

**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

<b>North:</b>	BWK-25-HD-C, BWK-25HD-R, GU Zones
<b>South:</b>	BWK-25-HD-C, BWK-25HD-R, GU Zones
<b>East:</b>	BWK-25-HD-C, BWK-25HD-R, GU Zones
<b>West:</b>	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