



**DRAFT**

**CITY COMMISSION**

**Hollywood Beach Hotel**

March 25, 2026

# INFORMATIONAL ITEM ON HOLLYWOOD BEACH HOTEL

**File:** 26-INFO-17

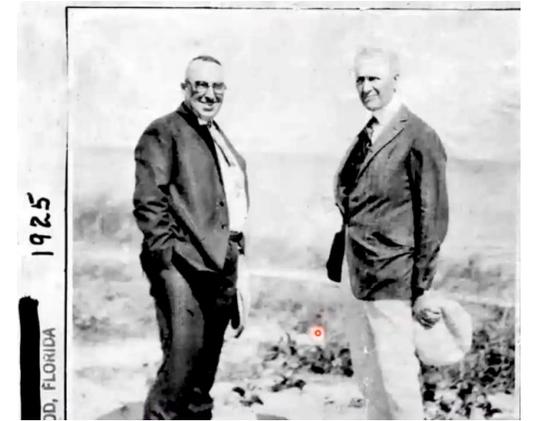
**Location:** 101 N Ocean Drive

**Applicant:** City of Hollywood

**Discussion:** Informational update for Hollywood Beach Resort

## SITE OVERVIEW

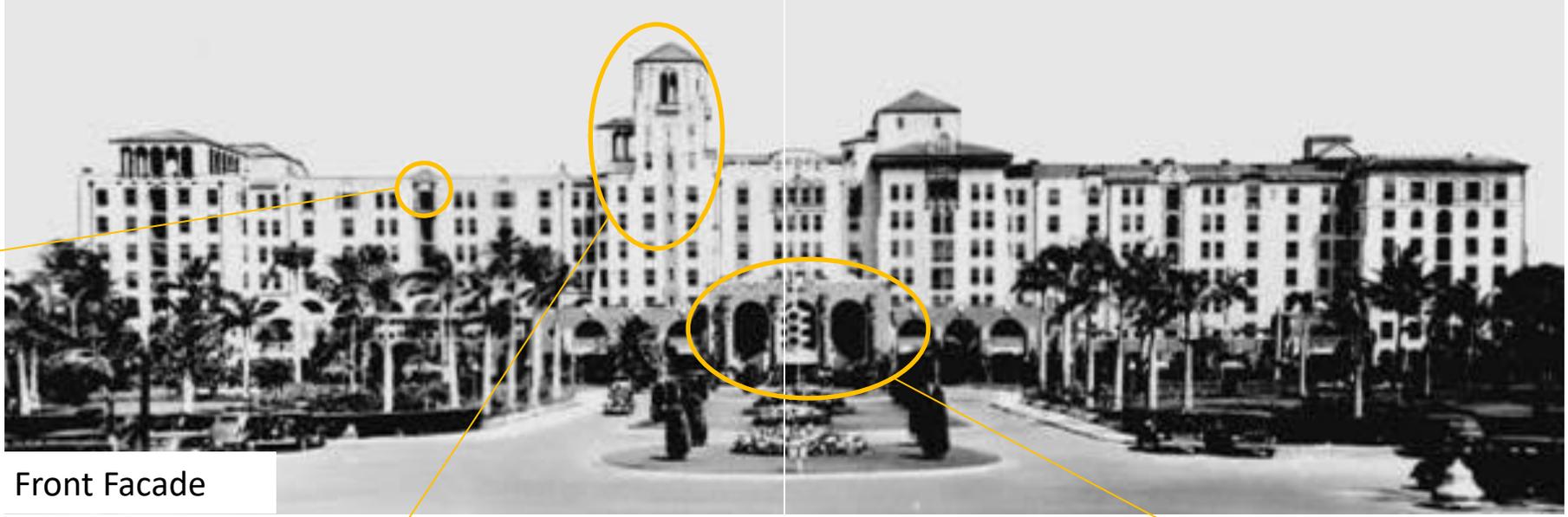
- Size: Approx. 10 acres, now fragmented
- Height: 7 Stories
- Estimated GFA: 200,000 sq. ft.
- Current Use: Vacant building, parking garage and FDOT ramp
- Founder: Joseph Young
- Date of Construction: 1925; Building is 100 years old



