



BEACH
HEIGHTS

HOLLYWOOD | FLORIDA

URBAN DESIGN GUIDELINES

August 11, 2026

Section 4.26 – Hollywood Beach Overlay District

Part II – Hollywood Beach Overlay District Urban Design Guidelines

A. Definitions

URBAN DESIGN GUIDELINES shall mean the adopted urban design standards, principles, criteria, and illustrative guidance contained in Part II of Section 4.26 governing the design of buildings, sites, streetscapes, open spaces, and the public realm. The Urban Design Guidelines supplement and implement Part I and establish expectations for built form, architectural character, massing, scale, frontage, access, landscape, mobility, public art, sustainability, climate resilience, and the relationship between development and its surrounding context. Development seeking an optional bonus entitlement shall demonstrate substantial consistency with the applicable Urban Design Guidelines as required by Sections 4.26.F.2 and 4.26.O.5. The Urban Design Guidelines shall not independently establish eligibility for, or increase, an optional bonus entitlement.

PODIUM shall mean the beach podium regulated by Section 4.26.L.5, extending from grade to a maximum height of forty (40) feet and including the full vertical distance required to reach the applicable base flood elevation or design flood elevation. Part II supplements the Part I podium standards through architectural, frontage, landscape, and public-realm design requirements.

MID-RISE ELEMENT shall mean the portion of a building located above forty (40) feet and at or below one hundred (100) feet, as regulated by Section 4.26.L.5. Part II supplements the Part I standards governing its architectural expression, massing, transition, landscape, and relationship to the public realm.

HIGH-RISE ELEMENT or TOWER ELEMENT shall mean the portion of a building located above one hundred (100) feet, where permitted by the applicable height regulations. The High-Rise Element is the tower for purposes of Section 4.26.L.5. Part II supplements Part I with architectural and design standards but does not alter maximum height, high-rise length, separation, setback, or floorplate requirements established elsewhere in the Zoning and Land Development Regulations.

STREETWALL shall mean the exterior building wall or coordinated series of building walls located generally parallel to and facing a street, the Boardwalk, a paseo, a plaza, or other public or publicly accessible open space and designed to define the building edge and spatial enclosure of the adjoining public realm. STEPBACK shall mean the horizontal distance between the exterior face of a lower building component and the exterior face of the building component immediately above it, measured perpendicular to the applicable lower building wall or façade.

CHARACTER AREA shall mean a mapped or otherwise identified sub-area within one or more Beach Precincts for which Part II establishes location-specific architectural, built- form, frontage, landscape, public-realm, and other design standards. Character Area design standards supplement the Regulating Plan Map and Part I; maximum height and entitlement eligibility are governed exclusively by Part I and the Regulating Plan Map.

BLOCK TYPOLOGY shall mean a supplementary block-scale urban design framework in Part II illustrating the intended organization and relationship of building forms, development cells, frontages, pedestrian connections, transitions, open spaces, and public- realm conditions. A Block Typology shall be applied in conjunction with Sections 4.26.J and 4.26.O, the applicable Beach Precinct and Character Area, and the

Regulating Plan Map, and shall not modify the development-cell, minimum-site, or Tertiary Plan requirements of Part I.

TRANSITION ZONE shall mean a Character Area identified on the Regulating Plan Map or in Part II where building massing, placement, stepbacks, landscape, open space, and public- realm design are coordinated to provide an appropriate transition between areas of differing development scale, intensity, character, or use. Numerical height and entitlement limits within a Transition Zone are governed by Part I and the Regulating Plan Map.

B. Introduction

B.1 Vision

Joseph W. Young arrived in South Florida in the 1920s with a vision. At the time, the area that would become Hollywood consisted primarily of rural settlements and agricultural lands. Influenced by the City Beautiful urban planning movement, Young recognized the opportunity to create an environment that offered an exceptional quality of life for residents while establishing the area as a premier coastal destination.

In partnership with the Hollywood Land and Water Company, platting of what is now Hollywood Boulevard and Hollywood Beach set the stage for development. Drawing on his experience as a former resident of Long Beach, California, Young championed the inclusion of a dedicated pedestrian promenade first identified on the original 1922 Hollywood Beach plat. This defining feature established the framework for development to occur west of the Broadwalk, fostering a pedestrian-oriented beachfront characterized by distinctive architecture, thoughtfully designed landscapes, and inviting public spaces that continue to shape Hollywood Beach today.

B.2 Hollywood Beach

The Broadwalk is one of a handful of oceanfront pedestrian promenades in the United States. It extends for miles from north to south and acts as a barrier between Hollywood's sandy beach and commercial businesses including hotels, restaurants, and retail stores.

Architecture on the beach reflects the Art Deco and Streamline Moderne movement prominent in South Florida from the 1920s to the 1950s. The architecture intentionally responds to the context of the sub-tropical natural environment. Shade, breezblocks, and placement of landscape ensured a comfortable built environment before the widespread use of air conditioning. Those same design principles are important today and contribute to efficient use of energy and adaptability objectives.

