

**Joint Meeting of the Historic Preservation Board  
and Planning & Development Board**

**Tuesday, May 13, 2025**

**5:00 PM**

**City of Hollywood**



Hollywood City Hall  
2600 Hollywood Blvd  
Hollywood, FL 33020  
<http://www.hollywoodfl.org>

**Room 219**

Thank you for demonstrating an interest in the City of Hollywood Joint Meeting of the Historic Preservation Board and Planning and Development Board. The public may view the meeting either in person, virtually <http://hollywoodfl.org/calendar> or on channel 78 for Comcast, channel 99 for AT&T U-Verse.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

**In-person:**

On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Board's Clerk prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

**Virtually:**

Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be **REQUIRED**.

To register use the Board Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. Should an item require consideration by multiple Boards, individual forms shall be submitted for each Board. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

<https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal>

Due to the quasi-judicial nature of items, written comments **CANNOT** be read into the record. Public comment shall be limited to three minutes speaking time maximum. All comments received during the submission period will become part of the public record. Comments left on voicemail machines, emailed, posted to the City's social media accounts or submitted for virtual comment after 6:00 PM on the day prior to the meeting shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: [cip@hollywoodfl.org](mailto:cip@hollywoodfl.org). For the hearing and speech impaired at 800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at [planningdivision@hollywoodfl.org](mailto:planningdivision@hollywoodfl.org).

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

**A. Administration**

1. Pledge of Allegiance
2. Roll Call
4. Additions, Deletions, Withdrawals, and Continuances
5. City Attorney Announcements

**Attachments:** [Witness List P-25-01](#)  
[Quasi-Judicial Hearing Procedures](#)

3. Approval of the Previous Meeting Minutes

**B. Applications**

**ITEM #1 BELOW IS NOT CONSIDERED QUASI-JUDICIAL**

[1.2025 0513](#)

**FILE NO.:** 24-HTZ-86  
**APPLICANT:** City of Hollywood  
**LOCATION:** City-wide  
**REQUEST:** Text Amendment, Zoning Map Amendment, and Request for Designation as a Historic Property Overlay Site for the Historic Hollywood Beach Broadwalk.

**Attachments:** [2486 HTZ Staff Report 2025 0513.UJ.edits.pdf](#)  
[Attachment A - Map.pdf](#)  
[Attachment B - Text Amendment.pdf](#)  
[Attachment C - Historic Photos.pdf](#)  
[Attachment D - Designation Report.pdf](#)  
[Attachment E - Original Plat.pdf](#)

**C. Old Business**

**D. New Business**

1. Summary of the City Commission Actions

**E. Adjournment**

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Any person wishing to appeal any decision made by this Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

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# City of Hollywood

## Staff Summary

Hollywood City Hall  
2600 Hollywood Blvd  
Hollywood, FL 33020  
<http://www.hollywoodfl.org>

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**Agenda Date:** 5/13/2025

**To:** Joint Meeting of the Historic Preservation Board and Planning & Developpr

**Title:**

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

**DATE:** February 24, 2025

**MEMO NO.:** P-25-01

**TO:** City Clerk

**FROM:** Andria Wingett, Director of Development Services

**SUBJECT:** Witness List for Quasi-Judicial Items

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**EXPLANATION:**

Following is a list of Technical Advisory Committee members which may serve as witnesses for all **Planning and Development Board, Historic Preservation Board, and City Commission Quasi-Judicial items**. Resumes and credentials on file with the Office of Human Resources. The City may add additional witness for specific items as necessary in conformance with Quasi-Judicial procedures.

Raelin Storey	Assistant City Manager
Donna Biederman	Community Development Coordinator
Liliana Beltran	Housing Inspector
Andria Wingett	Director of Development Services
Clarissa Ip	City Engineer
Joan Shen	Assistant City Engineer
Alexander Barr	Development Review Engineering Manager
Rick Mitinger	Transportation Engineer
Lisa Bernstein	External Traffic Consultant
Ralph Aronberg	External Traffic Expert, Aronberg and Associates Consultants Engineers Inc.
Carina Harvey	District Access Management Manager, FDOT Consultant
Adam Licht	Engineering Specialist II
Favio Perez	Landscape Plans Examiner
Russell Long	Chief Building Official
Daniel Quintana	Assistant Building Official
James McGuinness	Assistant Building Official
Norman Bruhn	Assistant Building Official
Timothy Jones	Chief Structural Inspector
Jovan Douglas	Division Director of Parking and Code Compliance
Angela Kelsheimer	Operations Administrator, Parking and Code Compliance
Natnael Jowhar	Parking Operations Superintendent
Elaine Franklin	Environmental Sustainability Coordinator
Vincent Morello	Director of Public Utilities
Feng Jiang	Assistant Director of Public Utilities
Alicia Vereas-Feria	Utilities Permit Review Manager

Chris Clinton	Fire Marshal / Division Chief
Marcy Hofle	Deputy Fire Marshal / Battalion Chief
Maribel Medina	Fire Prevention Officer III
Meghan Grimsley	Fire Prevention Officer III
Chris O'Brien	Director of Public Safety
Ryan Ostrowsky	Police Lieutenant
Chantel Magrino	Crime Prevention Specialist
Joseph Kroll	Director of Public Works
Rosendo Prieto	Assistant Director of Public Works
Ricky Engle	Director of Parks, Recreation, and Cultural Arts
David Vazquez	Assistant Director of Parks, Recreation, and Cultural Arts
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner / Supervisor of Development Planning
Lauren Pruss	Principal Planner / Supervisor of Long-Range Planning
Robert Gooljar	Principal Planner / Supervisor - GIS
Carmen Diaz	Planner III
Reginald White	Planner III
Laura Gomez	Planner II
Umar Javed	Planner II
Adrian Montoya	Planner II
Jorge Camejo	Executive Director, Community Redevelopment Agency
Susan Goldberg	Deputy Director, Community Redevelopment Agency
Francisco Diaz-Mendez	Project Manager, Community Redevelopment Agency
Christopher Crocitto	Project Manager, Community Redevelopment Agency
Herbert Conde-Parlato	Economic Development Manager

**QUASI-JUDICIAL HEARING PROCEDURES  
AND RULES FOR EX-PARTE COMMUNICATIONS**

**I. Scope and Applicability.** These procedures shall apply to all quasi-judicial hearings held by the City Commission or by any Board or Committee (hereinafter referred to as "Boards") which holds quasi-judicial hearings. The City Attorney shall determine which matters are quasi-judicial in nature and shall direct the City Clerk or Board liaison to designate specially such matters on the agenda.