# HOLLYWOOD BEACH HOTEL



# HISTORICAL FEATURES



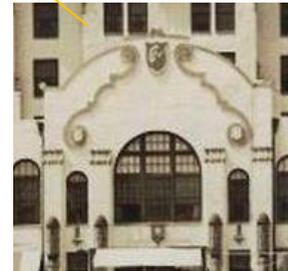
Front Facade



# HISTORICAL FEATURES



Rear Facade



# HISTORICAL CONTEXT

**1925**

After 90 days of construction, the Hollywood Beach Hotel opens as centerpiece of Joseph Young's planned resort city "Hollywood-by-the-Sea".



**1930s**

The hotel becomes the social and tourism hub of Hollywood Beach, attracting winter visitors, celebrities, and high-profile social events.



**1950s–1960s**

Hollywood Beach Hotel continues operations as a prominent convention center.



**1986**

Hollywood Beach Hotel was converted to a condominium.

**1926**

Major hurricane impacts South Florida, leading to flooding and damage to infrastructure and building.



**1940s**

During World War II, the hotel is repurposed for military training and housing, as the United States Naval Indoctrination and Training School.



**1971**

The Hotel is purchased by Florida Bible College and operated as a non-denominational Bible college.



**Present**

The Hollywood Beach Hotel is vacant and is not designated as a Historic Resource.



# SITE CONTEXT



Parking Garage



Central Anchor of Hollywood Beach Boardwalk



Intracoastal Waterway



FDOT Ramp

Beachfront along Atlantic Ocean

**Legend**

-  Subject Site
-  Hollywood Beach Resort

## OWNERSHIP

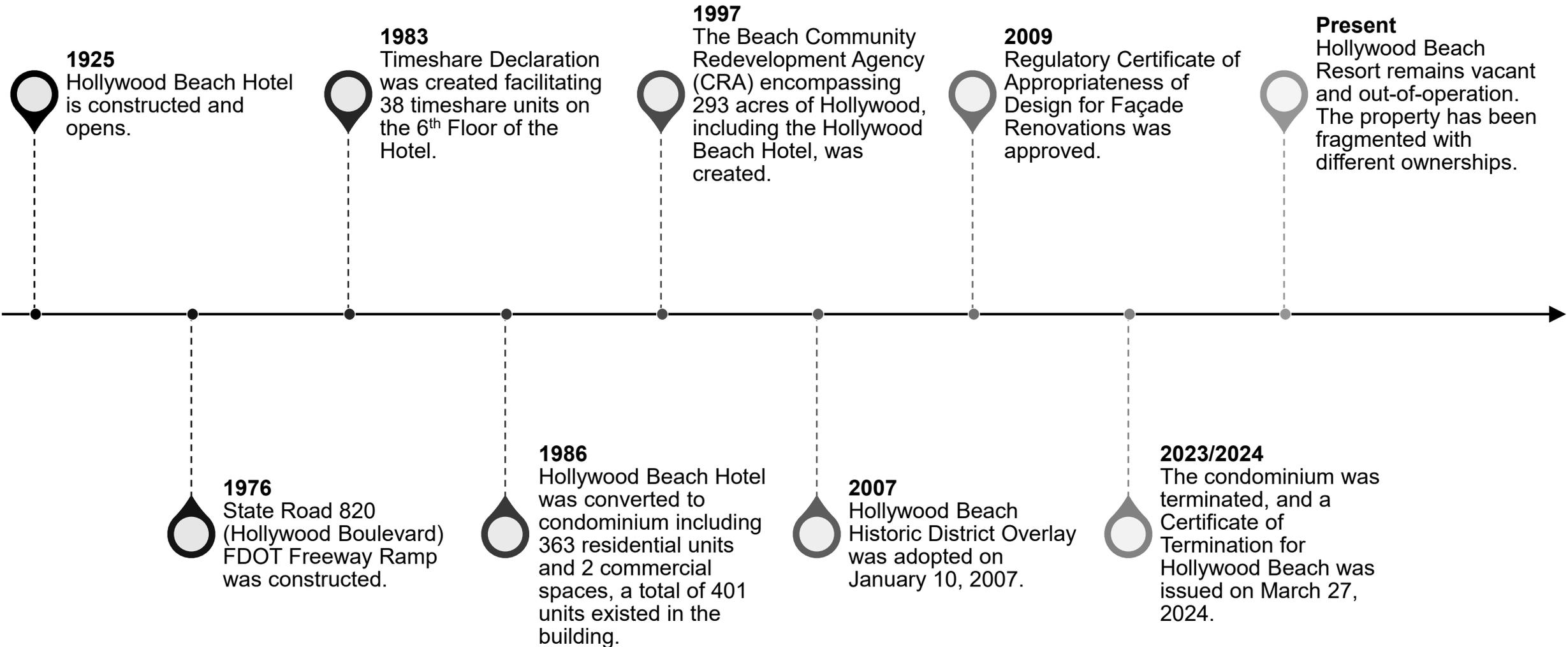
**1, 2, & 4-6: Gary R Jaffe (HOLLYWOOD BEACH GARAGE LTD PRTNR)**

