously Approved Board Resolutions

ATTACHMENT A
Application Package

OFFICE OF PLANNING



File No. (to be filled by the Office of Planning):

11-CV-07

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's Website at http://www.hollywoodfl.org/comm_planning/appforms.htm



APPLICATION TYPE (CHECK ONE):

- Development Review Board
- Historic Preservation Board
- Planning and Zoning Board
- Technical Advisory Committee
- City Commission

Date of Application: 02-21-2011

Location Address: 917 N. SOUTHLAKE DR
 Lot(s): 7 & 8 Block(s): 60 Subdivision: HOLLYWOOD TOWNS
 Folio Number(s): 514214021970

Zoning Classification: RESIDENTIAL and Use Classification: RESIDENTIAL
 Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: ~ 5200 sq ft

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): FILE NO 06-CV-93 - DESIGN WAS APPROVED IN THE JANUARY 2007 MEETING -

- Economic Roundtable
- Technical Advisory Committee
- Development Review Board
- Planning and Zoning Board
- Historic Preservation Board
- City Commission

Explanation of Request: WE WOULD LIKE TO GO AHEAD WITH OUR PROJECT & HAD FORGOTTEN TO GET OUR EXTENSION IN THE DECEMBER 2009 DATE.

Number of units/rooms: 1 Sq Ft: ~ 2400 sq ft
 Value of Improvement: A \$330,000 Estimated Date of Completion: 2 months from start
 Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: MARCOS & SANDRA J. VIDAL
 Address of Property Owner: SAME
 Telephone: 954-214-9004 Fax: Email Address: MS1523@DELSOUTH.NET

Name of Consultant/Representative/Tenant (circle one): AMILCAN MENENDEZ
 Address: 3900 SW 41st MIAMI Telephone: (305) 894-6760
 Fax: Email Address:

Date of Purchase: FEB 2004 Is there an option to purchase the Property? Yes () No (X)
 If Yes, Attach Copy of the Contract. WE OWN THE PROPERTY OUTRIGHT

List Anyone Else Who Should Receive Notice of the Hearing:
 Address:
 Email Address:

OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: *Sandra J. Vidal* Date: 02-22-11

PRINT NAME: JUANES VIDAL / Sandra J. Vidal Date: 02-22-11

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: N/A Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) ADDITIONS to my property, which is hereby made by me or I am hereby authorizing (name of the representative) _____ to be my legal representative before the Urban P. Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 22 day of February

SANDRA J. VIDAL
MY COMMISSION # EE 010510
EXPIRES: September 19, 2014
Bonded Thru Budget Notary Services

Notary Public State of Florida
Sandra J. Vidal

Sandra J. Vidal
SIGNATURE OF CURRENT OWNER

JUANES VIDAL
PRINT NAME

My Commission Expires: 9-19-14 (Check One) Personally known to me; OR _____

LOT COVERAGE INFORMATION

If you are an applicant for a building permit for a SINGLE FAMILY RESIDENCE, please be aware that the following information is needed in order to process your request for any additions or accessory structures, including pools, decks, and the like:

1. 23,210 _____ SQUARE FEET OF YOUR LOT (length x width)
2. 3,324 _____ SQUARE FEET OF YOUR HOUSE
3. 2,588 _____ SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. 3,855 _____ SQUARE FEET OF THE ADDITION, AND OR...
5. 2,589 _____ SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 12,356 _____ TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3 + 4 +5).
7. 53.24% _____ PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No. 6 by No. 1)

Thank you for the opportunity to present to the Board our addition/enhancements project for our home at 917 North Southlake Drive.

We came before the Board in late 2006 with our design proposal. After review and discussion(s), the proposal was approved by the Board at the January 2007 meeting. Shortly thereafter, ominous signs concerning the economy were manifested and caused us to rethink our implementation plans. We received our initial extension in 2008, but in the economic turmoil that ensued, forgot to request an additional extension in December of 2009. It is now early 2011, and we feel confident enough that we desire to move ahead with the project.

The design is materially the same as was originally proposed to the Board; 1) The addition of a three car garage, whose level is being raised, and subsequent demolition of the existing garage area whose elevation was only 4.6' above m.s.l; 2) The addition of covered areas at the rear of the house (which currently has none) to enable full enjoyment of the rear of the house, its most attractive feature, and 3) The addition of a foyer and covered porch at the front of the house.

The changes we have made from the original proposal are a general reduction in the scope of the work, including the reduction of square footage under A/C for the upstairs Master Suite (a reduction of approximately 850 sq ft), and reduction of interior modifications.

We hope the Board will reaffirm its original decision and allow us to move ahead with our project. Please find below our 'Request for Variance' and 'Justification Statement'

Request for Variance –

Our request for a variance results from the desire to have a covered porch for the main entry to the home. As we are maintaining the original building, whose setback is very close to the 80' mark from the street, we are asking the Board to grant us a 10' variance to allow for the covered porch.

Among the items put forth for the granting of the variance by the Board are the following considerations;

The covered porch will serve as both a functional and aesthetic component of the home. In addition to the protection from the elements, we are utilizing the porch as a design element, an "introduction" to the main building, a means of relief, or step, from the ground level/street to the two story main building. The City of Hollywood 'Design Guidelines for Historic Districts' encourages the use of a covered porch as a means of enhancing the appearance of dwellings within the City and regards porches as "...a traditional and significant feature of Hollywood architecture since the early 1920's".

The porch is scaled consistent with the structure. It will allow for the placement of opposing benches at each side of the porch without obstructing the entrance doorway, and will allow the "pagoda" style roof to develop in a balanced fashion similar to other portions of the roofline. As such, the 10' variance is the minimum reasonably required.

The proposed three car garage is visually the first structure viewed from the street. It is setback just over 30' from the street. The covered porch will be setback an additional 40'

from the beginning of the garage. This generalized layout, garage with covered entry dimensionally behind the garage, is consistent and compatible with surrounding homes in the neighborhood.

The dimensions of the property itself further lends to the granting of the variance. The variance setback to 70' is still substantially greater than the more normal 25' for standard sized properties. The setback, in combination with landscaping, minimizes the visual impact and any negative impact on the community.

The use of a permanent covered porch, with matching roof and construction materials as used in the main building structure, is consistent with, and in furtherance of, the City of Hollywood's 'Design Guidelines' and Comprehensive Plan as utilized for Historic Districts. It enhances the appearance of the home, blends with and is compatible with the surrounding properties in the neighborhood, many of which have covered entryways. This request for variance maintains the basic intent and purpose of the above Documents, and is the minimum variance reasonably required.

Justification Statement –

We are longtime residents of Hollywood (since 1961 & 1980 respectively) and are now in the process of raising our own family and continuing our businesses based in Hollywood. We had been looking for a lakefront property for sometime, as it has been a lifelong dream of ours to live in the Lakes. After missing out on a number of properties, we were able to purchase the present house, even though we knew at the time of purchase that we would have to modify the existing design to accommodate our family and lifestyle

Key among those requirements were the following:

- With young daughters, we were interested in providing individual, equitably sized bedrooms with en suite bathrooms.
-
- We wanted to take advantage of the lakefront views of the property as pertaining to the backyard areas. In particular, we enjoy outdoor family activities and want to develop the property to encourage and promote the recreational use of the home for both our immediate and extended family.
-
- Important to us is the ability to garage our cars and secure them.
-
- We enjoy the variety of architectural styles found in the City. For the Lake house, we wanted to change the look of the house from the current 'Miami Vice' look to a Bahamian/Bermudan style utilizing a 'pagoda' style roofline and stone veneer accents. For inspiration, we emulated elements from the old Sammy Spear (now Ramsey) residence on the 2500 block of Monroe Street, the renovation project at the 1600 block of Harrison Street (Friendly Properties LLC), and the Segal residence at 919 S. Southlake Dr., which also utilizes elements of the 'pagoda' style roofline. Lastly, elements from a current Dan Duckham design originally slated for build in the Exumas (Bahamas - Vincent residence) was utilized.

Working with an existing design is a difficult assignment at best. Our previous architect, Mark Engel, of Engel and Associates, and current Architect, Amilcar Melendez, have done a superb job of addressing those requirements. As evidenced from the existing vs. proposed design drawings, they were able to come up with a design concept that addresses both functional and aesthetic challenges. Some examples for the Boards review include the following:

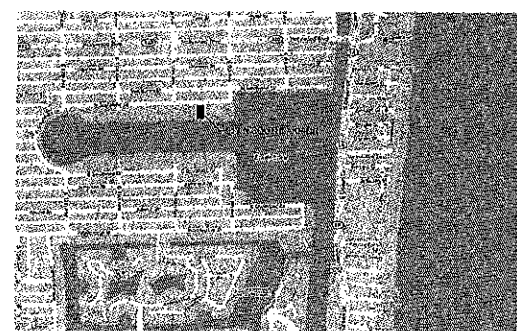
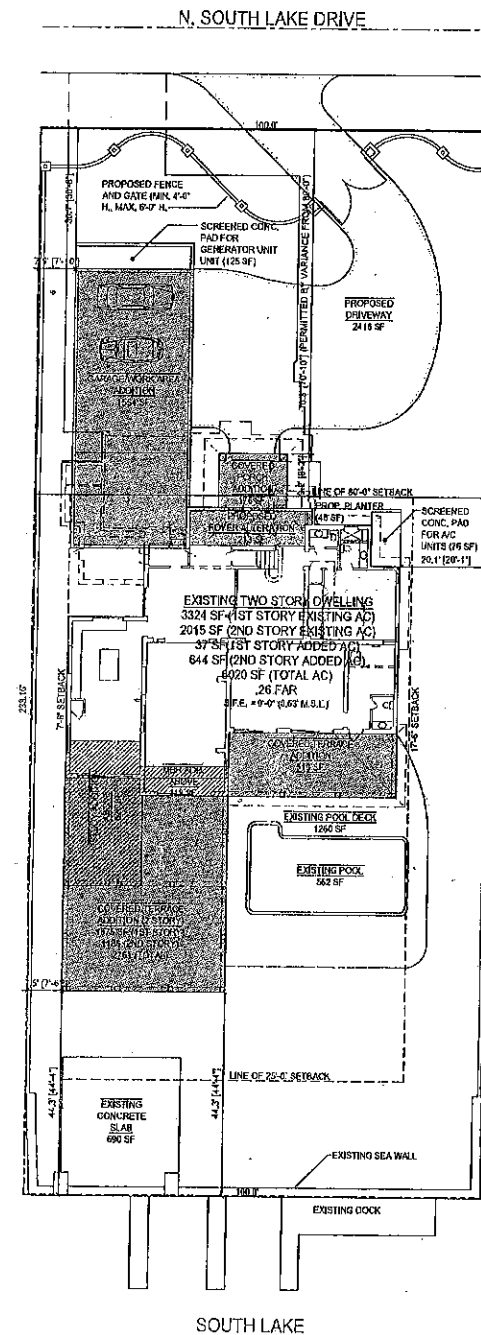
- The property has no covered areas in the rear of the house. This has had a detrimental effect on the amount of time the rear areas can be used. The extension of the Master Bedroom suite off the second floor addresses the lack of a covered area in the rear
- In the existing design, the stairway to the second floor is within a few steps of the front door, there is no transition area, no foyer. The new design provides for a balanced entry foyer.
- The existing Master Bedroom has a smallish, uncovered balcony. In combination with a non functional deck (flat roof) at the front of the house, these have been sore points in terms of leaks. The new design provides for a covered balcony area ample enough in size such that outdoor furniture can be utilized. This greatly increases the utility of this area. It invites use. The front flat roof area is replaced by a pitched roof able to shed water more quickly.
- The overall design is gracious and understated. It will add value and enhance the neighborhood