**II. Proceedings.** Mayor, Vice Mayor or other presiding officer (hereafter, the "Presiding Officer") shall conduct the proceedings and maintain order. The City Attorney or legal advisor shall represent the City Commission or Board, rule on all evidentiary and procedural issues and objections, and advise the City Commission or Board as to the applicable law and necessary factual findings. Hearings shall be conducted informally, but with decorum. Formal rules of procedure shall not apply except as set forth herein; however, fundamental due process shall be accorded.

**III. Unauthorized Communications.** In all quasi-judicial hearings, all rulings must be based only upon the evidence presented at the hearing. In accordance with Section 286.0115(1), Florida Statutes, ex parte communications with City Commissioners or Board members in quasi-judicial matters is permissible and the adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with City Commissioners or Board members:

1. The substance of any ex parte communication with a City Commissioner or Board member which relates to a quasi-judicial action pending before the Commission or Board is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before the final action on the matter.

2. A City Commissioner or Board member may read a written communication from any person. However, a written communication that relates to a quasi-judicial action pending before the Commission or Board shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

3. City Commissioners or Board members may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

4. Disclosure made pursuant to subparagraphs 1, 2 and 3 must be made before or during the public meeting at which a vote is taken on such matters, so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.

**IV. Witnesses and Supporting Materials.** At least eight City business days before a quasi-judicial hearing.

A. Staff shall prepare a report, recommendation and supporting materials, a copy of which shall be available to the applicant, appellant and to the public at the City Clerk's Office. Included in the supporting materials will be copies of all exhibits and documents upon which staff's recommendation is based.

B. The Applicant and the Appellant, if applicable, shall submit a detailed outline of the argument in support of their application, copies of all exhibits which will be presented at hearing and the names and addresses of all witnesses who will be called to testify in support of the application (including resumes for any witness the party intends to qualify as an expert).

C. The eight City business day deadline is necessary to ensure the Commission or Board members are given sufficient opportunity to review the written submissions prior to the hearing, and shall be strictly observed. Should the eight-day City business day deadline be missed by either staff or the Applicant, the item may be continued at the discretion of the City Commission or Board to the next available agenda.

**V. Party Intervenors.**

The City Attorney may allow a person to intervene as a Party Intervenor if they meet the following requirements:

A. The person must have an interest in the application, which is different than the public at large.

B. At least ~~eight~~ three days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of their interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

## **VI. Conduct of Hearing.**

A. The Presiding Officer shall call the proceeding to order and announce that the hearing has begun.

B. The Presiding Officer, City Attorney or legal advisor shall inquire whether all parties, members of the public and Commission or Board members agree to waiving the quasi-judicial hearing.

C. When the quasi-judicial hearing is not waived, the City Attorney, legal advisor or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.

D. When the quasi-judicial hearing is not waived, the City Clerk or staff liaison shall swear in all witnesses who are to testify at the hearing.

E. The order of proof shall be as follows:

1. A representative of the City's staff (or outside counsel) shall briefly describe the Applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of 30 minutes to make their full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

2. The Appellant, if applicable, (or his/her representative or counsel) shall present evidence and testimony in support of the application. Appellant shall have a maximum of 30 minutes to make its full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

3. Any Party Intervenor (or his/her representative or counsel) shall present evidence and testimony in support of or opposed to the application. A Party Intervenor shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board Member.

4. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

5. Any other persons present who wish to submit relevant information to the City Commission or Board shall speak next for a maximum of three minutes each (excluding any cross-examination or questions from the Commission or a Board member). Members of the public will be permitted to present their non-expert opinions, but the Commission or board will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent and substantial evidence.

6. The Appellant will be permitted to make final comments, if any (maximum of five minutes).

7. The Applicant will be permitted to make final comments, if any (maximum of five minutes).

8. The Party Intervenor will be permitted to make final comments, if any (maximum of five minutes).

9. The City's staff will make final comments, if any (maximum of five minutes).

10. At the discretion of the Presiding Officer, the Applicant may be permitted to respond to the final Party Intervenor and staff comments and recommendations (maximum of three minutes).

G. The City Attorney or legal advisor will advise the City Commission or Board as to the applicable law and the factual findings that must be made to approve or deny the application.

H. The City Commission or Board will conduct open deliberation of the application. The Presiding Officer shall have the discretion to reopen the proceeding for additional testimony or argument by the parties when an outcome substantially different than either the granting or denial of the application is being considered. After deliberations, a vote shall be taken to approve, approve with conditions or deny the application.

#### **VII. Examination by Commissioners and City Attorney or Legal Advisor.**

Commissioners, Board members and the City Attorney or Legal Advisor may ask questions of persons presenting testimony or evidence at any time during the proceedings until commencement of deliberation.

**VIII. Cross-Examination of Witnesses.** After each witness testifies, the City staff representative, the Applicant's representative, Appellant's representative, and/or the Party Intervenor's representative shall be permitted to question the witness, but such cross-examination shall be limited to matters about which the witness testified and shall be limited to five minutes per side. Members of the public will not be permitted to cross-examine witnesses. Cross-examination shall be permitted only as would be permitted in a Florida court of law.



## **IX. Rules of Evidence.**

A. All evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a court of law in Florida. Irrelevant, immaterial, harassing, defamatory or unduly repetitive evidence shall be excluded.

B. Hearsay evidence may be used for the purposes of supplementing or explaining other evidence, but it shall not be sufficient by itself to support a finding unless it would be admissible over objection in a civil action.

C. Documentary evidence may be presented in the form of a copy or the original. Upon request, parties shall be given an opportunity to compare the copy with the original.

**X. Statements of Counsel.** Statements of counsel, or any non-attorney representative, shall only be considered as argument and not testimony unless counsel or the representative is sworn in and the testimony is based on actual personal knowledge of the matters which are the subject of the statements.

**XI. Continuances and Deferrals.** The City Commission or Board shall consider requests for continuances made by City staff, the Applicant, the Appellant or a Party Intervenor and may grant continuances in its sole discretion. If, in the opinion of the City Commission or Board, any testimony or documentary evidence or information presented at the hearing justifies allowing additional research or review in order to properly determine the issue presented, then the City Commission or Board may continue the matter to a time certain to allow for such research or review.

## **XII. Transcription of hearing.**

A. The City Clerk or staff liaison shall preserve the official transcript of the hearing through tape recording and/or video recording.

B. The Applicant, Appellant or Party Intervenor may arrange, at its own expense, for a court reporter to transcribe the hearing.

C. The Applicant, Appellant or Party Intervenor may request that all or a part of the transcript of a hearing be transcribed into verbatim, written form. In such case, the Applicant, Appellant or Party Intervenor requesting the transcript shall be responsible for the cost of production of the transcription and the transcription shall become the official transcript.