**3 & 8: Lieber, Esquire, Oren (HOLLYWOOD HORIZONS OWNER LLC)**

**7: FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY**



# SITE CHANGES & REGULATORY BACKGROUND



# LAND USE AND ZONING FRAMEWORK

## Current Land Use:

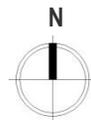
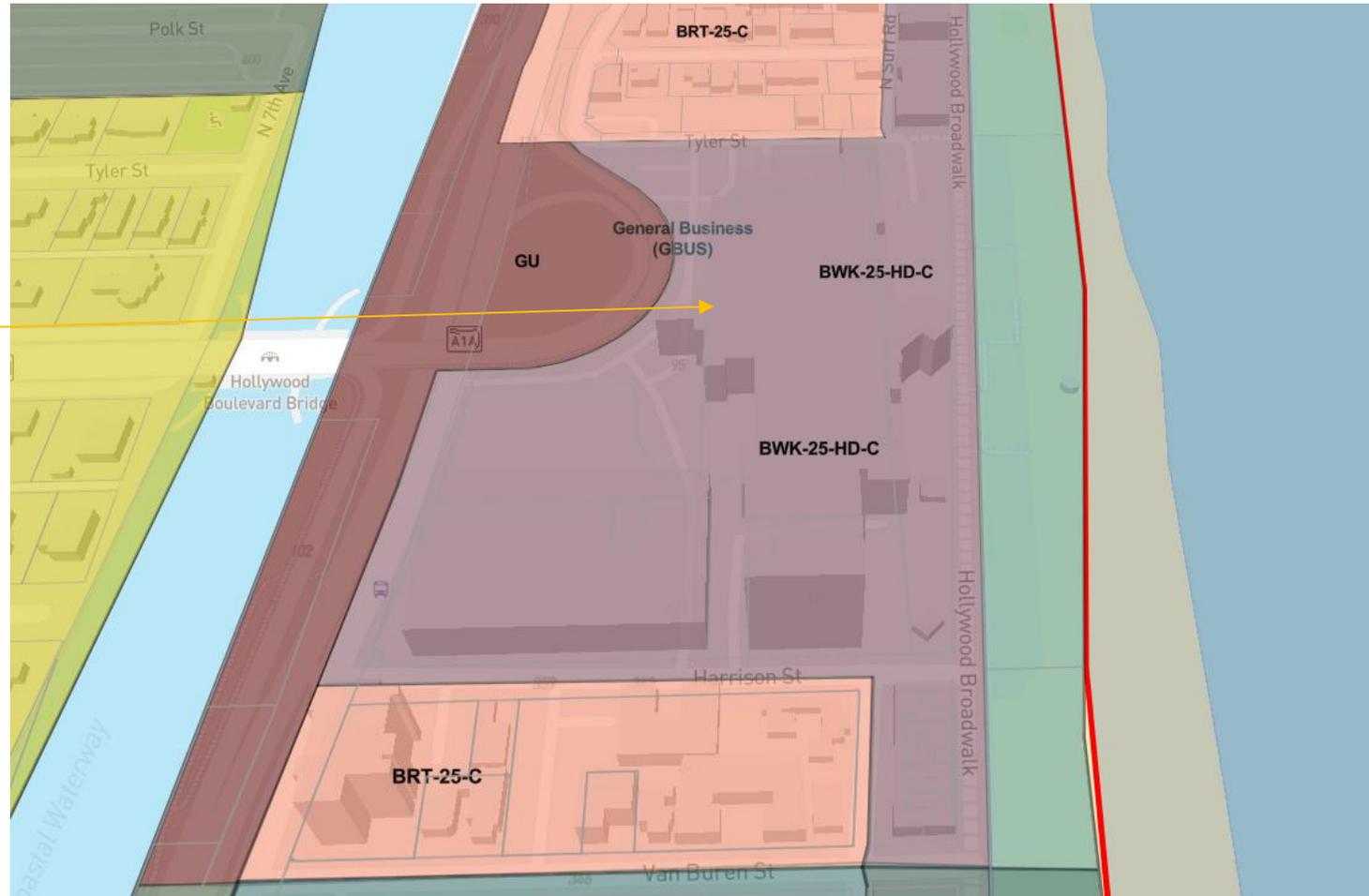
General Business (GBUS)