DRAWING INDEX	
DRAWING NUMBER	DRAWING DESCRIPTION
A-1.01	SITE PLAN / DRAWING INDEX / DATA
A-1.11	SITE WALL AND EXISTING FRONT YARD PHOTO
D-2.11	FIRST FLOOR DEMOLITION PLAN
A-2.11	OVERALL FIRST FLOOR PLAN
A-2.12	ENLARGED FIRST FLOOR PLAN
A-2.13	ENLARGED FIRST FLOOR PLAN
A-2.21	OVERALL SECOND FLOOR PLAN
A-2.22	ENLARGED SECOND FLOOR PLAN
A-3.01	OVERALL ELEVATIONS
A-3.11	ENLARGED ELEVATIONS
A-3.12	ENLARGED ELEVATIONS
A-3.13	ENLARGED ELEVATIONS
A-3.14	ENLARGED ELEVATIONS
A-3.15	ENLARGED ELEVATIONS
A-3.16	ENLARGED ELEVATIONS
A-3.17	ELEVATION FINISHES

DETACHED AND ATTACHED PARKING GARAGES			
MINIMUM SIZE (CLEAR DIMENSION)	REQUIRED	EXISTING	PROPOSED
ONE CAR SPACE GARAGE			
TWO CAR SPACE GARAGE			
SETBACKS			
FRONT (FT)	25	66.4	30.7
SIDES (FT)	7.5	14.2	7.5
REAR (FT)	20	N/A	N/A

ZONING LEGEND				
SINGLE FAMILY DISTRICT - RS-9		HISTORIC MULTIPLE PROPERTY RESOURCE LISTING DISTRICT - HMPRLD-1		
	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA (SF)	15000	29210	NO CHANGE	
MINIMUM LOT WIDTH (FT)	75	100	NO CHANGE	
MINIMUM LOT SIZE (1 STORY/2 STORY) (SF)	1620/230			
MAXIMUM BUILDING HEIGHT (FT)	30 FT, 2 STORIES	27'-4"	27'-0"	*MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE
REQUIRED PARKING SPACES	2	2 CAR GARAGE	3 CAR GARAGE	
REQUIRED PAVEMENT AREA	20% AT FRONT YARD	53% AT FRONT YARD	50% AT FRONT YARD	
SETBACK REQUIREMENTS				
FRONT (FT)	30	32.6	70.8*	*VARIANCE REQUIRED
SIDE/INTERIOR (FT)	7.5 FT (WEST SIDE) / 17.5 FT (EAST SIDE)	5.6 FT (WEST SIDE-NON CONFORMING) / 20.3 FT (EAST SIDE)	7.5 FT (WEST SIDE) / NO CHANGE (EAST SIDE)	The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft; except, platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback (only applies to one story additions and new construction of one story buildings). Any construction in excess of one story must meet the 25% rule with a minimum 7.5 ft. setback.
REAR (FT)	25	37	44.3	15% of the lot depth 15 ft. min. 50 ft. max.; except lots in the Lakes Area. For lots with a lot line adjacent to a lake, setback is 25 ft.

BUILDING AREA CALCULATIONS	
EXISTING	
FIRST FLOOR - AC	2607
SECOND FLOOR - AC	1306
OPEN TO BELOW - AC	109
GARAGE	440
COVERED PORCH/TERRACE	37
DEMOLITION	
FIRST FLOOR - AC	258
GARAGE	440
COVERED PORCH	37
PROPOSED TO BE ADDED	
FIRST FLOOR - AC	37
SECOND FLOOR - AC	644
GARAGE	1554
COVERED PORCH/TERRACE - FIRST FLOOR	2164
COVERED TERRACE - SECOND FLOOR	1186
TOTALS	
TOTAL AC AREA - FIRST FLOOR	3361
TOTAL AC AREA - SECOND FLOOR	2355
TOTAL OPEN TO ABOVE BELOW/ABOVE - AC	109
TOTAL COVERED PORCH/TERRACE AREA - FIRST FLOOR	2264
TOTAL COVERED TERRACE AREA - SECOND FLOOR	1186
TOTAL GARAGE	1554
TOTAL AC FLOOR AREA	6012
P.A.B.	25,725.63
TOTAL FLOOR AREA - AC AND NON AC	11074
TOTAL FLOOR AREA - AC AND NON AC - FIRST FLOOR	7129
TOTAL FLOOR AREA - AC AND NON AC - SECOND FLOOR	3945



LEGAL DESCRIPTION:
HOLLYWOOD LAKES SECTION 1-32 B LOTS 7,8 LESS N 30 FOR ST, TR OF
LAND LYING S OF LOTS 7 & 8, BET SAME & LAKE BLK 60

LOCATION PLAN

SITE PLAN

0322/11 | PLANNING DEPT. COMMENTS

ARM
architect, P.A.

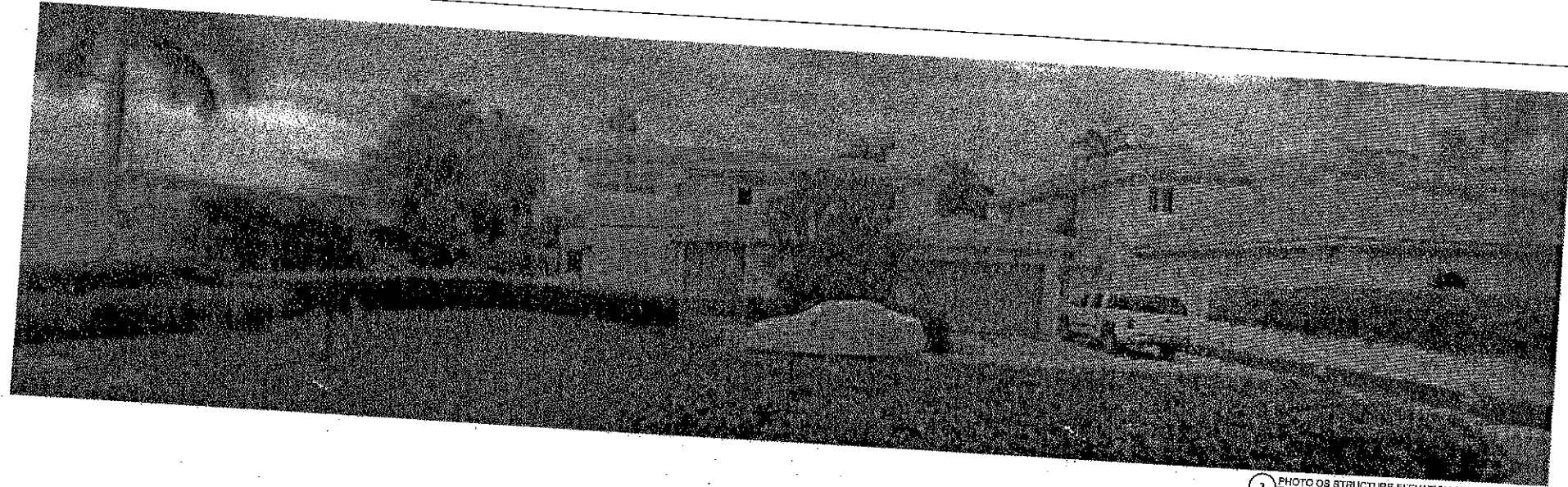
5900 SW 41 ST, Miami, FL 33155
TEL: +1 786 512 2077 FAX: +1 305 661 2656
INFO@ARM-ARCHITECT.COM

VIDAL RESIDENCE

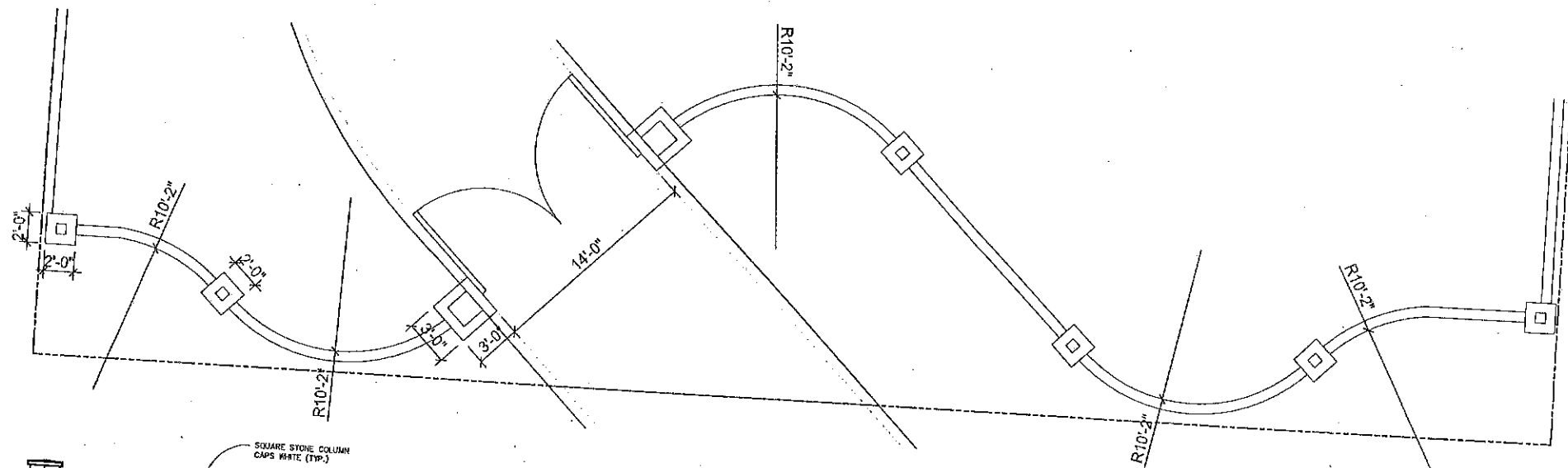
917 N SOUTH LAKE DRIVE
HOLLYWOOD, FLORIDA

SITE PLAN

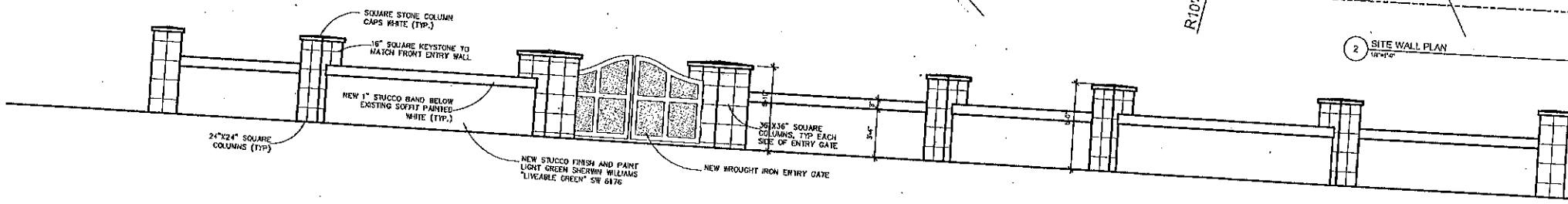
drawing No. A-1.01
drawn by: ARM
project no.: 10912
date: 02/22/11
drawing no. A-1.01
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3 PHOTO OF STRUCTURE ELEVATION AND ADJACENT STRUCTURES
LOOKING SOUTH