**XIII. Maintenance of Evidence and Other Documents.** The Office of the City Clerk or staff liaison shall retain all of the evidence and documents presented at the hearing unless any such evidence is too large to be stored by the City Clerk or staff liaison. In that event, such evidence will be stored in the Community Planning and Development Department.

**XIV. False Testimony.** Any willful false swearing on the part of any witness or person giving evidence before the Commission or Board as to any material fact in the proceedings shall be deemed to be perjury and shall be punished in the manner prescribed by law for such offense.

**XV. Failure of Applicant to Appear.** If the Applicant, the Appellant or Party Intervenor or their representative fails to appear at the time fixed for the hearing, and such absence is not excused by the Commission or Board, the Commission or Board may proceed to hear the evidence and render a decision thereon *in absentia*.

**XVI. Subpoena Power.** The Applicant, the Appellant or Party Intervenor or City's staff shall be entitled to compel the attendance of witnesses through the use of subpoenas. All such subpoenas shall be issued by the City Clerk at the request of the Applicant, Appellant or City's staff.



# City of Hollywood

## Staff Summary

Hollywood City Hall  
2600 Hollywood Blvd  
Hollywood, FL 33020  
<http://www.hollywoodfl.org>

**File Number: 1.2025\_0513**

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<b>Agenda Date:</b>	5/13/2025	<b>Agenda Number:</b>	
<b>To:</b>	Joint Meeting of the Historic Preservation Board and Planning & Development		
<b>Title:</b>	FILE NO.: 24-HTZ-86 APPLICANT: City of Hollywood LOCATION: City-wide REQUEST: Text Amendment, Zoning Map Amendment, and Request for Designation as a Historic Property Overlay Site for the Historic Hollywood Beach Broadwalk.		

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**CITY OF HOLLYWOOD, FLORIDA  
MEMORANDUM  
DEPARTMENT OF DEVELOPMENT SERVICES  
DIVISION OF PLANNING**

**DATE:** May 13, 2025 **FILE:** 24-HTZ-86

**TO:** Historic Preservation Board/Planning and Development Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Umar Javed, Planner II – Development

**SUBJECT:** Text Amendment, Zoning Map Amendment, and Request for the Designation as a Historic Property Overlay Site for the Historic Hollywood Beach Broadwalk, legally known as “the boundaries of the designated landmark shall incorporate the area specifically delineated as “Boardwalk” (commonly referred to as the Historic Hollywood Beach Broadwalk) on the Hollywood Beach plat recorded in Plat Book 1, Page 27 in the public records of Broward County, Florida”.

**REQUEST:**

Text Amendment to Section 5.5 D. 7. to add Historic Preservation Overlay Site 22 known as the Historic Hollywood Beach Broadwalk, a Zoning Map Amendment, and Request for Designation as a Historic Property Overlay Site for the Historic Hollywood Beach Broadwalk.

**RECOMMENDATION:**

Staff recommends the Historic Preservation Board together with the Planning and Development Board forward this petition to the City Commission with a recommendation of Approval.

**BACKGROUND**

The Historic Hollywood Beach Broadwalk is generally located between Johnson Street and Jefferson Street, east of North/South Surf Road and the Atlantic Ocean along Hollywood Beach. Led by President Joseph W. Young, the Hollywood Land and Water Company hired engineer Frank Dickey to survey and draw the original plat for Hollywood Beach in August 1922. Young directed Dickey to include a wide cement walk along the beach, inspired by Long Beach, California. Simply labeled “Board Walk” on the plat, he allocated space for the “oceanside promenade” between the building lots on the west and the Atlantic Ocean on the east extending from Johnson Street at the north end to the block south of Kentucky Street (present-day Jefferson Street) on the south.

The City’s Broadwalk was originally platted in 1926 as an approximately 0.9-mile oceanfront promenade that has served as a vital public space for recreation, tourism, and community engagement. Since its inauguration in the community, it has been expanded both north and south and now consists of a 2.5 mile long Broadwalk along Hollywood Beach. The Broadwalk in its present form features a brick-paved path that accommodates pedestrians, cyclists, and other non-motorized forms of transportation, while providing access to local businesses, restaurants, and public amenities. It has long been a destination for residents and visitors alike, supporting both the local economy and the city’s identity as a coastal community.

Given its longstanding role in the cultural, social, and economic development of the area, the Broadwalk merits consideration for designation as a site of historical significance. Such a designation would recognize its enduring value to the City of Hollywood, promote its preservation, and highlight its contribution to the city's heritage. Formal recognition would also support ongoing efforts to maintain and enhance the Broadwalk in a manner that respects its historical context while accommodating future growth and public use.

On May 1, 2024, City Commission directed Staff to undertake the necessary steps to historically designate the City's Broadwalk in honor of its centennial year. As such, the City has hired a historic preservation consultant to conduct research, document, and complete a Historic Designation Report for the Broadwalk and begin the necessary steps to begin the designation process.

While the Broadwalk has been expanded since its construction, this designation request will be specifically associated with the original plat from 1926, which includes the section between Johnson Street and Jefferson Street.

## **REQUEST**

A Designation Report is attached for Board review, which describes in detail the historical setting and significance of the Broadwalk, prepared by Senior Architectural Historian, Kimberly Hinder from Stantec.

There are two requests associated with the proposed historic designation of the Historic Hollywood Beach Broadwalk. The text amendment will add the site to the list of Historic Property Overlay Sites (HPOS's) in the Zoning and Land Development Regulations. The second request will designate the subject property as an Overlay Site on the Zoning Map.

Based on the recommendations of the Joint Board, two hearings will be held by the City Commission for the designation and text amendment to the Zoning and Land Development Regulations. Should the Commission approve the designation, the required text amendments will be made as well as changes to City's Official Zoning Map showing the site as a Historic Property Overlay Site.