## Current Zoning:

Broadwalk Historic District

Commercial (BWK-25-HD-C)

## Subject Site



# COMPARISON OF ELEVATIONS



Historic East Elevation, Circa 1926



Current East Facade

# COMPARISON OF ELEVATIONS



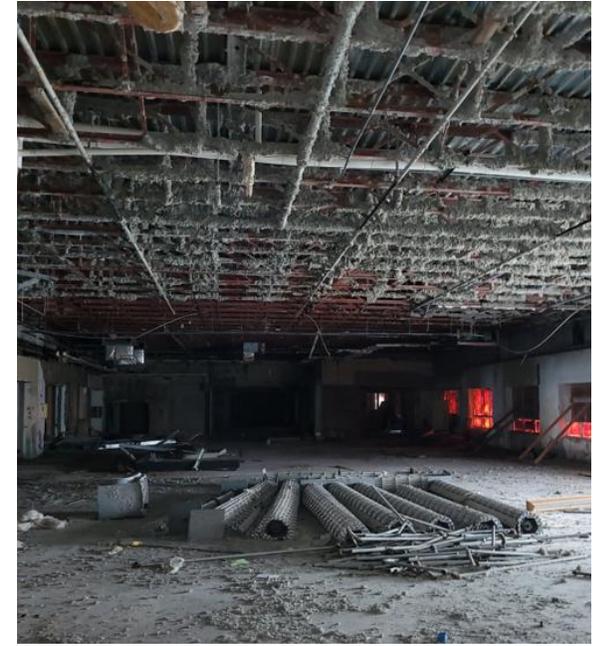
Historic West Elevation, Circa 1926



Current West Facade

# CURRENT CONDITIONS

- Roof & Tarp Damage
- Biological Growth (Mold or Algae)
- Compromised Stucco
- Signs of Deteriorated Walls
- Spalling Concrete Beams
- Deteriorating Mezzanine
- Removed Overhang
- Ceiling Collapse on Penthouse Floor
- Roof Deck Water Infiltration
- Water Intrusion
- Exposed Ceilings



# UNSAFE STRUCTURE BOARD

## City's Request:

The City will ask the Board to require the property owner, within 30 to 60 days, to obtain permits to secure the building envelope by repairing or replacing the roof, windows, doors, walls, and any exterior openings to prevent further water or moisture intrusion.

## Potential Outcomes:

1. The Board may rule in favor of the City → issue a Board Order for requested repairs.
2. The Board may rule in favor of the City → issue a Board Order for different course of action.
3. The Board may rule in favor of the Applicant → issue a Board Order for different course of action.