2 SITE WALL PLAN
1/8"=1'-0"



1 SITE WALL ELEVATION
1/8"=1'-0"

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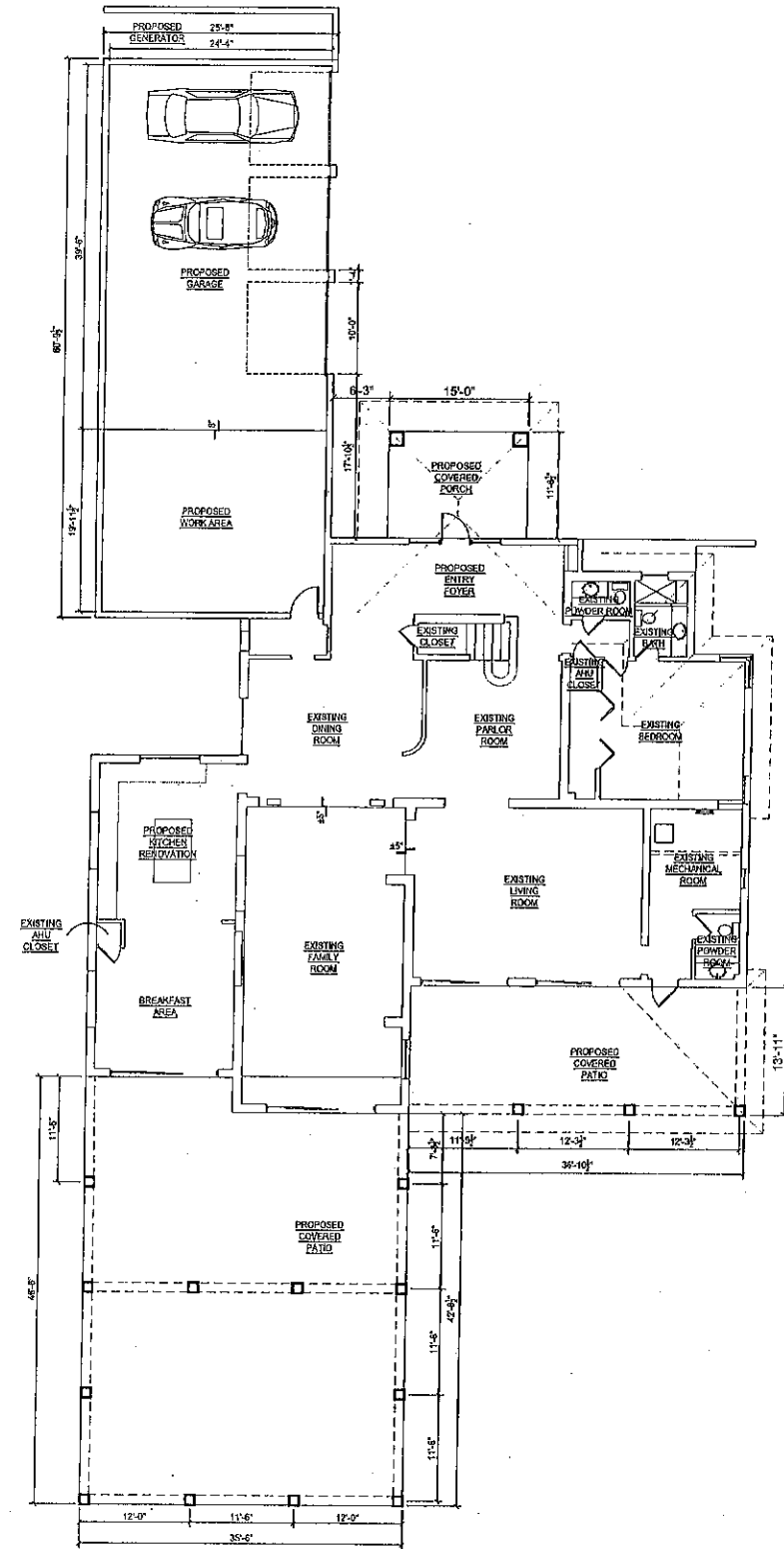
VIDAL RESIDENCE

917 N SOUTH LAKE DRIVE
 HOLLYWOOD, FLORIDA

SITE WALL AND
 EXISTING FRONT YARD PHOTO

drawing title,	ARM	
drawn by,	10012	A-7.11
project no.,	02/2011	
date,		

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1 FIRST FLOOR PLAN

Digitally signed by
 Amilcar H. Melendez
 DN: cn=Amilcar H. Melendez, o=ARM
 Architects, Inc., email=amilcar@arm-architect.com, c=US
 Date: 2011.03.22 15:37:40 -0500
 AMILCAR H. MELENDEZ
 FLORIDA REGISTRATION #BS3083



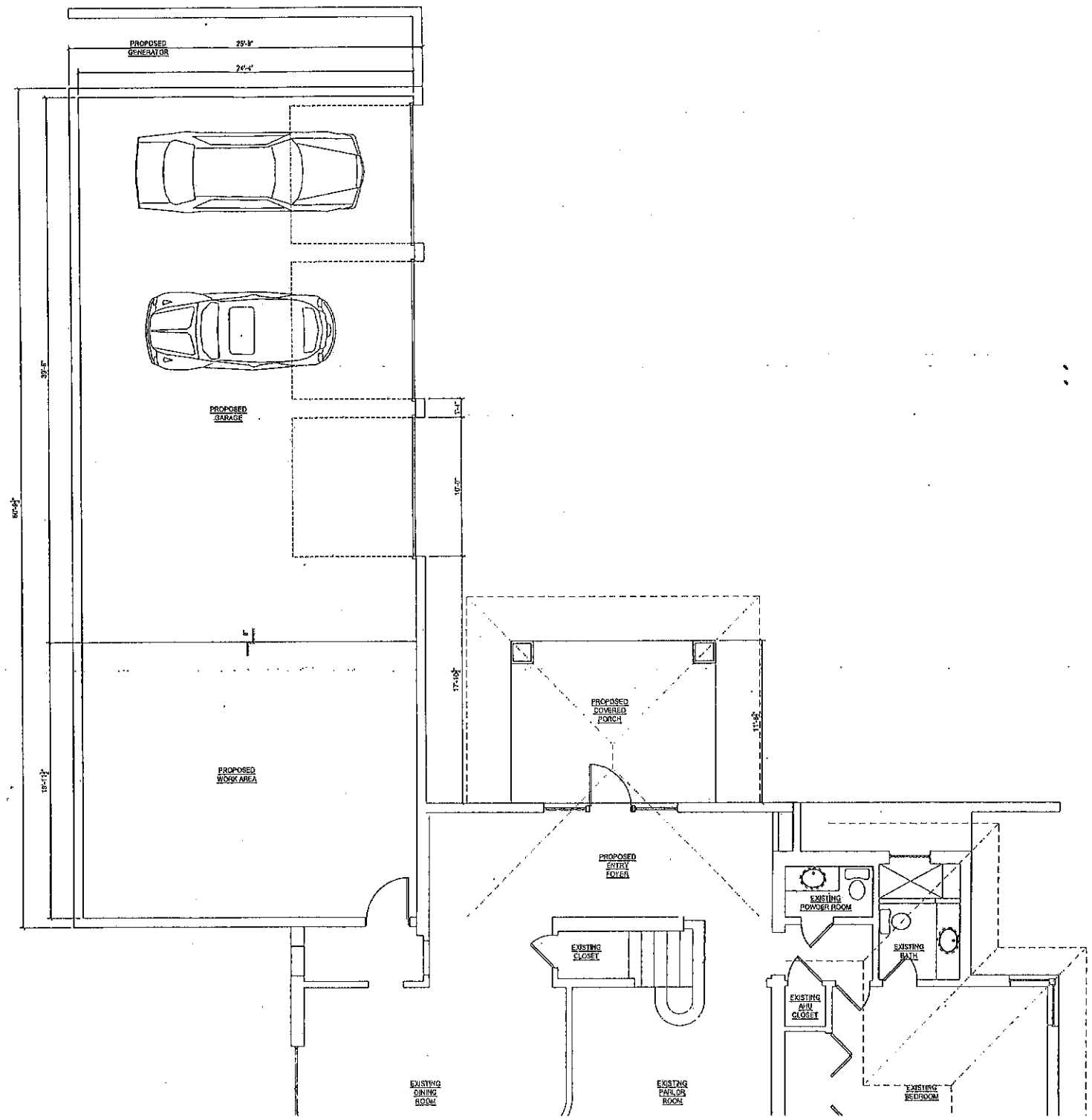
3500 SW 41 ST, Miami, FL 33155
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VIDAL RESIDENCE

917 N SOUTH LAKE DRIVE
 HOLLYWOOD, FLORIDA

FIRST FLOOR PLAN

drawing title:	ARM	A-2.11
drawn by:	10012	
project no.:	02/22/11	
date:		



1 FLOOR PLAN
1/4" = 1'-0"

AMILCAR R. MELENDEZ
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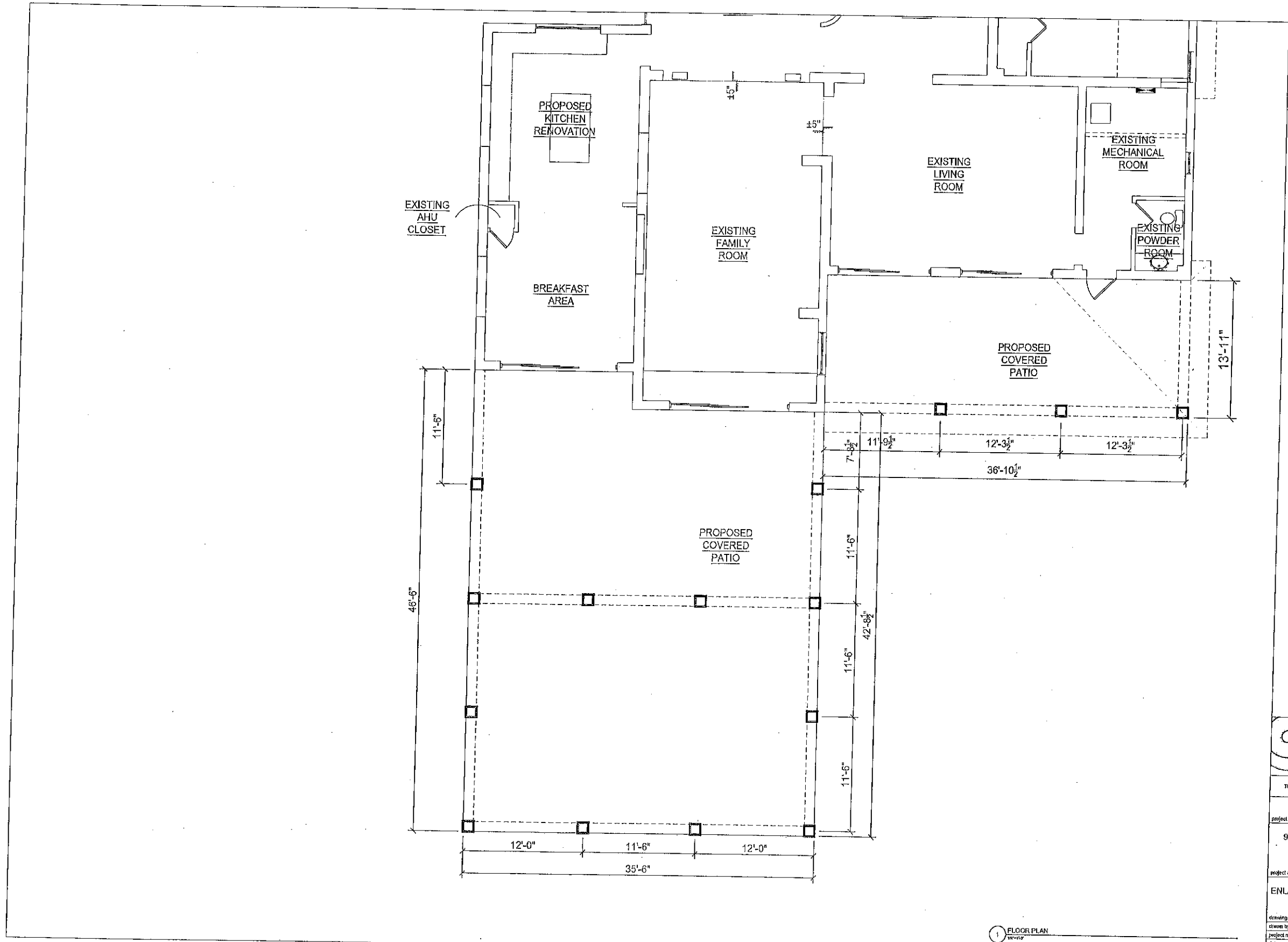
VIDAL RESIDENCE
 project name:

917 N SOUTH LAKE DRIVE
 HOLLYWOOD, FLORIDA
 project address:

ENLARGED FIRST FLOOR PLAN

drawing title:	ARM	A-2.12
drawn by:	10012	
project no.:	0222/11	
date:		drawing no.:

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Digitally signed by Amilcar A. Melendez
 DN: cn=Amilcar A. Melendez, o=ARM ARCHITECT, P.A., email=amilcar@arm-architect.com, c=US
 AMILCAR A. MELENDEZ
 FLORIDA REGISTRATION ARE3063



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VIDAL RESIDENCE

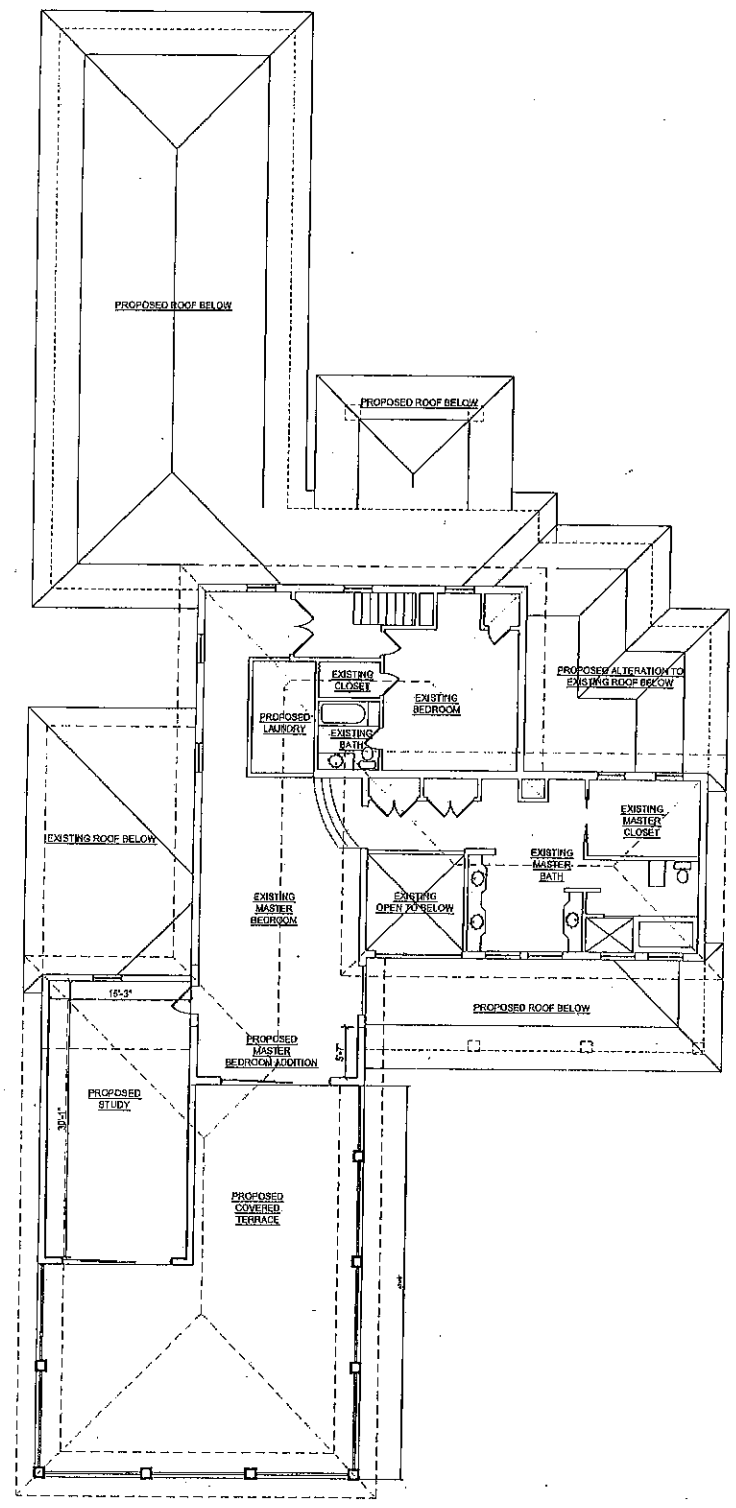
917 N SOUTH LAKE DRIVE
 HOLLYWOOD, FLORIDA

ENLARGED FIRST FLOOR PLAN

drawing title:	ARM	A-2.13
drawn by:	10012	
project no.:	02/22/11	
date:		

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1 FLOOR PLAN



1 SECOND FLOOR PLAN
12-10-12

Amilcar R. Melendez
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 AMILCAR R. MELENDEZ
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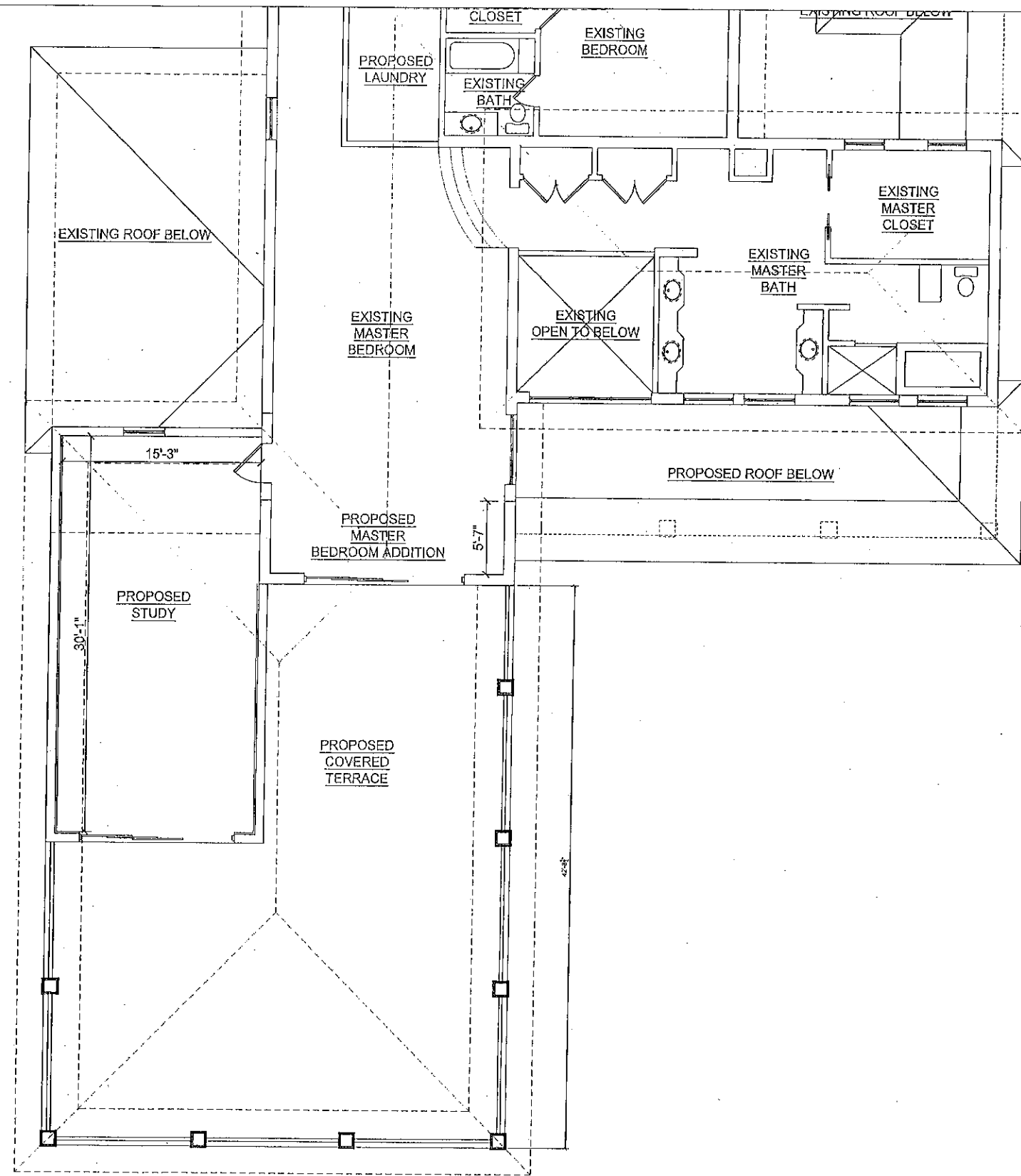
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917 N SOUTH LAKE DRIVE
 HOLLYWOOD, FLORIDA

SECOND FLOOR PLAN

drawing title	ARM	A-2.21
drawn by	10012	
project no.	0222711	
date		

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1 SECOND FLOOR PLAN

032211 PLANNING DEPT. COMMENTS

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VIDAL RESIDENCE

917 N SOUTH LAKE DRIVE
HOLLYWOOD, FLORIDA

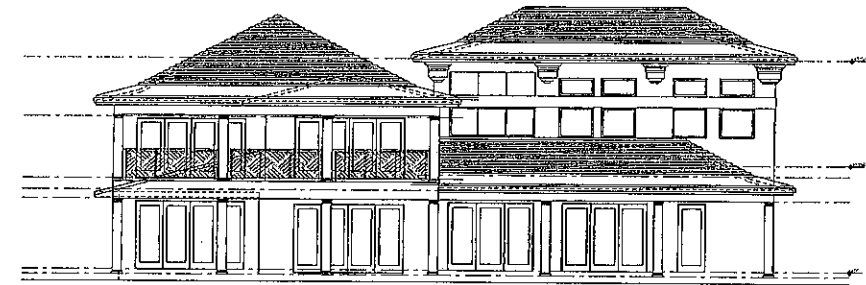
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SECOND FLOOR PLAN

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drawn by:	10012	
project no.:	022211	
date:		

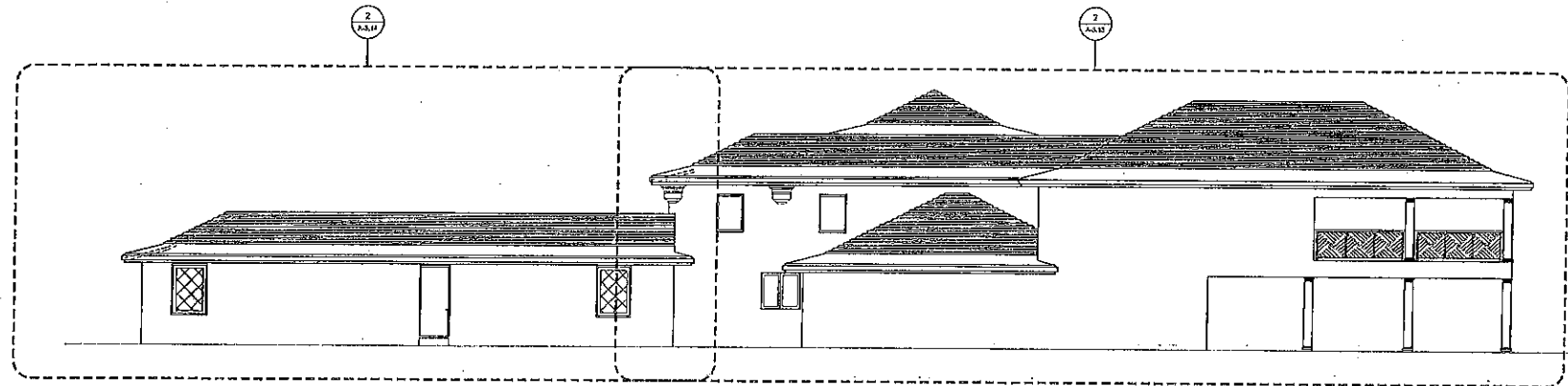
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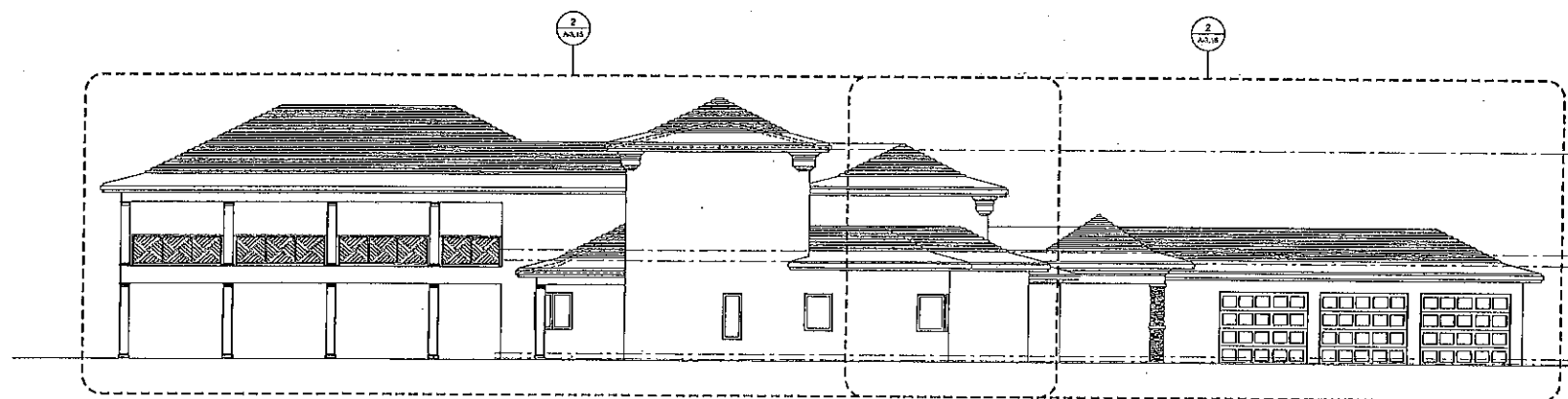
1 PROPOSED NORTH ELEVATION (N SOUTHLAKE DRIVE)
1/8"=1'-0"



