

**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 Boardwalk, 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 Boardwalk) 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 Boardwalk, a Zoning Map Amendment, and Request for Designation as a Historic Property Overlay Site for the Historic Hollywood Beach Boardwalk.

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 Boardwalk 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 Boardwalk 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 Boardwalk along Hollywood Beach. The Boardwalk 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

Owner/Applicant:	City of Hollywood
Address/Location:	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.
Land Use:	General Business (GBUS), Open Space and Recreation (OSR)
Zoning:	Broadwalk Historic District Commercial (BWK-25-HD-C) Zone Broadwalk Historic District Residential (BWK-25HD-R) Zone GU (Government Use) Zone
Present use of land:	Varies

ADJACENT LAND USE

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

ATTACHMENT A: Map



ATTACHMENT B
TEXT AMENDMENT

ZONING AND LAND DEVELOPMENT REGULATIONS

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ARTICLE 5: DEVELOPMENT REVIEW PROCESS

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

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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 st 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
HPOS-21	Coral Rock House a.k.a. Butler Rock House	In Charles Vollman Park at 2933 Taft Street
HPOS-22	Historic Hollywood Beach Boardwalk	<u>East of North/South Surf Road, West of the Atlantic Ocean, Between Johnson and Jefferson Street, legally platted as the "Boardwalk"</u>

ATTACHMENT C
HISTORICAL PHOTOS



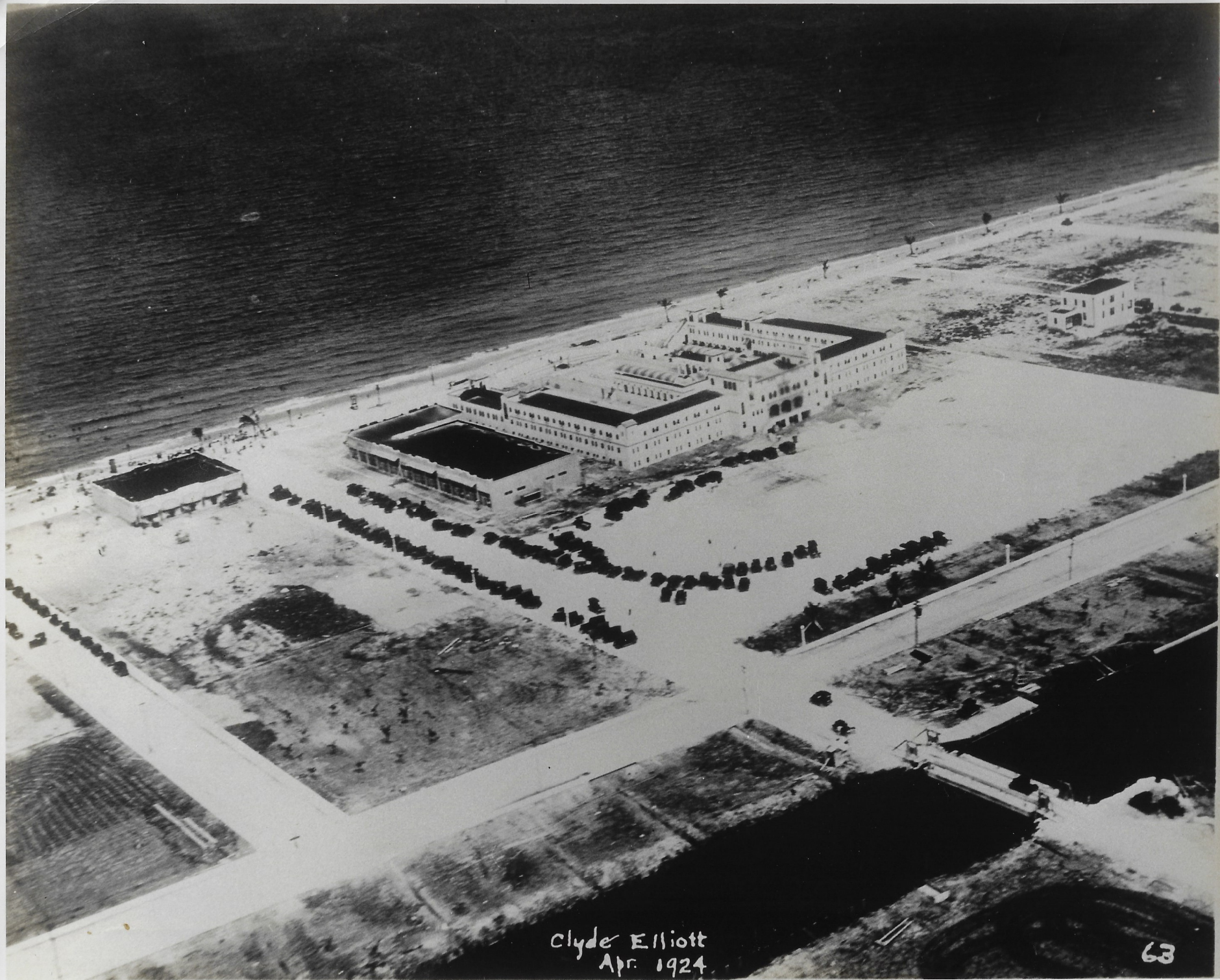
H. ROOM. HOLLYWOOD BEACH, FLA.