**Scheduled Meeting Date: April 15, 2026**



**BROWARD COUNTY**  
UNSAFE STRUCTURES BOARD  
Public Works and Transportation Services Department  
Building Code Enforcement Section  
2307 West Broward Boulevard, Suite 4300, Fort Lauderdale, Florida 33312-1641-1645

**BROWARD COUNTY UNSAFE STRUCTURES BOARD**  
**NOTICE OF HEARING**

City of Hollywood, a Florida Municipal Corporation      CASE# 26-1923  
FOL# 1213-80-9998

Complainant:  
vs HOLLYWOOD BEACH HOTEL OWNERS ASSOCIATION INC

Respondent:  
VICTOR ARRIAS: 101 N OCEAN DRIVE, HOLLYWOOD FL 33019

Dear Property Owner:

You are hereby advised that the Broward County Unsafe Structures Board will meet on 4/15/2026 at 2:00 pm, at Building Code Services Division, Hearing Room, 2307 West Broward Blvd, Suite 300, Fort Lauderdale, FL 33319

Violation:

- 196.2.1.2.1 There is a failure, hanging loose, or loosening of any siding, block, brick, or other building material.
- 196.2.1.2.2 There is a deterioration of the structure or structural parts.
- 196.2.1.2.3 The building is partially destroyed.
- 196.2.1.2.4 There is an unusual sagging or tearing out of slabs of the building or any parts of the building, and such shall be caused by deterioration or overstrengthening.
- 196.2.1.2.5 The electrical or mechanical installations or systems create a hazardous condition in violation of this Code.
- 196.2.1.2.6 An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems.

This is to notify you of your right to appear at the above-mentioned meeting to set on your behalf.

If a person desires to appear, any decision with respect to any matter considered at these hearings, such person will need a record of the proceedings for such purpose, and such person may need to ensure that a verbatim record of proceedings being prepared if made, (which includes testimony in evidence upon which the appeal is to be based) any of the above violations are corrected and then recur, the case may still be presented to the Board.

If you wish to discuss this Hearing Notice, call 954-821-3335 Ext. 1 between 7:00 AM and 5:00 PM, Monday through Thursday.

*[Signature]*  
Russell Long - City of Hollywood Beach - Chief Building Official

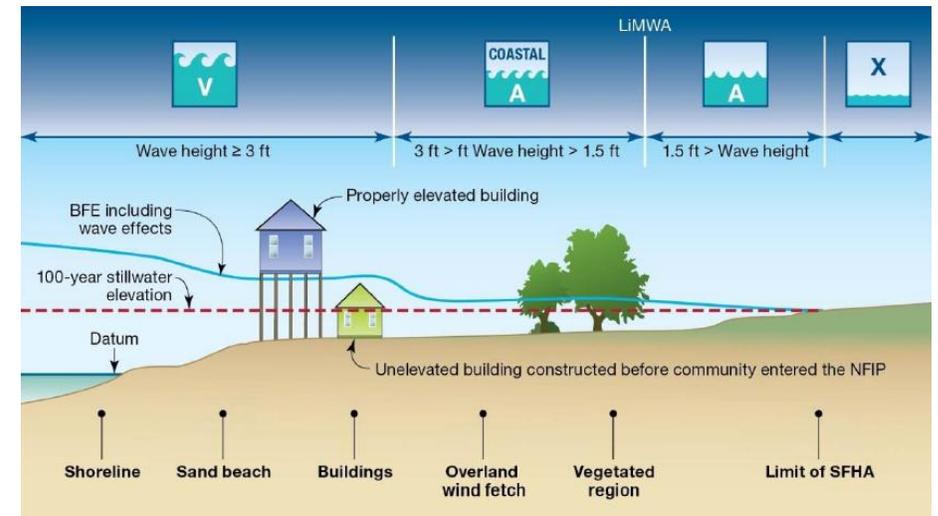
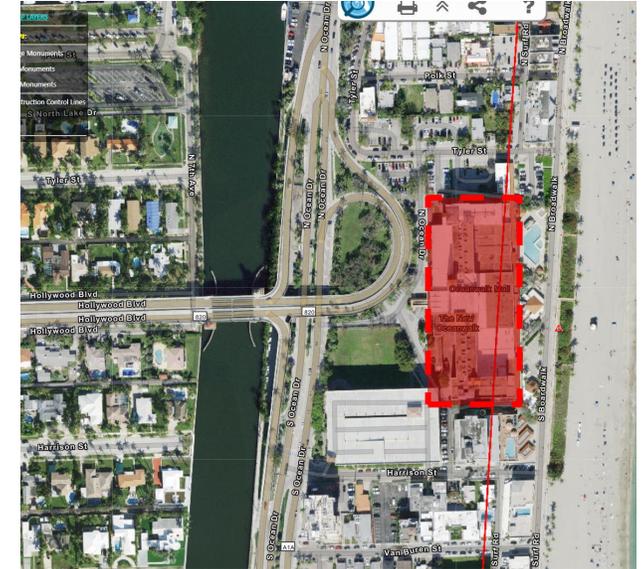
I HEREBY CERTIFY the above letter was sent via Certified U.S. Mail Return Requested and via regular U.S. Mail, to the above-named Respondent on the 10th day of February, 2026.