## **SITE INFORMATION**

<b>Owner/Applicant:</b>	City of Hollywood
<b>Address/Location:</b>	City-wide (Zoning and Land Development Regulation Text Amendment) The boundaries of the designated landmark shall incorporate the area specifically delineated as "Boardwalk" (commonly referred to as the Historic Hollywood Beach Broadwalk) on the Hollywood Beach plat recorded in Plat Book 1, Page 27 in the public records of Broward County, Florida.
<b>Land Use:</b>	General Business (GBUS), Open Space and Recreation (OSR)
<b>Zoning:</b>	Broadwalk Historic District Commercial (BWK-25-HD-C) Zone Broadwalk Historic District Residential (BWK-25HD-R) Zone GU (Government Use) Zone
<b>Present use of land:</b>	Varies

## **ADJACENT LAND USE**

<b>North:</b>	General Business (GBUS), Open Space and Recreation (OSR)
<b>South:</b>	General Business (GBUS), Open Space and Recreation (OSR)
<b>East:</b>	General Business (GBUS), Open Space and Recreation (OSR)
<b>West:</b>	General Business (GBUS), Open Space and Recreation (OSR)

## ADJACENT ZONING

**North:** BWK-25-HD-C, BWK-25HD-R, GU Zones  
**South:** BWK-25-HD-C, BWK-25HD-R, GU Zones  
**East:** BWK-25-HD-C, BWK-25HD-R, GU Zones  
**West:** BWK-25-HD-C, BWK-25HD-R, GU Zones

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The goal of the Historic Preservation Element of the Comprehensive Plan is to *preserve and conserve properties of historical, architectural, and archeological merit in the City.*

**Objective 2:** *Promote historic and natural resource preservation.*

**Policy 2.6:** *To the extent possible, preserve and maintain historically significant structures located within the City. (City Wide Master Plan (CWMP) Policy CW.5).*

The designation of the structure will meet the Historic Preservation Element goal by protecting the Broadwalk associated with Joseph W. Young, who contributed significantly to the onset of development of the City of Hollywood, thereby assuring its continued contribution to the city's heritage.

## CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The subject site is located within Sub-Area 4, which includes the beach area of Hollywood. Included in this sub-area is a mix of commercial and residential uses. Of these uses, there are a number of sub-sectors that function relatively independently. The preservation of the proposed Historic Structures will contribute to the preservation of the unique character of this area.

The City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. The City-Wide Master Plan addresses the need for strict design controls to maintain the individual character of each neighborhood. The following policies and recommendations are abstracted from the City-Wide Master Plan:

**Policy CW.5:** *In conformance with the City of Hollywood Comprehensive Plan, preserve and maintain historically significant structures located within the City.*

**Policy 4.15:** *Complete the inventory of historical structures and analyze if there should be a historical district designation.*

**Analysis of Criteria and Findings for Text Amendments** as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.

**CRITERION 1:** **The proposed change 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 goal of the Historic Preservation Element of the Comprehensive Plan is to *"protect structures and sites throughout Hollywood that contribute significantly to the City's heritage."* The text amendment including the Broadwalk on the list of Historic Property Overlay Sites will meet this goal by preserving the Broadwalk, led and built by Joseph W. Young, who contributed significantly in the early history of the City of Hollywood.

**FINDING:** Consistent.

**CRITERION 2:** Those conditions have substantially changed from the date the present zoning regulations were established.

**ANALYSIS:** The intention of the aforementioned text amendment is to include the Broadwalk in the list of Historic Property Overlay Sites. As required in the Zoning and Land Development Regulations Section 5.5.D this action requires a text amendment to the Zoning and Land Development regulations. As time passes, the list of Historic Overlay Sites will add more Historic Structures. This particular structure was built in 1920s, which is old enough considering the usual period of time for a structure to be considered historic.

**FINDING:** Consistent.

**CONSISTENCY WITH THE ZONING CODE (5.5 HISTORIC PRESERVATION BOARD AND HISTORIC DISTRICT REGULATIONS)**

**CRITERIA A:** **Mandatory Criteria. The designation of any site or district as an Historic Site or District requires compliance with the following criteria; integrity of location, design, setting, materials, workmanship, and association.**

**ANALYSIS:** The Broadwalk is significant under National Register of Historic Places (NRHP) Criterion A in the areas of Commerce, Entertainment/Recreation, and Community Planning and Development due to its importance to the development of Hollywood Beach as a tourism destination and as an example of the implementation of City Beautiful ideals by Joseph W. Young. It played an important role in providing public access to the beach for all residents and visitors, not just landowners on the beach.

**FINDING:** Consistent

**CRITERIA B:** **Review Criteria. In addition to the mandatory criteria, the designation of any individual site or district as an Historic Site or District requires compliance with at least one of the following additional criteria:**

- (1) Association with events that have made a significant contribution to the broad patterns of our history;
- (2) Association with the lives of persons significant in our past;
- (3) Embodiment of distinctive characteristics of a type, period, or method of construction;
- (4) Possession of high artistic values;
- (5) Representation of the work of a master;
- (6) Representation of a significant and distinguishable entity whose components may lack individual distinction; and
- (7) Yield, or the likelihood of yielding information important in prehistory or history.

**ANALYSIS:** The consultant has identified at least one of the required criteria being met under Criteria B, specifically (2) regarding persons of significance being Joseph W. Young who led the initiatives to establish the Broadwalk and much of the development of Hollywood in its early days.

**FINDING:** Consistent

## **OTHER IMPLICATIONS**

Should the Historic Hollywood Beach Broadwalk receive formal historic designation, the City of Hollywood will assume specific responsibilities and obligations under the Historic Preservation regulations. Any future infrastructure improvements, repairs, alterations, or modifications to the designated Broadwalk area will be subject to review and approval by the Historic Preservation Board prior to commencement of work.

This requirement ensures that proposed improvements are compatible with the historical character and significance of the Broadwalk and that any alterations respect its integrity of design, setting, materials, and workmanship. Examples of activities that would require Board review include, but are not limited to, changes to paving materials, installation of new lighting, signage, benches, landscaping features, drainage improvements, or other public amenities within the designated area.

City departments and any external agencies undertaking projects affecting the Broadwalk must coordinate with the Planning Division to prepare and submit a Certificate of Appropriateness application, as required by the City's Zoning and Land Development Regulations. This process provides an opportunity to ensure that necessary public investments can proceed in a manner that preserves and enhances the Broadwalk's historic value.

Failure to comply with the review and approval requirements could result in violations of the City's historic preservation regulations. Therefore, appropriate project planning, interdepartmental communication, and early consultation with the Historic Preservation Board are critical to maintaining compliance and protecting the Broadwalk's status as a designated historic resource.