2 PROPOSED SOUTH ELEVATION
1/8"=1'-0"



3 PROPOSED WEST ELEVATION
1/8"=1'-0"



4 PROPOSED EAST ELEVATION
1/8"=1'-0"

032211 PLANNING DEPT. COMMENTS

ANILDAR N. MELENDEZ
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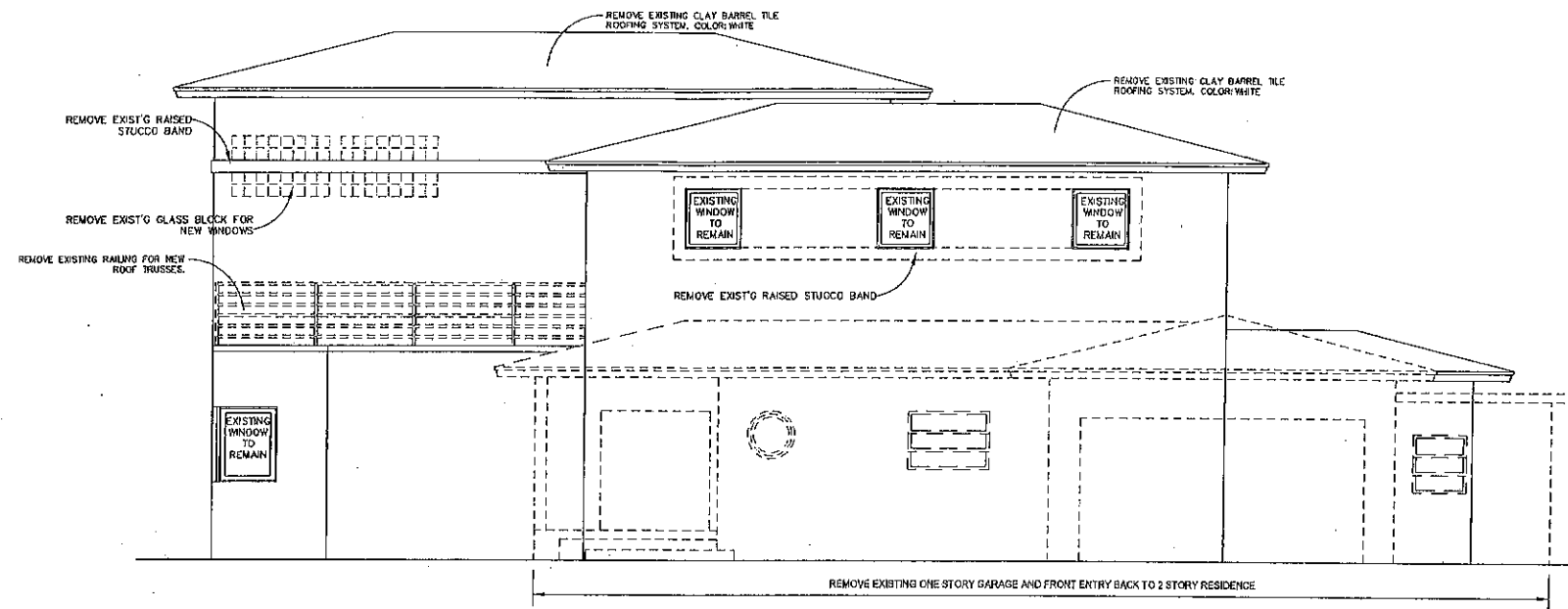
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917 N SOUTH LAKE DRIVE
HOLLYWOOD, FLORIDA

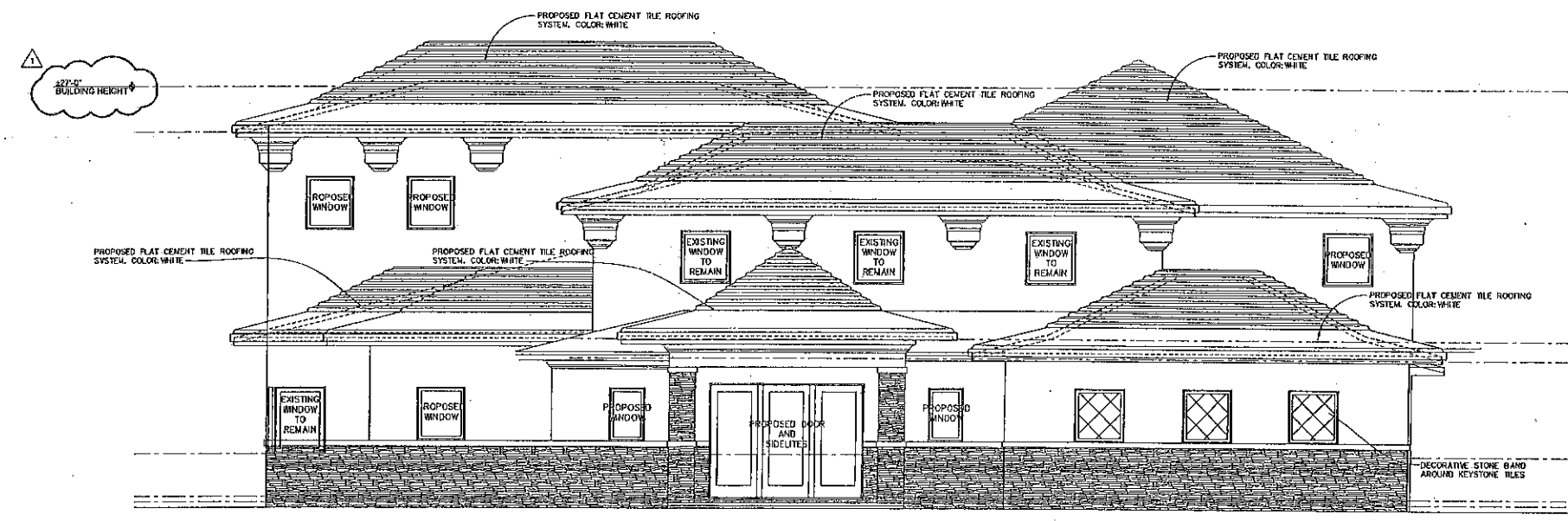
OVERALL ELEVATIONS

drawing title: OVERALL ELEVATIONS
drawing no.: A-3.01
drawing date: 03/25/11
drawing no.:
drawing title: OVERALL ELEVATIONS
drawing no.: A-3.01
drawing date: 03/25/11
drawing no.:

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2 EXISTING NORTH ELEVATION



2 PROPOSED NORTH ELEVATION

05/22/11 PLANNING DEPT. COMMENTS

AMILCAR R. MILENDEZ
FLORIDA REGISTRATION AR93663

arm
architect, P.A.

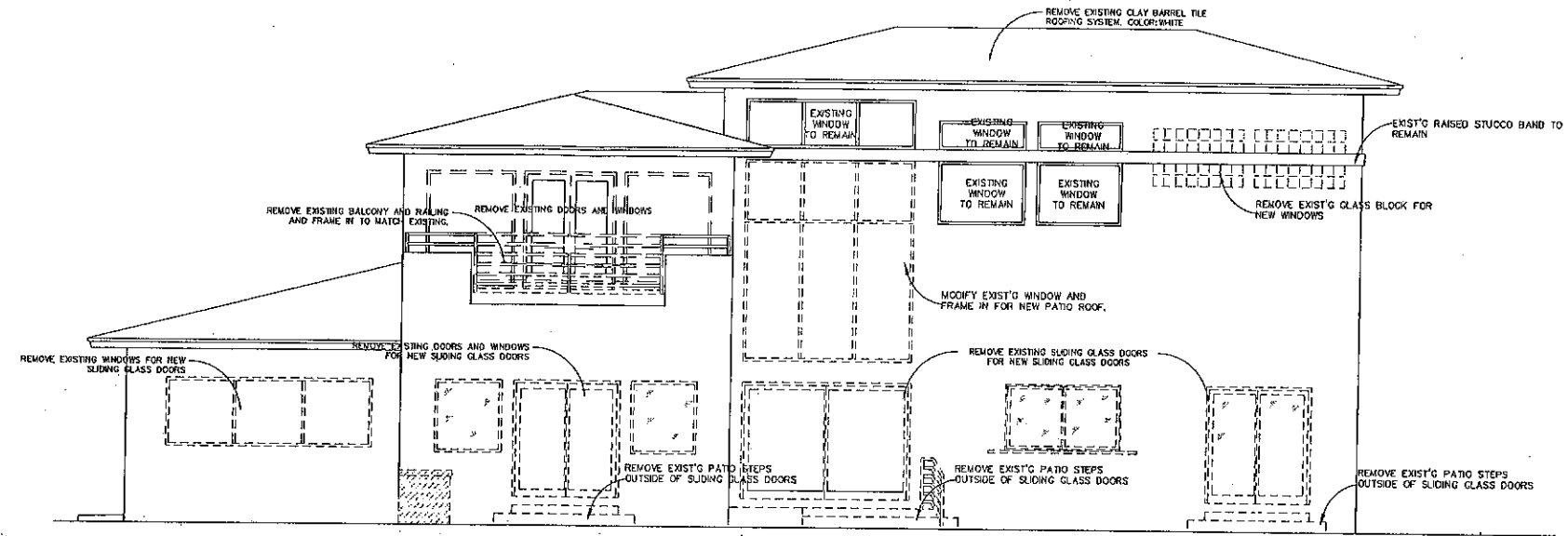
6300 SW 41 ST, Miami, FL 33155
TEL: +1 785 542 2577 FAX: +1 305 661 2656
INFO@ARM-ARCHITECT.COM

VIDAL RESIDENCE

project address:
917 N SOUTH LAKE DRIVE
HOLLYWOOD, FLORIDA

ENLARGED ELEVATIONS

drawing title:
drawing by: ARM
project no.: 10012
date: 05/22/11
drawing no.: A-3.11
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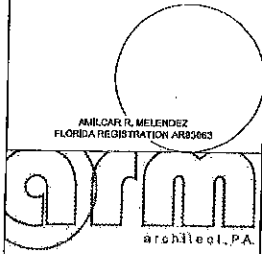