*[Signature]* Maria Rodriguez  
Print Name: Maria Rodriguez

MARIA RODRIGUEZ  
Notary Public State of Florida  
Commission # 10456067  
My Commission Expires January 19, 2028

# SITE CONSTRAINTS

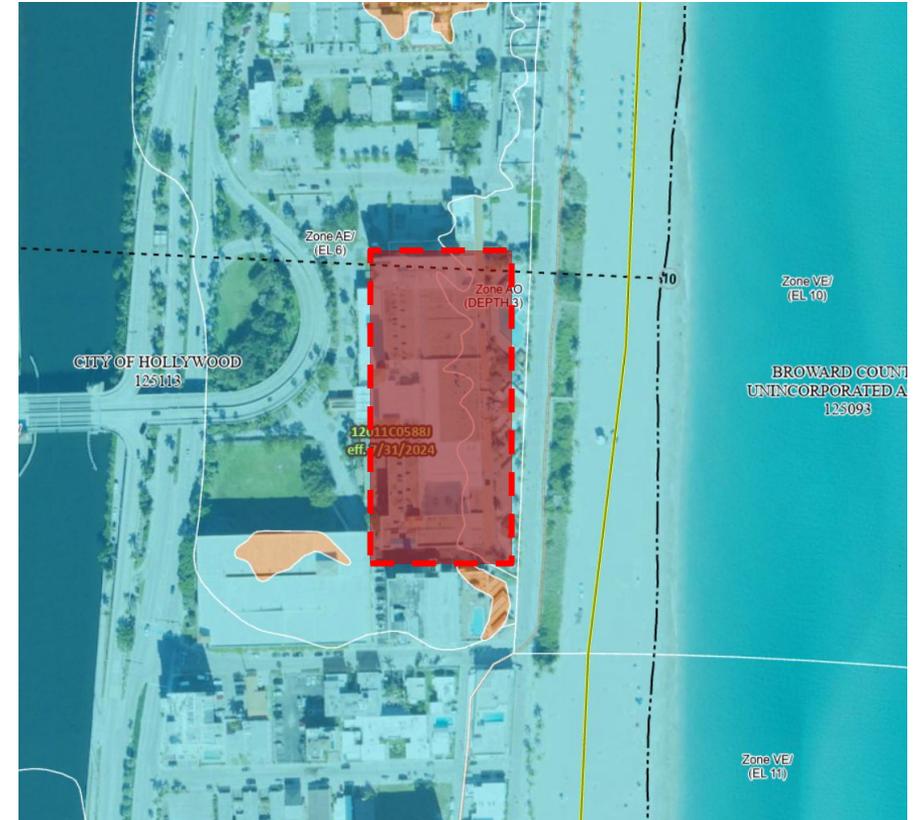
- Site is bisected by **Coastal Construction Control Line (CCCL)**
- **Allowed Uses Below Storm Elevation:**
  - Non-habitable uses may include:
    - Parking
    - Storage
    - Building access
    - Mechanical/electrical rooms
    - Retail and commercial support areas
    - Recreational spaces and cabanas
  - Not permitted: Living, sleeping, or permanent cooking areas.
- **Permitting Requirements\*:**
  - CCCL approval by Florida Department of Environmental Protection
  - Floodproofing certificate at design stage
  - Floodproofing certificate at project completion