## **ATTACHMENTS**

ATTACHMENT A: Map

ATTACHMENT B: Proposed text amendment change to Section 5.5(D)(7)(b) of the Zoning and Land Development Regulations

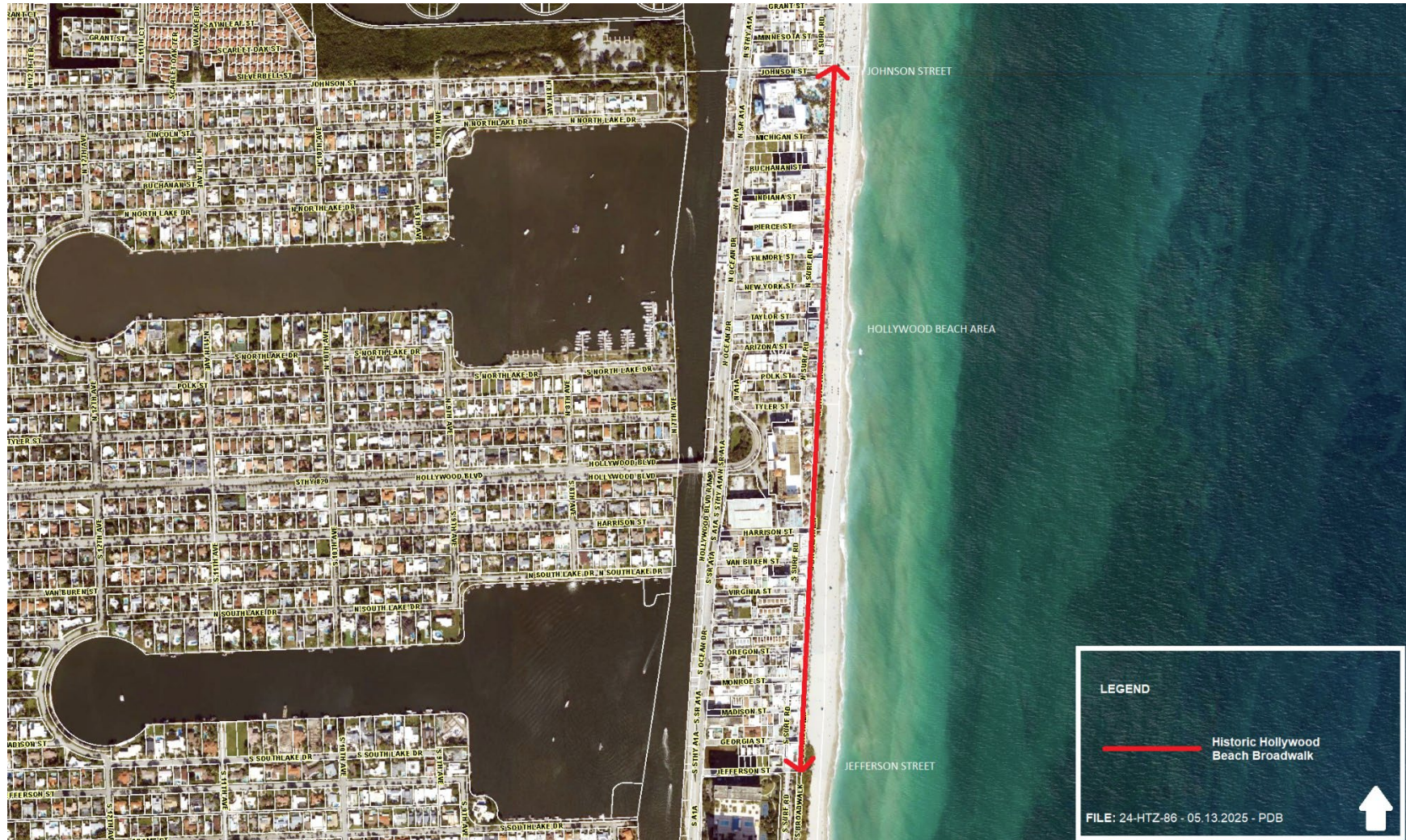
ATTACHMENT C: Historical Photos (Courtesy of the Hollywood Historical Society)

ATTACHMENT D: Historic Designation Report

ATTACHMENT E: Original Plat



ATTACHMENT A: Map



# ZONING AND LAND DEVELOPMENT REGULATIONS

\* \* \* \* \*

## ARTICLE 5: DEVELOPMENT REVIEW PROCESS

\* \* \* \* \*

Section 5.5.D. Historic Preservation Sites and Districts, including Multiple Property Resource Listing Overlay Districts.

\* \* \* \* \*

b. Historic Property Overlay Sites (HPOS's).

Site	Name	Address
HPOS-1	Young House	1055 Hollywood Blvd.
HPOS-2	Women's Club	501 N. 14th 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 North 21 <sup>st</sup> Avenue
HPOS-8	Young Circle Park	Intersection of Hollywood Blvd. and Federal Highway
HPOS-9	Hutchinson Hotel	404 North 17th Avenue
HPOS-10	First Baptist Church of Hollywood	1701 Monroe Street
HPOS-11	Garfield Street Paddleball Courts	Bounded by Surf Rd. to the western fence of the Paddleball Courts and from Connecticut Street to Garfield Street
HPOS-12	Bryan House (4210 N. 58th Avenue)	4220 N. 58th 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 Blvd.
HPOS-19	Weitzman House	1519 Harrison Street
HPOS-20	South Broward Learning Center/South Broward Cradle Nursery	2201 Douglas Street
<u>HPOS-21</u>	<u>Coral Rock House a.k.a. Butler Rock House</u>	<u>In Charles Vollman Park at 2933 Taft Street</u>
<u>HPOS-22</u>	<u>Historic Hollywood Beach Boardwalk</u>	<u>East of North/South Surf Road, West of the Atlantic Ocean, Between Johnson and Jefferson Street, legally platted as the "Boardwalk"</u>