2 EXISTING SOUTH ELEVATION



1 PROPOSED SOUTH ELEVATION

932271 PLANNING DEPT. COMMENTS



ARM CAROL MELENDEZ
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980 SW 41 ST, Miami, FL 33155
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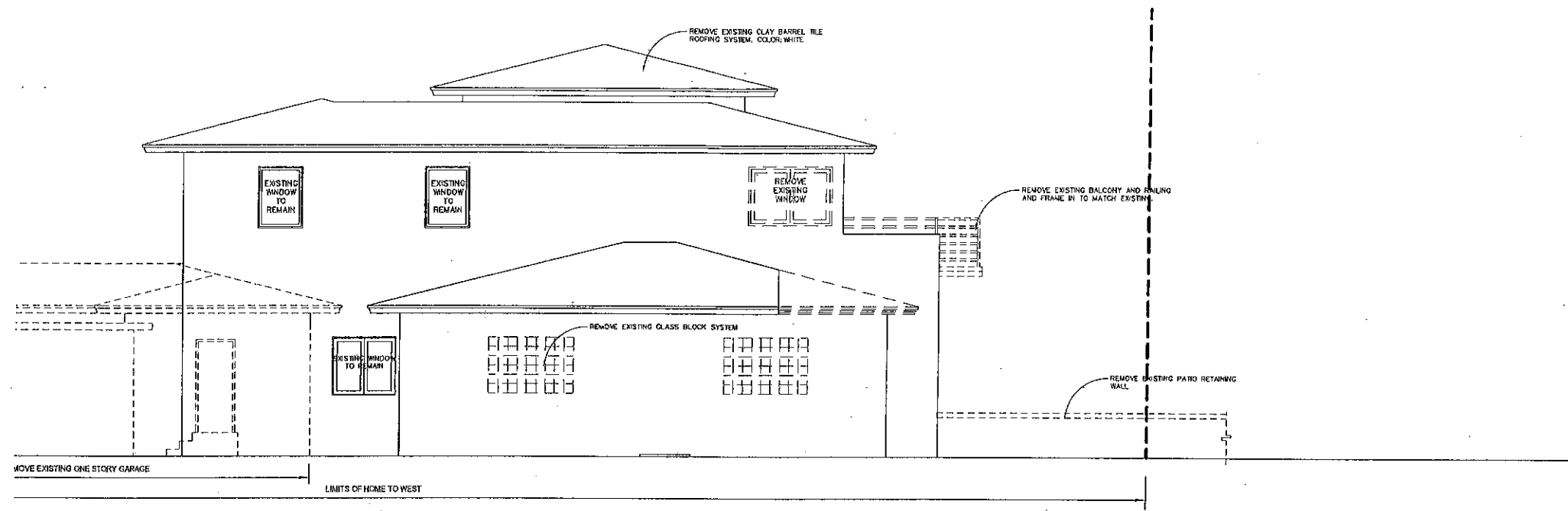
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917 N SOUTH LAKE DRIVE
HOLLYWOOD, FLORIDA

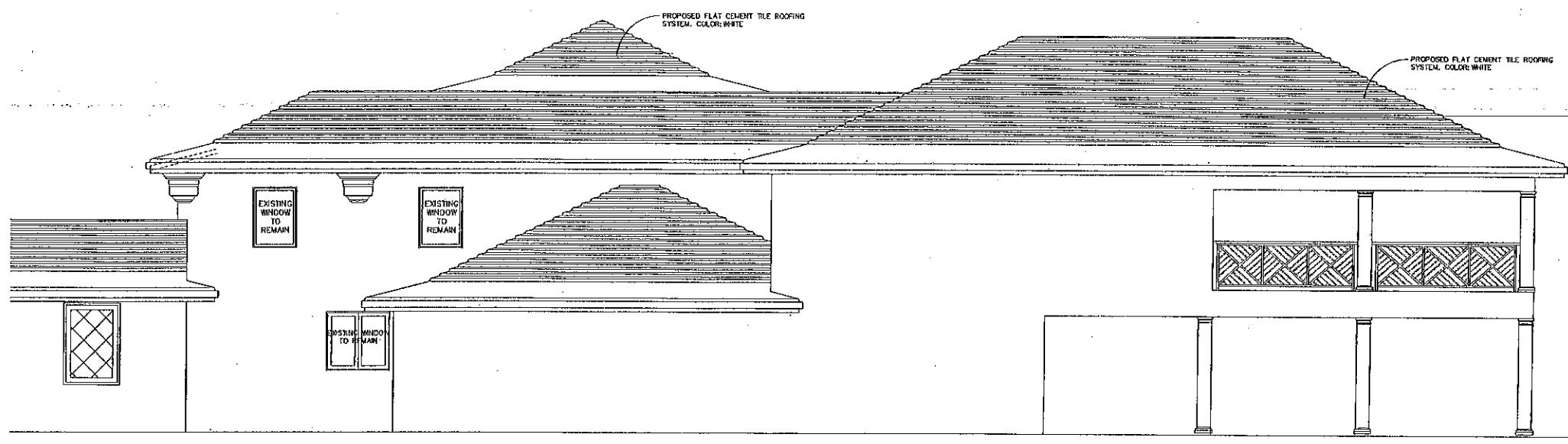
ENLARGED ELEVATIONS

drawing title: A-3.12
drawn by: ARM
project no.: 10012
date: 02/22/11
drawing no.: 11

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2 EXISTING WEST ELEVATION
1/8"=1'-0"



1 PROPOSED WEST ELEVATION
1/8"=1'-0"

002211 | PLANNING DEPT. COMMENTS

ANIL CAR R. MELLENCEZ
FLORIDA REGISTRATION #F030683

arm
architect, P.A.

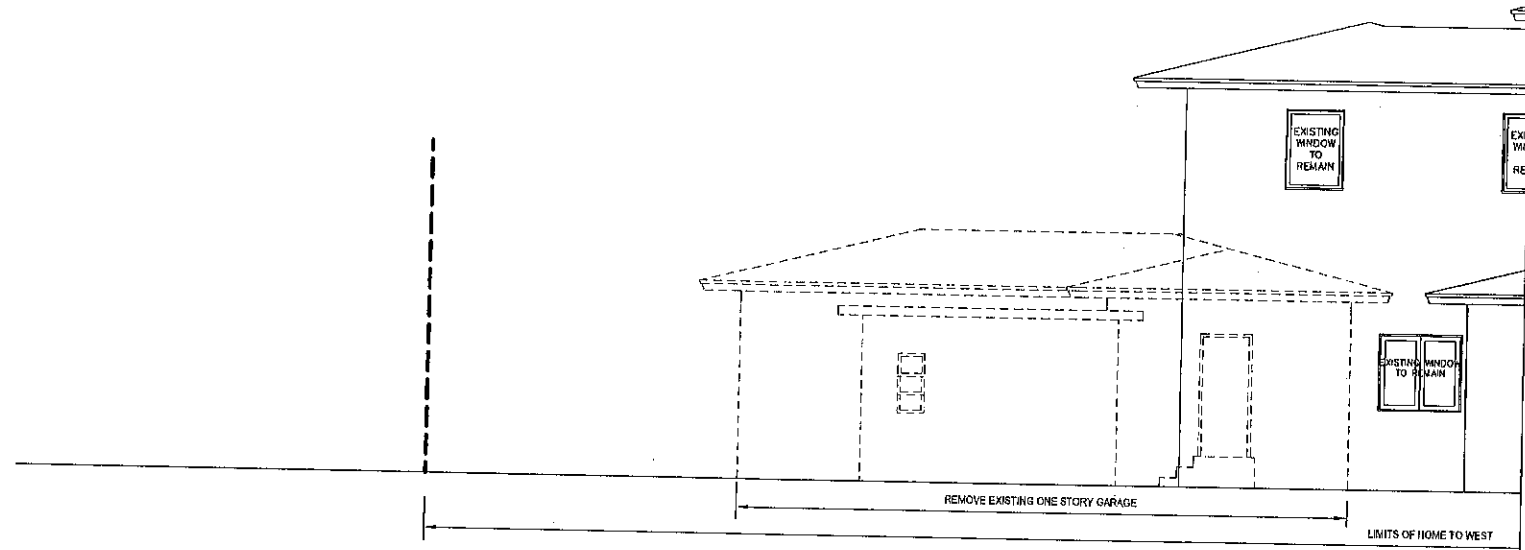
5900 SW 41 ST, Miami, FL 33155
TEL: +1 786 512 2577 FAX: +1 305 561 2856
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VIDAL RESIDENCE

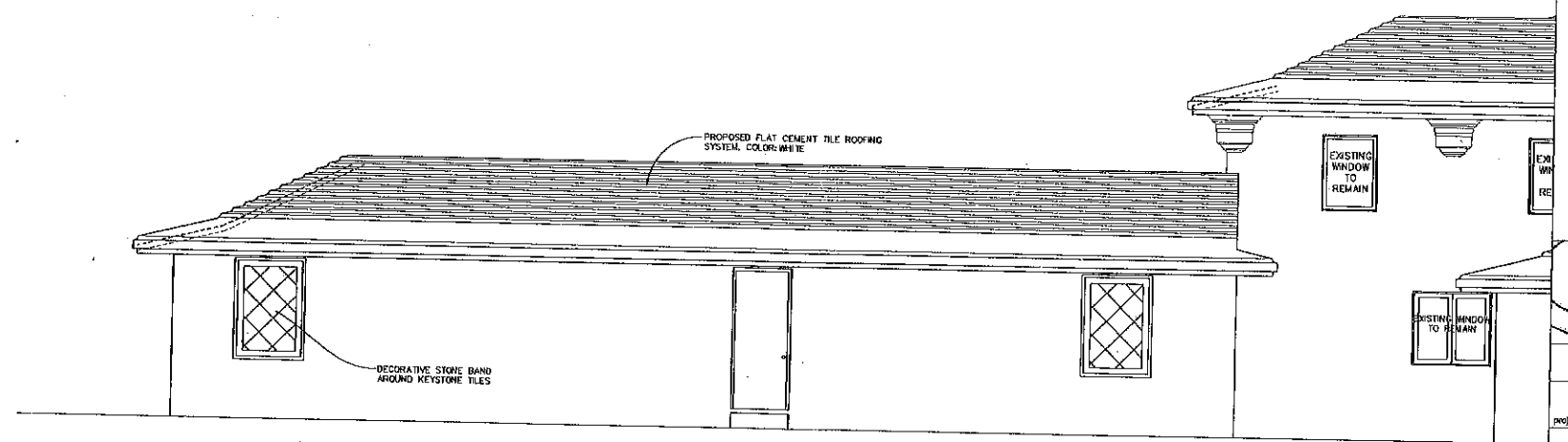
project address:
917 N SOUTH LAKE DRIVE
HOLLYWOOD, FLORIDA

ENLARGED ELEVATIONS

drawing title:
drawing no.: ARM
project no.: 10012
date:
drawing set:
A-3.13
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2 EXISTING WEST ELEVATION



1 PROPOSED WEST ELEVATION

08/22/11 PLANNING DEPT. COMMENTS

AMILCAR R. MELERIEZ
FLORIDA REGISTRATION # 483063

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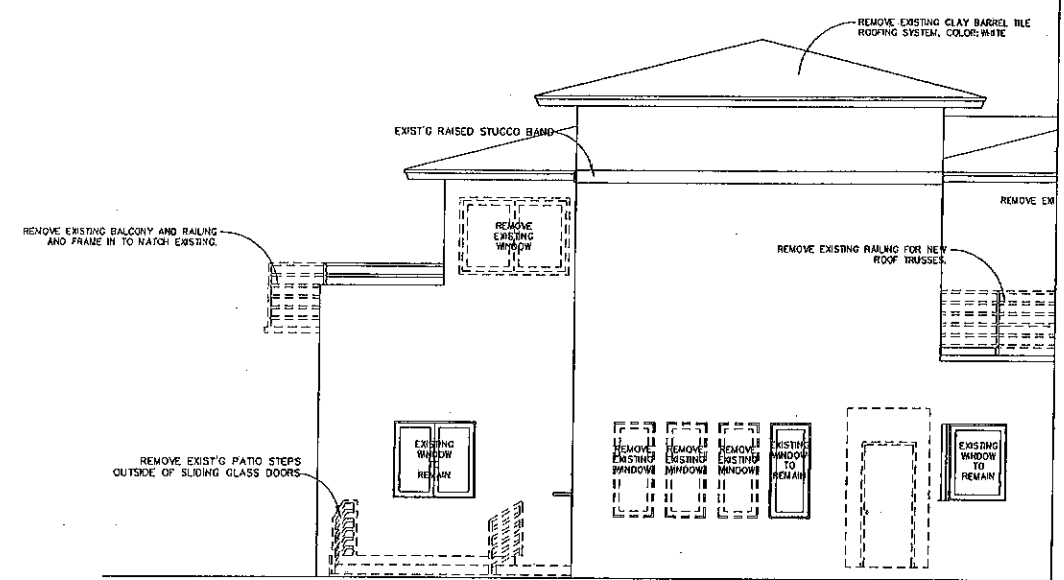
VIDAL RESIDENCE