While Hollywood Beach retains much of its architectural heritage, limited redevelopment and meaningful façade improvements over the past several decades have diminished the vibrancy and prominence of its unique character. Recognizing these conditions, the City Commission directed planning staff to evaluate the existing land use and zoning framework to determine whether it continues to advance Young's vision while responding to the realities of today's development market.

B.3 Beach Study and Community Engagement

Beginning in 2025, the City of Hollywood's Planning and Urban Design Division undertook a comprehensive planning initiative for Hollywood Beach. Formally known as the Barrier Island and Feasibility Analysis, the purpose of the study was to evaluate land use and zoning practices to understand synergies and misalignments between Young's vision, the Comprehensive Plan, and the Zoning and Land Development Regulations (ZLDRs).

The study identified land use and zoning constraints inhibiting feasible redevelopment of aging structures, including maximum building heights and densities not responsive to current market conditions. The study recommended public benefit opportunities to achieve desirable economic and built environment outcomes.

Findings were presented to the City Commission on March 25, 2026, and following the presentation, staff were directed to conduct public engagement sessions to further inform the public of the study and to refine recommendations for the beach area. Two public engagements meetings were held on April 29, 2026, and April 30, 2026, and an online survey was made available from April 6, 2026, through June 4, 2026. Feedback showed strong support for maintaining the low-scale North Beach character, preserving the Hollywood Beach Hotel, and advancing a broader Master Plan Framework. Areas of concern were associated with increased height and redevelopment intensity, particularly when contemplating redevelopment strategies for the Hollywood Beach Hotel.

The feedback received through these engagement sessions reinforced the need for a balanced approach that preserves the defining characteristics of Hollywood Beach while establishing a framework to guide thoughtful reinvestment. Staff were directed to develop an interim planning tool to aid development while a comprehensive Beach-Wide Master Plan is crafted. The Hollywood Beach Overlay and accompanying Urban Design Guidelines serve as this interim framework, advancing Young's vision while centering community priorities.

B.4 Beach Overlay and Urban Design Guidelines

The Hollywood Beach Overlay (Section 4.26 of the Zoning and Land Development Regulations) establishes an optional incentive-based framework to address the planning and urban design opportunities identified in the Barrier Island and Feasibility Analysis. Through a series of bonus entitlements, the overlay responds to the unique needs of the beach as a whole, individual precincts, blocks, and character areas. These Urban Design Guidelines (UDGs) provide the design standards to achieve the architectural outcomes envisioned when developing the Hollywood Beach Overlay.

Legal Effect. These Urban Design Guidelines (UDGs) are a companion design document to the Hollywood Beach Overlay (Section 4.26 of the Zoning and Land Development Regulations). They do not independently establish zoning or land development regulations, exactions, fees, or use, height, or density standards. Development seeking optional bonus entitlements shall demonstrate substantial consistency with these guidelines as provided in Section 4.26; for development proceeding under as-of-right entitlements, the guidelines are advisory. In the event of any conflict between these guidelines and Section 4.26, the Regulating Plan Map, the City Code, or state or federal law, the latter controls. References in these guidelines to state or federal law are informational and do not enlarge or reduce those requirements.

B.5 Guiding Principles

The following guiding principles establish the foundation for the Urban Design Guidelines and ensure a holistic approach for the redevelopment of Hollywood Beach. They reflect the vision established by Joseph W. Young, advance the goals and objectives of the Comprehensive Plan, and incorporate the priorities expressed by the community.



- (1) Broadwalk Preservation – Protect and enhance the Broadwalk as Hollywood’s primary public space and coastal landmark.
- (2) Architectural Heritage – Reinforce the Art Deco and Coastal Moderne architectural heritage of the beach area.
- (3) Design Excellence – Establish Hollywood Beach as a global architectural destination through sophisticated design.
- (4) Intentional Scaling – Ensure that transitions between developments respect the scale and character of neighboring communities.
- (5) The Human Experience – Advance development that activate the ground floor and enhance the streetscape to promote a high quality of life.
- (6) Connectivity – Create a walkable coastal environment where residents and visitors can comfortably live, work, and recreate free from car dependence.
- (7) Sustainability – Ensure development is responsive and adaptable to Hollywood’s evolving sub-tropical climate.
- (8) Art in Public Spaces – Weave public art into the built environment to provide everyday encounters that represent Hollywood’s past, present and future.

These guiding principles inform the process for evaluating development proposals seeking to use the optional bonus entitlements identified in the Hollywood Beach Overlay. Demonstrating alignment with these principles ensure development successfully achieve the architectural and built environment outcomes set forth in the Urban Design Guidelines.

B.6 How to Use the Urban Design Guidelines

The Urban Design Guidelines (UDGs) are organized into a four-tier framework that aligns with the geographic areas and optional bonus entitlements established through the Hollywood Beach Overlay. Each tier

establishes design expectations applicable to development proposals seeking optional bonus entitlements within the identified areas.