H. ROOM. HOLLYWOOD BEACH, FLA.



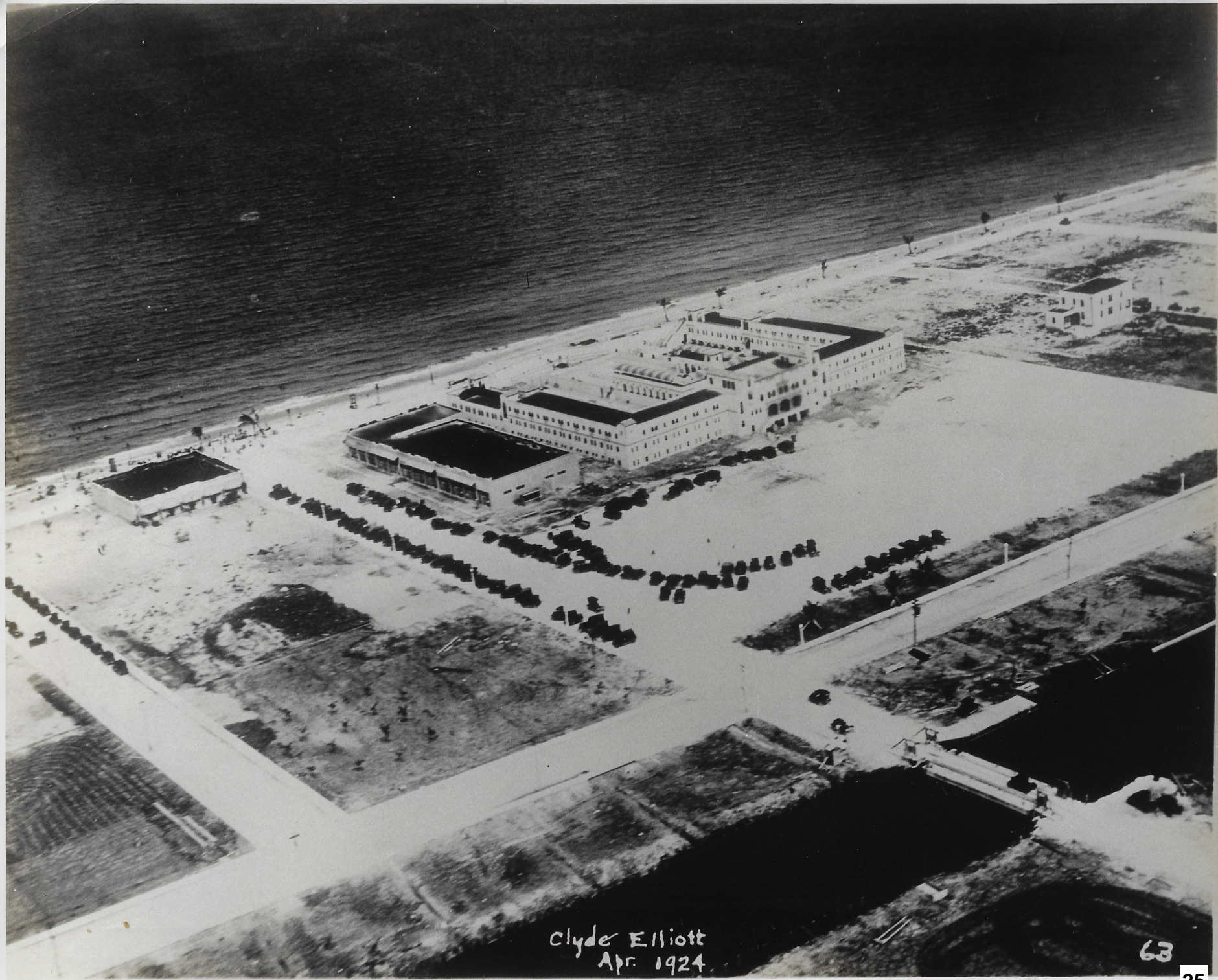


In the mid-1920s, at the peak of Hollywood's boom, thousands flocked to the beach to promenade on the Boardwalk, dance at the Tangerine Tea Room (above, building at left), swim, and even go on wheels. The 1925 photograph shows dressed-up passengers

relaxing in cabs resembling buggies with a driver who pedaled from behind (center). Today several small shops have replaced the tea room at the corner of Johnson Street and the Boardwalk (looking north), and the group bikes are now self-propelled.







Clyde Elliott  
Apr. 1924







**27**









Clyde Elliott  
October 1924

(54)





Hollywood Beach

m. e. berry  
1939

## CONTINUATION SHEET

**Narrative Description**

Led by President Joseph W. Young, the Hollywood Land and Water Company hired engineer Frank Dickey to survey and draw the original plat for Hollywood Beach in August 1922. Young directed Dickey to include a wide cement walk along the beach, which was likely inspired by the one in Long Beach, California where Young lived from 1902 to 1916 (Mickelson 2013:12, 87-88). Simply labeled "Board Walk" on the plat, he allocated space for the "oceanside promenade" between the building lots on the west and the Atlantic Ocean on the east extending from Johnson Street at the north end to the block south of Kentucky Street (present-day Jefferson Street) on the south (Broward County Records, Taxes and Treasury (BCRTT), Plat Book 1, Page 27; Mickelson 2015). By the time Frank Dickey prepared his map of Hollywood "By-the-Sea" for the *Hollywood Reporter* in May 1923 (Figure 1), the path was now labeled "Broad Walk" and, with the filing of the First Addition to Hollywood Beach plat, it extended north to Arkansas Street (present-day Taft Street). The opening of the Hollywood Beach Second Addition plat in 1924 officially extended it north into present-day Hollywood North Beach Park, on paper at least (BCRTT, Plat Book 1, Page 31 and Plat Book 4, Page 6).

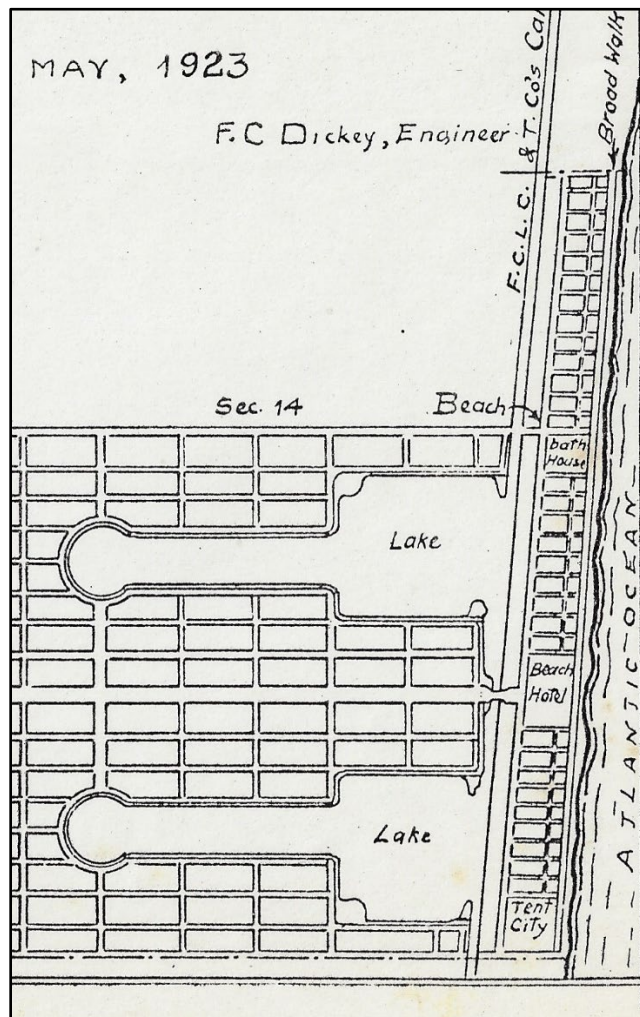


Figure 1. 1923 Hollywood Map by F.C. Dickey showing the Broad Walk. Hollywood Museum of History.