917 N SOUTH LAKE DRIVE
HOLLYWOOD, FLORIDA

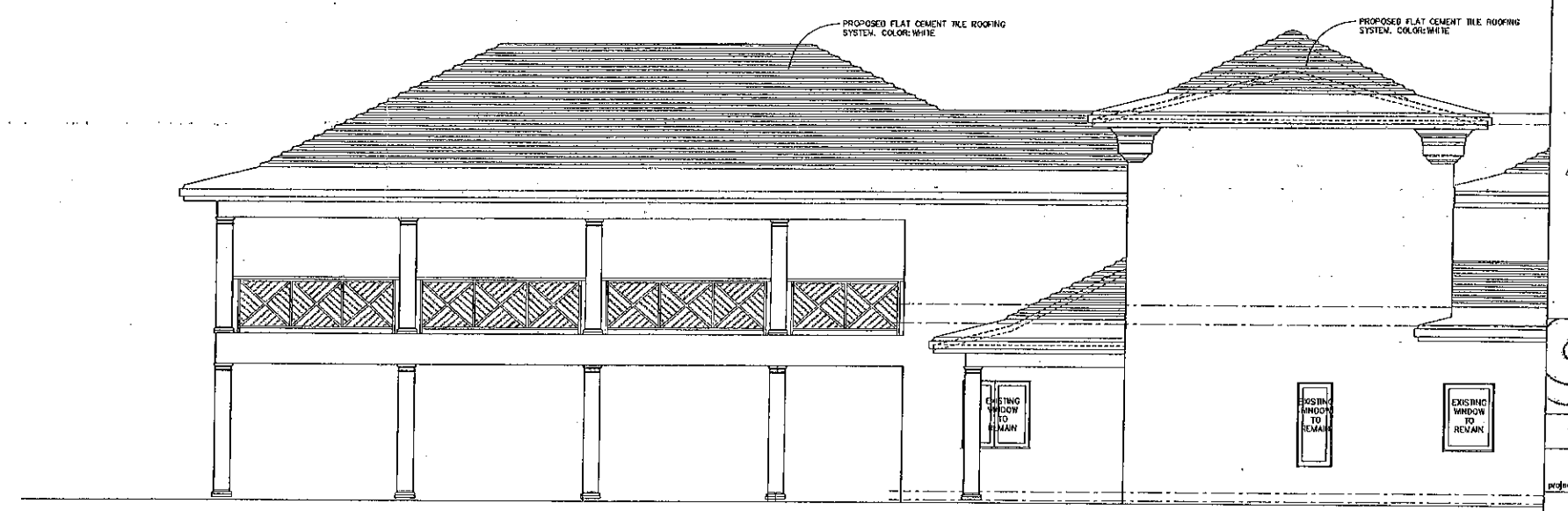
ENLARGED ELEVATIONS

drawing title: A-3.14
drawn by: ARM
project no.: 18012
date: 02/22/11

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2 EXISTING EAST ELEVATION



1 PROPOSED EAST ELEVATION

03/22/11 PLANNING DEPT. COMMENTS

ANIL CAR R. MELENDEZ
FLORIDA REGISTRATION AHS93983

arm
-architect, P.A.

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TEL: +1 786 512 2377 FAX: +1 305 661 2658
INFO@ARM-ARCHITECT.COM

VIDAL RESIDENCE

project address:
917 N SOUTH LAKE DRIVE
HOLLYWOOD, FLORIDA

ENLARGED ELEVATIONS

drawing title:
drawing by: ARM
project no.: 10012
date: 02/22/11
drawing no.: A-3.15

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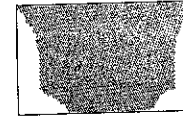
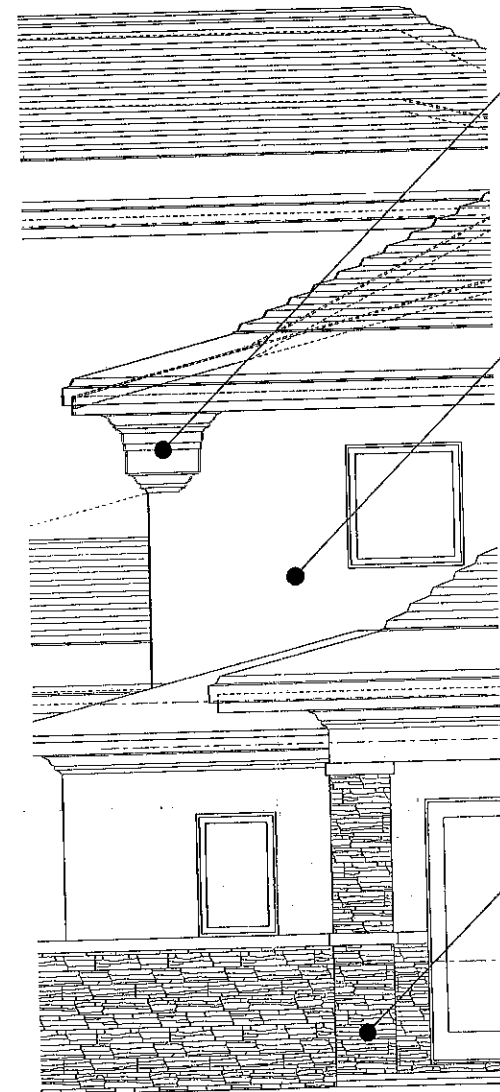
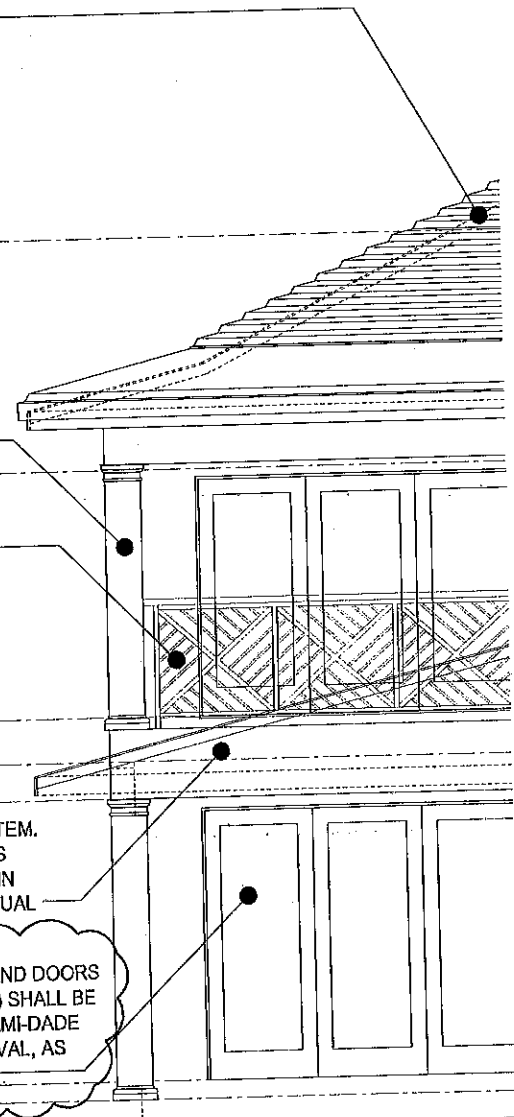
PROPOSED FLAT CEMENT
TILE ROOFING SYSTEM.
COLOR: WHITE

DECORATIVE SQUARE
COLUMN, PERMACAST, AS
MANUFACTURED BY HB&G
OR EQUAL. COLOR: WHITE

DECORATIVE ALUMINUM
GUARDRAIL, COLOR WHITE

3-PART STUCCO FINISH SYSTEM.
COLOR: LIVEABLE GREEN, AS
MANUFACTURED BY SHERWIN
WILLIAMS OR APPROVED EQUAL

ALL PROPOSED WINDOWS AND DOORS
(OTHER THAN FRONT DOOR) SHALL BE
WHITE ALUMINUM, WITH MIAMI-DADE
COUNTY NOTICE OF APPROVAL, AS
MANUFACTURED BY PGT



DECORATIVE MOLDING
COMPOSITION

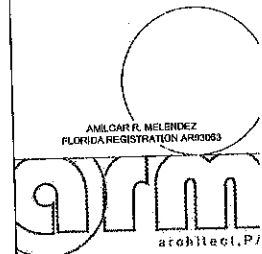


3-PART STUCCO FINISH SYSTEM.
COLOR: LIVEABLE GREEN, AS
MANUFACTURED BY SHERWIN
WILLIAMS OR APPROVED EQUAL



MANUFACTURED STONE
VENEER. SERIES: RUSTIC LEDGE
MODEL: CLEARWATER, AS
MANUFACTURED BY ELDORADO
STONE

02/22/11 PLANNING DEPT. COMMENT



8000 SW 41 ST. MIAMI, FL 33165
TEL: +1 786 512 2377 FAX: +1 305 564 2858
INFO@ARMARCHITECT.COM

VIDAL RESIDENCE

517 N SOUTH LAKE DRIVE
HOLLYWOOD, FLORIDA




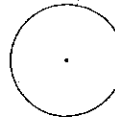

ELEVATION FINISHES
NEW SHEET

drawing title: ELEVATION FINISHES
drawn by: ARM
project no.: 10012
date: 02/22/11
drawing no.: A-3.17

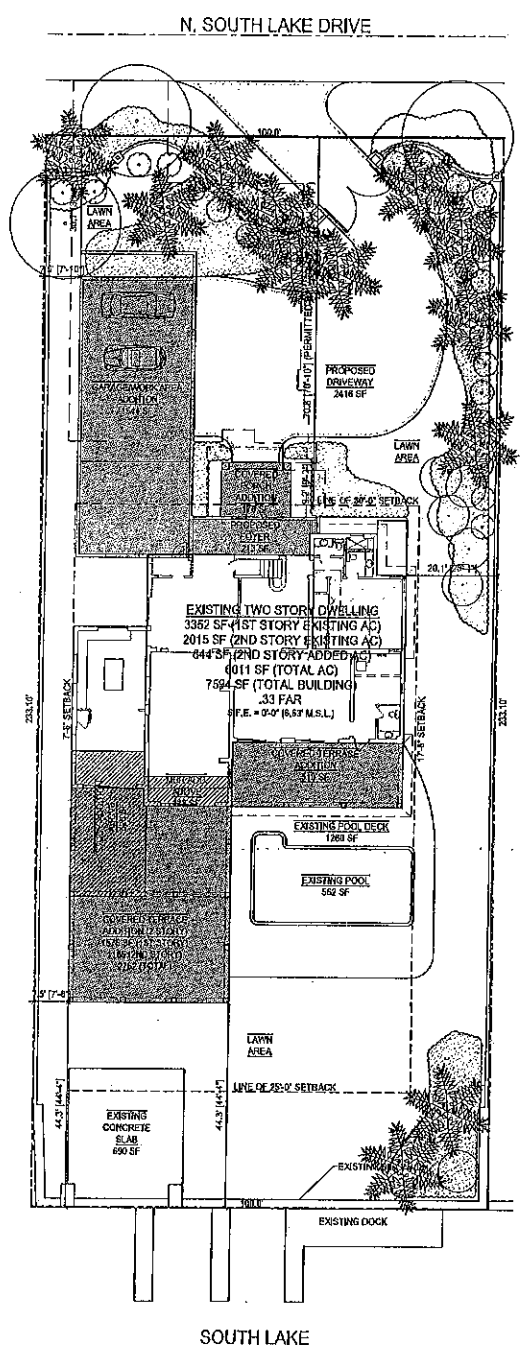
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ELEVATION FINISHES