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



Clyde Elliott
April 1924





Clyde Elliott
October 1924

54





Hollywood Beach

m. e. BERAY
1939

ATTACHMENT D
DESIGNATION REPORT

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).

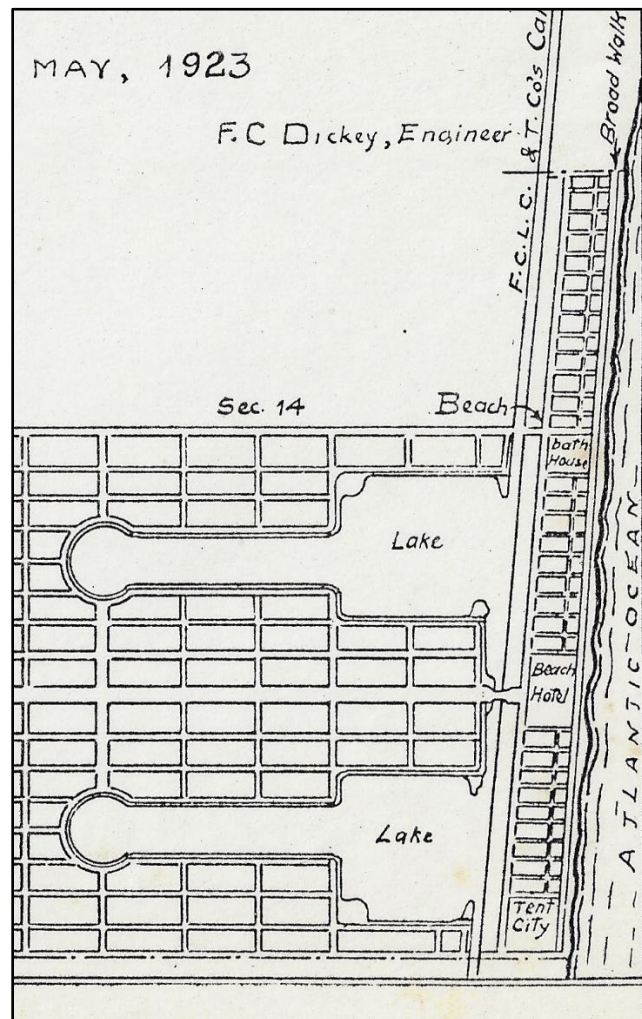


Figure 1. 1923 Hollywood Map by F.C. Dickey showing the Broad Walk. Hollywood Museum of History.

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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CONTINUATION SHEET

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Hollywood Historical Society

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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1923 “Interesting Survey of Progress Activity in Hollywood-by-the-Sea.” September 27. Newspapers.com, provided courtesy of Clive Taylor.

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ATTACHMENT E
ORIGINAL PLAT