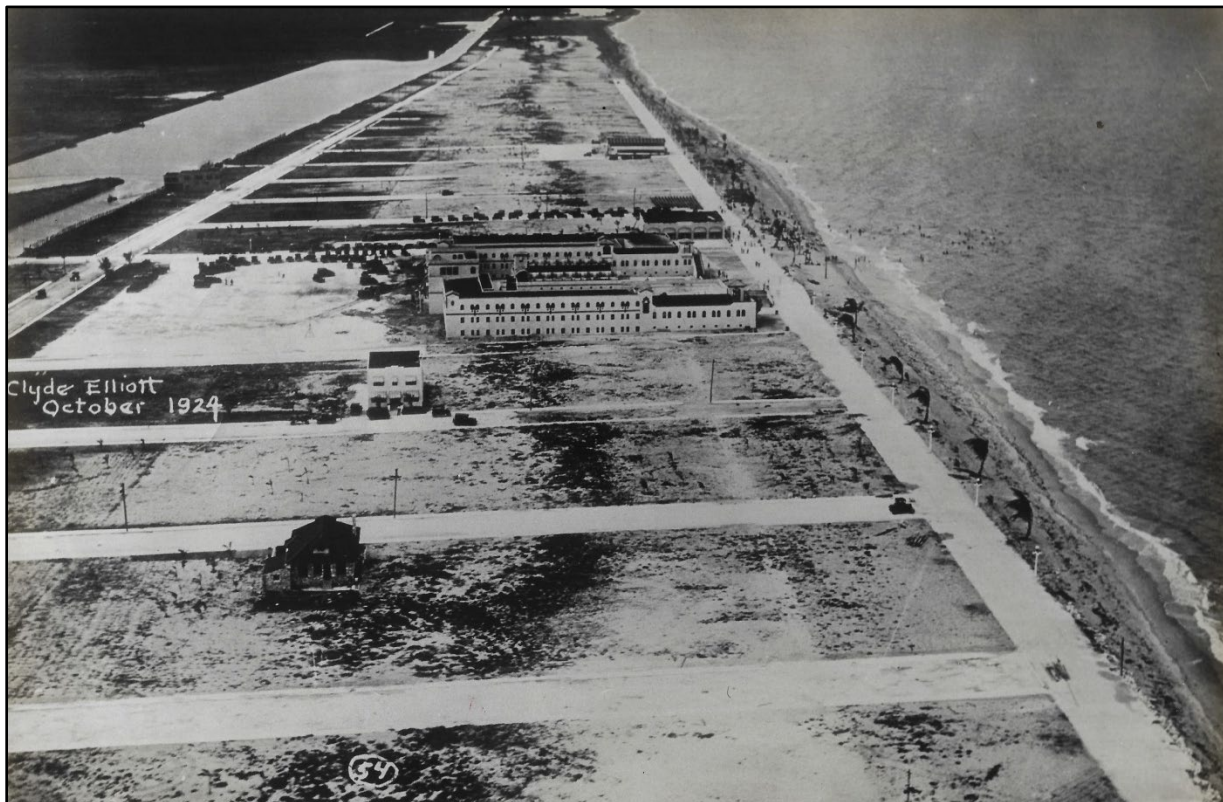


**CONTINUATION SHEET**

Johnson Street was the first road physically built on the beach as an existing wagon road on the mainland led to the shallowest place to cross the marsh to the island. Young's engineers and workers first extended and built up the mainland road with dredge-and-fill to narrow the distance across the intracoastal Florida East Coast Canal to 70 feet, which could accommodate a pontoon barge. Once the pontoon barge was operable, trucks and machinery could access the beach and Johnson Street was extended to the Atlantic Ocean where construction of the Broadwalk started in March 1923 (Mickelson, n.d.; Mickelson 2005:151; Mickelson 2010). The 30-ft-wide walkway was first built roughly between Garfield and Indiana streets, before it was extended over the following few years (Mickelson 2013:88; *Miami Herald* 1923). The October 1923 issue of the *Hollywood Reporter* noted that,

“Work on the Broad Walk has now been resumed and an extra force of men has been added to speed up the completion of this unique shore line promenade. By mid-winter it is planned to have this expansive walk, the only one of its kind in Florida, finished for a total of two miles” (TenEick 1966:84).

Young built the Tangerine Tea Room and a Casino with a saltwater pool at the intersection of Johnson and the Broadwalk. An October 1924 photograph shows those two buildings as well as the roads and a few other buildings under construction with the Broadwalk extending north to present-day Taft Street (Figure 2; Hollywood Museum of History 1924; Mickelson 2010). He would build a bandshell, named the Theater Under the Stars, at the terminus of Johnson Street and the Broadwalk in 1924-25 (Mickelson 2005:196).



**Figure 2.** Aerial photograph of Hollywood Beach showing the Broadwalk extending north to present-day Taft Street, looking north with the Casino and Tangerine Tea Room in the middle of the photo, October 1924. Photo by Clyde Elliott. Hollywood Museum of History.

**CONTINUATION SHEET**

The Broadwalk was initially surfaced with pink cement and lined with streetlights. It also arched over a tunnel at the Casino entrance providing showers and passage for swimmers between the shore and casino. However, the 1926 hurricane destroyed the cement. With the decline in the real estate market and onset of the Great Depression, the City rebuilt the Broadwalk with wood planks. The 1935 hurricane subsequently destroyed the wood planks which were replaced with asphalt (Mickelson 2005:151; Mickelson 2015; TenEick 1966:84-85). Although platted, aerials show that the paved path ended at Connecticut Street until after 1940 (Hollywood Museum of History ca. 1935). In 1952, property owners who had built on the Broadwalk right-of-way north of Connecticut Street and south of Harrison Street tried to block the City from extending the walkway to the north. The City had provided permission but owners had to sign a waiver that the improvements would need to be demolished when the City decided to extend the Broadwalk. The property owners were not successful, however, and the walkway was extended with the City pointing out that it simply replaced the Broadwalk washed away by the 1926 hurricane (*Sun-Tattler* 1952). In 1963, the Broadwalk still ended on the north end at Taft Street with ongoing debate about extending it further north (*Sun-Tattler* 1963). The two-mile long Broadwalk was finally completed in the mid-1960s (*Miami Herald* 1978; NETR 1957, 1961, 1969).

Starting in 2005, the Broadwalk was resurfaced with pavers, an eight-foot-wide marked bicycle path of tabby-colored concrete, and a jogging path of compressed shells. Other improvements included new light fixtures and a, 18-inch retaining wall with taller arches and piers along the eastern edge of the walkway (*Miami Herald* 2005). Like the Broadwalk, the bandshell at the terminus of Johnson Street and the Broadwalk would be damaged by the various storms and replaced with the existing structure which dates to 1967. Aluminum seats originally installed in front of the existing theater were removed in 2015 (*Sun-Tattler* 1967; *Miami Herald* 1978; NETR 2015).

