

ORDINANCE NO. \_\_\_\_\_

(24-HTZ-86)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING ARTICLE 5 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS, ENTITLED "DEVELOPMENT REVIEW PROCESS," BY AMENDING SECTION 5.5, ENTITLED "HISTORIC PRESERVATION BOARD AND HISTORIC DISTRICT REGULATIONS," TO DESIGNATE THE HISTORIC HOLLYWOOD BEACH BROADWALK ON THE HOLLYWOOD BEACH PLAT RECORDED IN PLAT BOOK 1, PAGE 27, PLAT BOOK 1, PAGE 31, AND PLAT BOOK 4 PAGE 6, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AS A HISTORIC PROPERTY OVERLAY SITE; AND AMENDING THE CITY'S OFFICIAL ZONING MAP TO INCORPORATE SUCH SITE INTO THE MAP.

WHEREAS, the protection and preservation of resources of historical, architectural, and archaeological value are public purposes and are essential to the health, safety, economic, educational, cultural and general welfare of the public; and

WHEREAS, such protection and preservation encourage the revitalization of historic sites and districts; and

WHEREAS, the encouragement and promotion of restoration, preservation, rehabilitation and reuse of historic properties facilitate the development review process; and

WHEREAS, the designation of historic sites combats urban blight, promotes tourism, fosters civic pride, and maintains physical evidence of the City's heritage; and

WHEREAS, the promotion of excellence in urban design by assuring the compatibility of restored, rehabilitated or replaced structures results from the creation of Local Historic Sites; and

WHEREAS, the City has a Comprehensive Historic Preservation Plan which encourages the designation of local historic districts and sites; and

WHEREAS, designation of historic property overlay sites is consistent with the goals, objectives and policies of the City's Comprehensive Plan; and

WHEREAS, the Zoning and Land Development Regulations provide for a process to designate properties within the City as local historic property overlay sites; and

WHEREAS, Section 5.5.C.3.a. of the Zoning and Land Development Regulations provides that the Historic Preservation Board, jointly with the Planning and Development Board (the "Joint Board"), shall recommend to the City Commission the designation of Historic Sites and text amendments to the Zoning and Land Development Regulations which affect historic properties; and

WHEREAS, on May 13, 2025, the Joint Board reviewed the request to designate the Historic Hollywood Beach Broadwalk as a Historic Property Overlay Site and have forwarded a recommendation of approval; and

WHEREAS, pursuant to Section 166.041(3)(c), Florida Statutes, when an ordinance, initiated by the municipality, changes the actual zoning map designation for a parcel or parcels of land involving less than ten contiguous acres, the governing body may hold a single public hearing and, upon conclusion of the hearing, immediately adopt the ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That Article 5, Section 5.5.D.7.b. of the Zoning and Land Development Regulations is hereby amended as follows<sup>1</sup>:

## **ARTICLE 5: DEVELOPMENT REVIEW PROCESS**

\* \* \*

### **§ 5.5 Historic Preservation Board and Historic District Regulations.**

\* \* \*

D. Historic Preservation Sites and Districts, including Multiple Property Resource Listing Overlay Districts.

\* \* \*

7. Designation on the Official Zoning Map. All sites and districts designated as Local Historic Overlay Sites, Local Historic Overlay Districts or Multiple Property Resource Listing Overlay Districts shall be delineated on the City's Official Zoning Map as an Overlay. Such sites and districts include:

\* \* \*

<sup>1</sup>(Coding: Words and figures underscored are additions to existing law; words and figures ~~struck through~~ are deletions.)

b. Historic Property Overlay Sites (HPOS's)

<b>SITE</b>	<b>NAME</b>	<b>ADDRESS</b>
HPOS-1	Young House	1055 Hollywood Boulevard
HPOS-2	Women's Club	501 N. 14 <sup>th</sup> Avenue
HPOS-3		1345 Hollywood Blvd.
HPOS-4		840 Hollywood Blvd.
HPOS-5		902 Hollywood Blvd.
HPOS-6		817 Tyler Street
HPOS-7	Hollywood Publishing Company/Old City Hall	219 N. 21 <sup>st</sup> Avenue
HPOS-8	Young Circle Park	Intersection of Hollywood Blvd. and Federal Highway
HPOS-9	Hutchinson Hotel	404 N. 17 <sup>th</sup> Avenue
HPOS-10	First Baptist Church of Hollywood	1701 Monroe Street
HPOS-11	Garfield Street Paddle Ball Courts	Bounded by Surf Rd. to the western fence of the Paddleball Courts and from Connecticut Street to Garfield Street
HPOS-12	Bryan House	4220 N. 58 <sup>th</sup> Avenue
HPOS-13	Dunham's Grocery	2410 Taylor Street
HPOS-14	Coral Rock House	310 New York Street
HPOS-15	Southwinds Apartments	347, 349, 351 Madison Street
HPOS-16	Hollywood Beach Apartments	322 Monroe Street
HPOS-17		2461 Taylor Street
HPOS-18	United States Customs House	1700 Spangler Boulevard
HPOS-19	Weitzman House	1519 Harrison Street
HPOS-20	South Broward Learning Center/South Broward Cradle Nursery	2201 Douglas Street
HPOS-21	Butler Rock House	within Charles Vollman Park at 2933 Taft Street
<u>HPOS-22</u>	<u>Historic Hollywood Beach Broadwalk</u>	<u>Legally platted as the "Boardwalk," defined as the public right-of-way East of the properties abutting North/South Surf Road,</u>

		<u>West of the Atlantic Ocean, between Sherman and Jefferson Street, and expressly excluding all privately-owned property within these bounds</u>
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Section 3: That the Official Zoning Map of the City of Hollywood is hereby amended to incorporate the Historic Hollywood Beach Boardwalk as a Historic Property Overlay Site, as a 30' wide linear path consisting of a 6' wide café zone, 16' wide pedestrian walkway, and an 8' wide bike path extending from Sherman Street in the North to Jefferson Street in the South, as more specifically set forth in Exhibit "A."

Section 4: That it is the intention of the City Commission, and it is hereby ordained, that the provisions of this section shall be made a part of the Zoning and Land Development Regulations and the sections of the Regulations may be numbered to accomplish such intentions.

Section 5: That if any word, phrase, clause, subsection or section of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

Section 6: That all sections or parts of sections of the Code of Ordinances, all ordinances or parts of ordinances, and all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 7: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING ARTICLE 5 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ENTITLED "DEVELOPMENT REVIEW PROCESS" BY AMENDING SECTION 5.5 ENTITLED "HISTORIC PRESERVATION BOARD AND HISTORIC DISTRICT REGULATIONS" TO DESIGNATE THE HISTORIC HOLLYWOOD BEACH BROADWALK ON THE HOLLYWOOD BEACH PLAT RECORDED IN PLAT BOOK 1, PAGE 27, PLAT BOOK 1, PAGE 31, AND PLAT BOOK 4 PAGE 6, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AS A HISTORIC PROPERTY OVERLAY SITE; AND AMENDING THE CITY'S OFFICIAL ZONING MAP TO INCORPORATE SUCH SITE INTO THE MAP.

Advertised \_\_\_\_\_, 2025.

PASSED AND ADOPTED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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JOSH LEVY, MAYOR

ATTEST:

\_\_\_\_\_  
PATRICIA A. CERNY, MMC  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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DAMARIS HENLON  
CITY ATTORNEY