LANDSCAPE LEGEND

-  **CYCAS NUCIFERA** 2'-4" WD, 18" DA, MIN. BAB CURVED TRUNKS
GREEN MAYLAN COCONUT PALM QTY. 12
-  **SABAL PALMETTO** 16"-20" OA, SMOOTH TRUNKS STAGGER HTS IN GROUPS
CABBAGE PALM QTY. 4
-  **HIBISCUS** STD. 5' HT, X 3" SPR. MIN. STAKE TREE UNTIL ESTABLISHED
FLOWER COLOR BY OWNER
QTY. 27
-  **DELONIX REGIA** 12' X 6' SPR. MIN. BAB 2.5" CAL. 4.5' CT
ROYAL POINCIANA QTY. 3
- SHRUBS AND GROUNDCOVERS SELECTED BY OWNER**
 -  **FLUMBAGO AURICULATA** 24" X 24" 2" O.C.
 - FLUMBAGO**
 - HELIANTHUS DEBILIS** 1 GAL. FULL TO POT, 12" O.C.
 - DUNE SUNFLOWER**
 - LANTANA CAMARA** 1 GAL. FULL TO POT 18" O.C.
 - LANTANA** COLOR BY OWNER

NOTE: SOME NATIVE HARDWOODS TO BE INCLUDED PER CITY RECOMMENDATIONS



1 SITE PLAN

03/22/11 PLANNING DEPT. COMMENTS

ANILCAR R. MELLENDEZ
FLORIDA REGISTRATION AR93063

ARM
architect, P.A.

5900 SW 41 ST, Miami, FL 33155
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INFO@ARM-ARCHITECT.COM

VIDAL RESIDENCE

project name:
917 N SOUTH LAKE DRIVE
HOLLYWOOD, FLORIDA

project address:

LANDSCAPE PLAN

drawing title:	ARM	L-1.01
designed by:	ARM	
project no.:	10010	
date:	03/22/11	drawing no.:
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ATTACHMENT B
Aerial Photograph



917 N Southlake Drive

ATTACHMENT C
Previously Approved Board Resolutions

2

**CITY OF HOLLYWOOD
HISTORIC PRESERVATION BOARD**

RESOLUTION NO. 06-CV-93

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA, CONDITIONALLY APPROVING A CERTIFICATE OF APPROPRIATENESS FOR DESIGN FOR AN ADDITION TO A SINGLE FAMILY HOME LOCATED AT 917 NORTH SOUTHLAKE DRIVE IN THE LAKES: HARRISON AND TYLER STREET HISTORIC DISTRICT (HPOD-2) AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Historic Preservation Board (the Board) is charged with the responsibility of preserving and conserving properties of historical, architectural and archeological merit in the City of Hollywood; and

WHEREAS, the Board is duly empowered to consider a request for a variance involving property located within the Historic District; and

WHEREAS, a Certificate of Appropriateness for Design is required prior to the issuance of a building permit for new building construction, additions to existing buildings, major renovation work or substantial alteration based upon evaluation of the compatibility of the physical alteration or improvement with the criteria listed in the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, Marcos and Sandra Vidal, the Applicant(s), (File Number 06-CV-93), requested a variance to waive the required eighty (80) foot front yard setback to allow a seventy (70) foot front yard setback, and a Certificate of Appropriateness for Design for a 3,508 square foot addition to an existing 4,931 square foot single family home located at 917 N. Southlake Drive as more particularly described in the attached Exhibit "A" incorporated herein by reference; and

WHEREAS, an advertised public hearing was held on December 19, 2006 to consider the Applicant's requests; and

WHEREAS, the Board reviewed the Applicant's request for a variance to waive the required eighty (80) foot front yard setback to allow a seventy (70) foot front yard setback, reviewed the evidence submitted and testimony received at the public hearing, and made the following findings pursuant to the criteria listed in Section 5.6.J of the City's Zoning and Land Development Regulations and granted the variance to the Applicant; and

h/

WHEREAS, the Board reviewed the Applicant's request for a Certificate of Appropriateness for Design as contained in the Section 5.6.F.1 and determined that there was a need for further study or information and unanimously continued approval of Design Review to the January 23, 2007 meeting of the Historic Preservation Board;

WHEREAS, a public hearing was held on January 23, 2007 to consider the Applicant's request; and

WHEREAS, the Board reviewed the Applicant's request for a Certificate of Appropriateness for Design for a 3,508 square foot addition to 4,931 square foot single family home, reviewed the evidence submitted and testimony received at the public hearing, and applied the criteria for granting a Certificate of Appropriateness for Design as contained in the Section 5.6.F.1. of the City's Zoning and Land Development Regulations as follows:

1. The criteria for reviewing a request for a Certificate of Appropriateness for Design set forth in Section 5.6.F.1 includes: integrity of location, design, setting, materials, workmanship, and association.

WHEREAS, after consideration of the criteria listed in Section 5.6 F.1 the Board found the design to be acceptable; and

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the Board, after hearing all the evidence submitted and reviewing the Applicant's request and Staff Summary Report and hearing testimony from all parties and public speakers, approves the issuance of a Certificate of Appropriateness for Design with the following condition: i) That the Applicant submit a Unity of Title, in a form acceptable to the City Attorney, prior to the issuance of any building permits and record the Unity of Title in the Public records of Broward County prior to the issuance of a Certificate of Occupancy (C/O

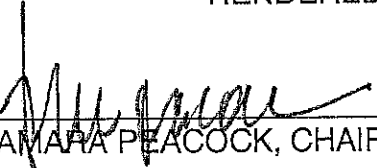
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(HISTORIC PRESERVATION BOARD RESOLUTION 06-CV-93)

Section 2: That the Office of Planning is hereby directed to forward a copy of this Resolution to the Applicant and the owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the public records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

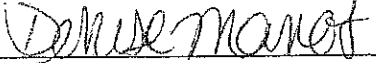
PASSED AND ADOPTED THIS 23rd DAY OF JANUARY, 2007.

RENDERED THIS 23rd DAY OF January, 2007.



TAMARA PEACOCK, CHAIR

APPROVED AS TO FORM & LEGALITY
For the use and reliance of the Historic
Preservation Board of the City of
Hollywood, Florida only



DENISE MANOS,
BOARD ATTORNEY

(HISTORIC PRESERVATION BOARD RESOLUTION 06-CV-93)

LEGAL DESCRIPTION

Lots 7 and 8, Block 60, "HOLLYWOOD LAKES SECTION" according to the Plat thereof, recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida; excepting the North 30 feet for road right-of-way;

Also all that parcel of land described and bounded as follows: Being a part of Jackson Street and a part of Block 77, of HOLLYWOOD LAKES SECTION, bounded on the North by the South line of Lots 7 and 8, in Block 60, of said subdivision; on the South by Block 76, HOLLYWOOD LAKES SECTION, otherwise described as South Lake of said subdivision, on the East by the East line of Lot 8, in Block 60, extended in a Southerly direction; and on the West by the West line of Lot 7, in Block 60, extended in a Southerly direction as shown on the Plat of said HOLLYWOOD LAKES SUBDIVISION, being all that parcel of land lying South of Lots 7 and 8, in Block 60, of HOLLYWOOD LAKES SECTION, extending to the South Lake in said subdivision, together with all the riparian rights thereto belonging and appertaining.

EXHIBIT "A"

**CITY OF HOLLYWOOD
HISTORIC PRESERVATION BOARD**

RESOLUTION NO. 06-CV-93

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING A VARIANCE AND CONTINUING THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR DESIGN FOR AN ADDITION TO A SINGLE FAMILY HOME LOCATED AT 917 NORTH SOUTHLAKE DRIVE IN THE LAKES: HARRISON AND TYLER STREET HISTORIC DISTRICT (HPOD-2) AS MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" PURSUANT TO PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Historic Preservation Board (the Board) is charged with the responsibility of preserving and conserving properties of historical, architectural and archeological merit in the City of Hollywood; and

WHEREAS, the Board is duly empowered to consider a request for a variance involving property located within the Historic District; and

WHEREAS, a Certificate of Appropriateness for Design is required prior to the issuance of a building permit for new building construction, additions to existing buildings, major renovation work or substantial alteration based upon evaluation of the compatibility of the physical alteration or improvement with the criteria listed in the City of Hollywood Zoning and Land Development Regulations; and

WHEREAS, Marcos and Sandra Vidal, the Applicant(s), (File Number 06-CV-93), requested a variance to waive the required eighty (80) foot front yard setback to allow a seventy (70) foot front yard setback, and a Certificate of Appropriateness for Design for a 3,508 square foot addition to an existing 4,931 square foot single family home located at 917 N. Southlake Drive as more particularly described in the attached Exhibit "A" incorporated herein by reference; and

WHEREAS, an advertised public hearing was held on December 19, 2006 to consider the Applicant's requests; and

WHEREAS, the Board reviewed the Applicant's request for a variance to waive the required eighty (80) foot front yard setback to allow a seventy (70) foot front yard setback, reviewed the evidence submitted and testimony received at the public hearing, and made the following findings pursuant to the criteria listed in Section 5.6.J of the City's Zoning and Land Development Regulations:

Return to: Office of Planning
City of Hollywood
2600 Hollywood Blvd, Room 315
Hollywood, FL 33020

(4)

(a) That the requested variance maintains the basic intent and purpose of the subject regulations including the Historic District Regulations, Guidelines and Resolutions, particularly as it affects the stability and appearance of the city;

(b) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

(c) That the requested variance is consistent with and in furtherance of the Goals, Objective and Policies of the adopted Comprehensive Plan, as amended from time to time; and

(d) That the requested variance is the minimum variance reasonably necessary; and

WHEREAS, after applying the criteria stated above, the Board determined that the variance should be granted; and

WHEREAS, the Board reviewed the Applicant's request for a Certificate of Appropriateness for Design for a 3,508 square foot addition to 4,931 square foot single family home, reviewed the evidence submitted and testimony received at the public hearing, and applied the criteria for granting a Certificate of Appropriateness for Design as contained in the Section 5.6.F.1 and determined that there was a need for further study or information and unanimously continued approval of Design Review to the January 23, 2007 meeting of the Historic Preservation Board;

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the Board, after hearing all evidence submitted and reviewing the Applicant's request and Staff Summary Report and hearing testimony from all parties and public speakers, approves the Applicant's request for a variance to waive the required eighty (80) foot front yard setback to allow a seventy (70) foot front yard setback.

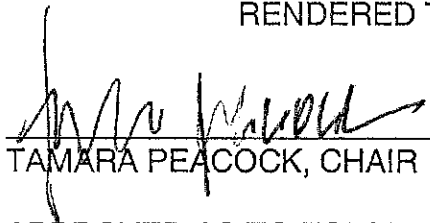
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(HISTORIC PRESERVATION BOARD RESOLUTION 06-CV-93)

Section 2: That the Office of Planning is hereby directed to forward a copy of this Resolution to the Applicant and the owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the public records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.


PASSED AND ADOPTED THIS 19th DAY OF DECEMBER, 2006.

RENDERED THIS 19th DAY OF December, 2006.



TAMARA PEACOCK, CHAIR

APPROVED AS TO FORM & LEGALITY
For the use and reliance of the Historic
Preservation Board of the City of
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DENISE MANOS,
BOARD ATTORNEY

(HISTORIC PRESERVATION BOARD RESOLUTION 06-CV-93)

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