**Explanation of Evaluation**

The Broadwalk is significant under National Register of Historic Places (NRHP) Criterion A in the areas of Commerce, Entertainment/Recreation, and Community Planning and Development due to its importance to the development of Hollywood Beach as a tourism destination and as an example of the implementation of City Beautiful ideals by Joseph W. Young. It played an important role in providing public access to the beach for all residents and visitors, not just landowners on the beach. The Broadwalk may also be significant under Criterion B for its association with Joseph W. Young. The Broadwalk does not appear eligible under Criterion C for its architectural design or engineering or Criterion D for its information potential. When evaluating the seven aspects of historic integrity, the Broadwalk retains its historic location, setting, feeling, and association. Even though the Broadwalk maintains its historic alignment as platted, the original concrete, later wood, and subsequent historic asphalt surfaces were covered by pavers, concrete and compressed shells in 2005. A new wall with architectural elements was introduced at the same time and new light fixtures were installed. Although historically significant, extensive changes to the materials, design, and workmanship of the Broadwalk in 2005 diminished the integrity of this resource to the point that it does not appear NRHP eligible. This resource, however, may be locally significant to the City of Hollywood based on its history.

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1924 Aerial of Broadwalk Ends at Taft Street. October. Photograph by Clyde Elliott. Provided courtesy of the Hollywood Historical Society.

ca.1935 Broadwalk Ending at Connecticut Street 1935-1940 – post hurricanes. Photograph. Provided courtesy of the Hollywood Historical Society.

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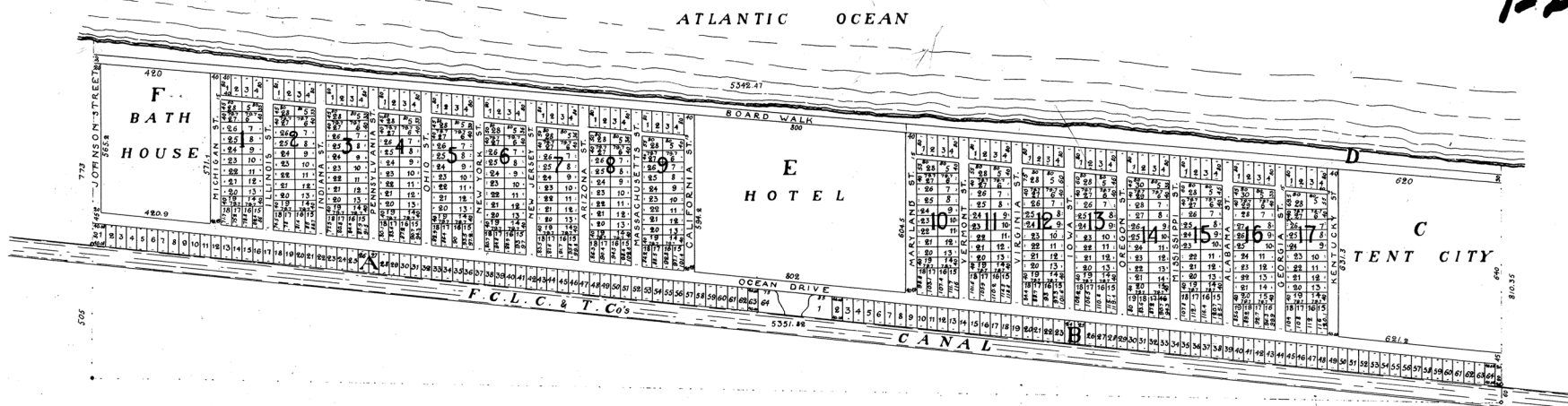
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1-27



17639

# HOLLYWOOD BEACH

HOLLYWOOD LAND & WATER COMPANY. HOLLYWOOD, FLA

SCALE 1"=200'

STATE OF FLORIDA  
BROWARD COUNTY

I HEREBY CERTIFY that the above  
and foregoing is a true and correct copy of  
Hollywood Beach Plat  
as recorded in Plat Book 27  
WITNESS my hand and official seal in the City of Fort  
Lauderdale, Fla. this 22 day of May, A.D. 1927  
By Samuel Miller County Administrator



A SUBDIVISION OF THE PART OF SECTION THIRTEEN (13), in township fifty one (51) South, of range forty two (42) East, described as follows, to wit: Starting from the NW corner of section thirteen (13) run easterly upon and along northern section line of section thirteen (13) to a point of beginning on the East bank of F.C.L.C. & T. Co's Canal, five hundred five (505) feet; thence run easterly upon and along said section line to the high water mark of Atlantic Ocean, seven hundred seventy three (773) feet; thence run meandering southerly upon and along high water line of Atlantic Ocean to a point on the South line of section thirteen (13), five thousand three hundred forty two and forty seven hundredths (5342.47) feet; thence running westerly upon and along the southern line of section thirteen (13) to the East bank of the F.C.L.C. & T. Co's Canal, eight hundred ten and thirty five hundredths (810.35) feet, this point being sixty (60) feet East from the SW corner of section thirteen (13); thence run northerly upon and along the East bank of the F.C.L.C. & T. Co's Canal to the point of the beginning, five thousand three hundred fifty one and eighty two hundredths (5351.82) feet, all as shown by the within plat.

I the undersigned, hereby certify that the within plat shows the subdivisions of the described lands as made under my direction in a recent survey in due conformity to the established boundaries of such lands; that the dimensions shown are from measurements made on the ground and that they are correct to the best of my knowledge and belief

By Frank S. Dick  
License No 272

State of Florida, ss. Know all men by these presents: that the Hollywood Land and Water Company, a corporation under the laws of Florida, has caused to be made the above plat of 'Hollywood Beach' a subdivision of the part of section thirteen (13), in township fifty one (51) South, of range forty two (42) East, and that the said corporation hereby specifically reserves to itself the title to all streets, avenues, drives, parks, boulevards, ways and walks, shown on said plat.

Hollywood Land and Water Company

By President Joseph W. Young  
Attest: Secretary Lillian Allen

State of Florida, ss. I, J. H. Meadfielder, a Notary Public in and for said County and State, do hereby certify that at the date hereof there personally appeared before me, Joseph W. Young and Lillian Allen, to me well known to be respectively the President and Secretary of Hollywood Land and Water Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, and in person severally acknowledged that they executed the above and foregoing plat of Hollywood Beach together with all descriptive matter and reservations therein set forth as their free and voluntary act and as the free and voluntary act of the said Hollywood Land and Water Company for the uses and purposes therein set forth.

Witness my hand and notarial seal at Miami in said County and State this 14 day of August, A.D. 1922

J. H. Meadfielder  
Notary Public

My Commission expires on the 23 day of May, 1926