\*Clearance required prior to Building Permit issuance and prior to Certificate of Occupancy

## SITE CONSTRAINTS

- FEMA FIRM Flood Zones:
  - AE with Base Flood Elev (BFE) = 6' NAVD88 &
  - AO (3' Depth)
- For new construction:
  - Minimum FFE Required = BFE + 1' = 7' NAVD88, at a minimum
- For existing building to remain:
  - IF NOT CONSIDERED SUBSTANTIAL IMPROVEMENT, where improvements value does not exceed 50% of the Building Value per Broward County Property Appraiser, then the FFE shall remain at existing elevation.
  - IF CONSIDERED SUBSTANTIAL IMPROVEMENT, then the existing floor elevation shall be elevated to 7' NAVD88.



**UNDER DEVELOPMENT**

# SITE OPPORTUNITIES – Prime Location Re-envisioning Hollywood by the Sea



**FLL**  
**9 MILES**

**MIA**  
**25 Miles**

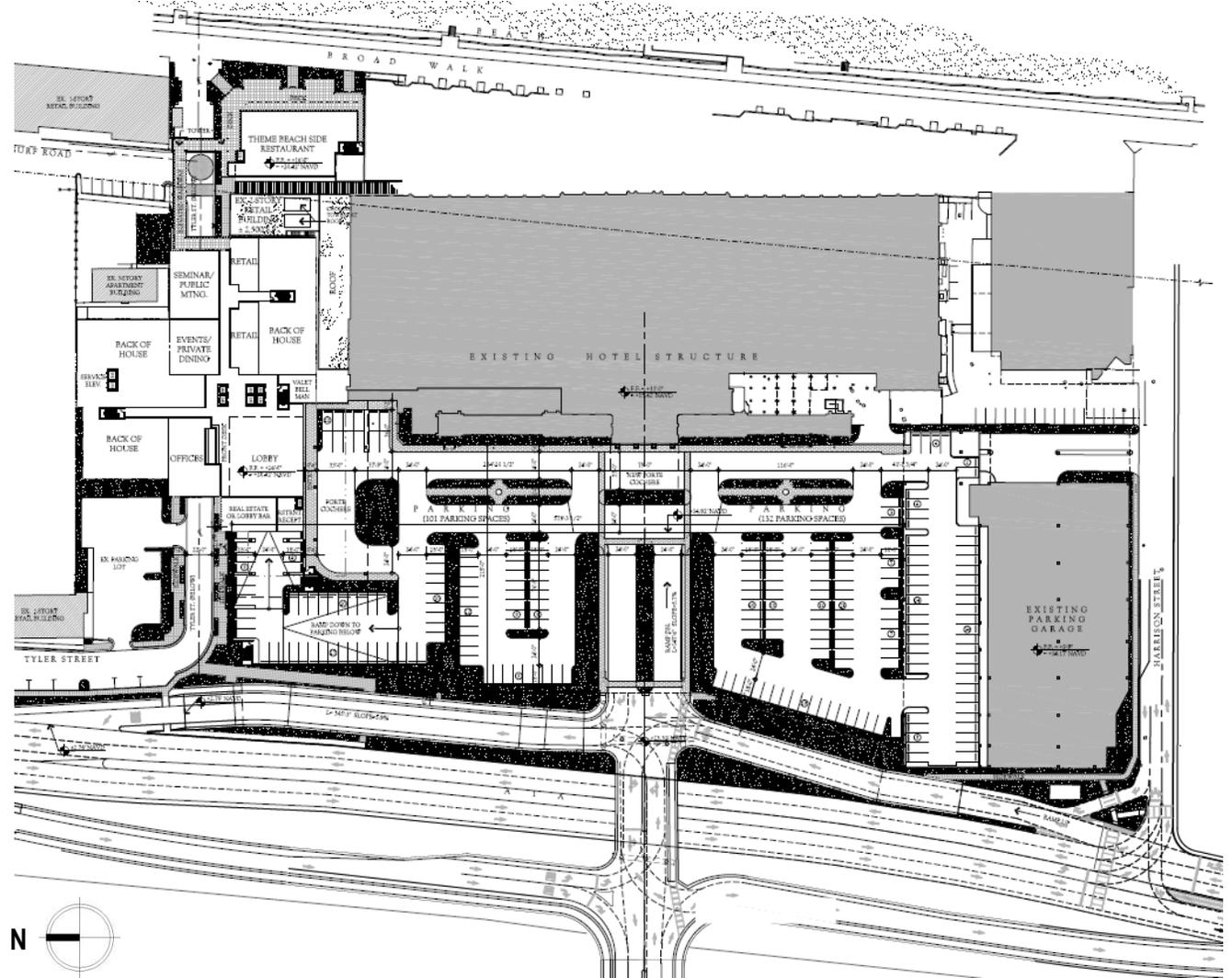
# SITE AREAS OF OPPORTUNITY

**UNDER DEVELOPMENT**

# OPPPORTUNITIES (FDOT Ramp)



Existing Ramp



Conceptual Interchange Reconfiguration

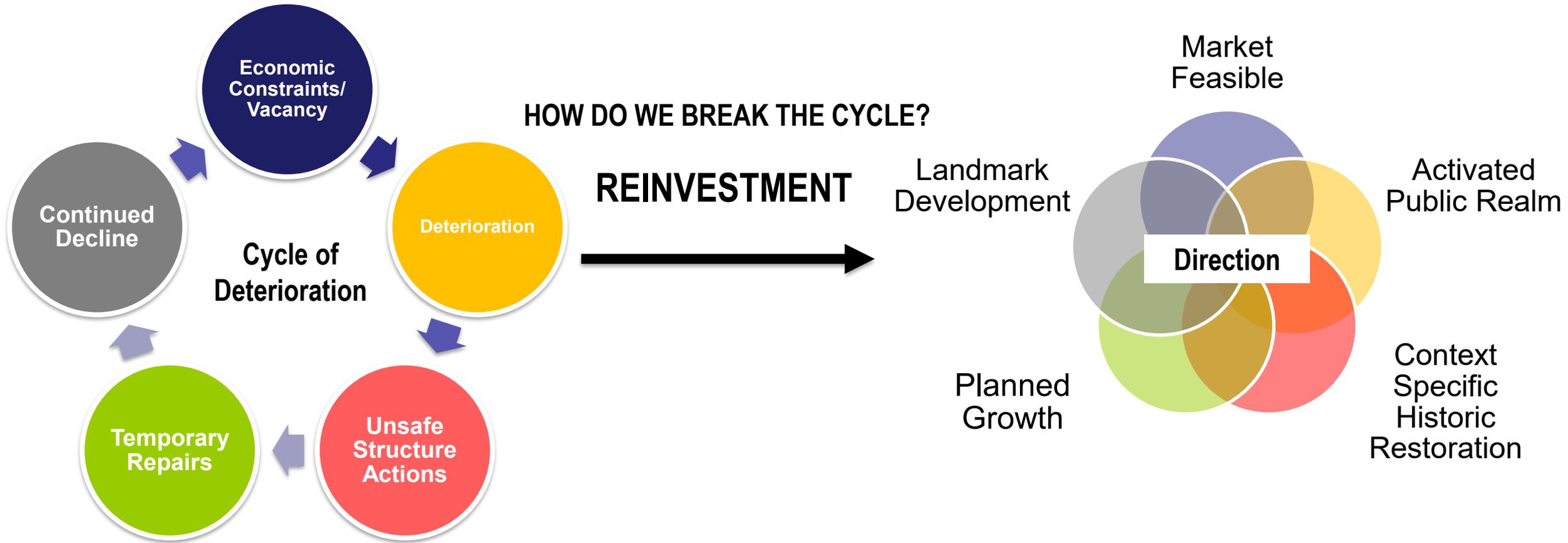
# SITE OPPORTUNITIES (The Boca Raton )



# SITE OPPORTUNITIES (Don CeSar)



# CYCLE OF DETERIORATION VS. REINVESTMENT



# EXISTING CITY FRAMEWORK

**UNDER DEVELOPMENT**

**UNDER DEVELOPMENT**

# STATEMENT OF FACTS

**UNDER DEVELOPMENT**