- Tier 1 – Beach-Wide Guidelines: Overarching urban design guidelines
- applicable to all development seeking optional bonus entitlements granted by the Hollywood Beach Overlay.
- Tier 2 – Beach Precincts: Urban design guidelines that respond to the six Beach Precincts established by the Hollywood Beach Overlay.
- Tier 3 - Character Areas: Sub-areas within each Precinct that establish detailed architectural, landscape, and public realm design standards, along with the maximum building height applicable within that Precinct, to ensure development contributes to the unique identity of the beach.
- Tier 4 – Blocks: Detailed architectural, landscape, and public realm design standards to ensure development transitions responsibly from A1A to Surf Road.

C. Framework

The Urban Design Guidelines (UDGs) are organized into a four-tier framework to guide development seeking to utilize the optional bonus incentives outlined in the Hollywood Beach Overlay (Section 4.21 of the Zoning and Land Development Regulations). These tiers compliment and at times overlap one another to ensure development is aligned with the vision and community priorities for the beach area.

The design framework begins with Beach-Wide Guidelines, which establish the fundamental architectural and design principles applicable throughout the overlay. Beach Precincts promote cohesive development patterns within the six precincts identified in the overlay, while Character Areas ensure streetscapes, frontages, and the public realm enhance the beach's unique identity. Finally, Block Typologies set the standards for development as it transitions from A1A to Surf Road.

Together, these four tiers create a comprehensive urban design framework that provides a consistent basis for evaluating development applications while achieving the architectural, urban design, and placemaking objectives of the Hollywood Beach Overlay.

C.1 Beach-Wide Urban Design Guidelines

The Beach-Wide Urban Design Guidelines are the design DNA of Hollywood Beach Overlay (Section 4.26 of the Zoning and Land Development Regulations). They are the foundation of this document and apply to all development utilizing the optional bonus incentives granted by the overlay. These guidelines set the standard for architecture, mobility, landscape, sustainability, and placemaking on Hollywood Beach.

- **The Beach-Wide Urban Design Guidelines** are organized into the following frameworks:
- **Built Form** – Design standards for architecture, massing, façade treatments, height transitions, podiums, towers, frontages, and the relationship between development and the public realm.
- **Circulation** – Design standards for pedestrian, bicycle, transit, and vehicular movement, including street hierarchy, connectivity, accessibility, and complete streets.
- **Open Space** – Design standards for the Broadwalk, parks, plazas, privately owned public spaces (POPS), landscapes, streetscapes, and the public realm. **Sustainability** – Design standards for sub-tropical environments, adaptability, native flora and fauna, stormwater management, and sustainable development.
- **Public Art** – Design standards for integrating public art into the built environment.

The supplementary design standards and criteria for each framework are presented in Part II.D. Collectively, these standards provide the design basis for evaluating substantial consistency under Sections 4.26.F.2 and 4.26.O.5.

C.2 Beach Precincts

Beach Precincts

The Hollywood Beach Overlay establishes six distinct **Beach Precincts**, each representing a geographic area of the beach with its own unique character, development pattern, and

public realm priorities. Design standards for each precinct are tailored to its specific context while ensuring alignment with the guiding principles established in this document.

Beach Precincts are identified on the Official Hollywood Beach Overlay Regulating Plan Map and include the following:

1. North Beach Village Precinct
2. North-Central Beach Residential Precinct
3. Central Beach Commercial Precinct
4. Hollywood Beach Resort Precinct
5. South-Central Beach Residential Precinct
6. South Beach Residential Precinct

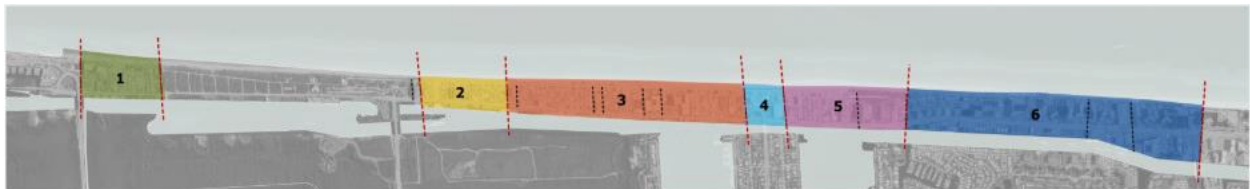


Figure 1: Beach Precincts

Development seeking optional bonus entitlements shall demonstrate substantial consistency with the applicable Beach Precinct standards in Part II in addition to complying with the corresponding Part I Precinct provisions in Section 4.24.E and all other applicable Part I requirements.

C.2.a Precinct 1 - North Beach Village

Intent

The North Beach Village Precinct shall preserve the lower-scale coastal character, conservation values, passive recreation, and neighborhood compatibility of North Hollywood Beach. Development shall not undermine conservation, low-scale, ecological, public realm, recreational, or coastal character objectives. North Beach south of Balboa Street is designated as a TDR Sending Area only. North Beach north of Balboa Street and south of Cambridge Street may be designated as a TDR Receiving Area where identified on the Regulating Plan Map.



Figure 2: Precinct 1 - North Beach Village Precinct

Overlay Alignment

Overlay Alignment. Section 4.26.E.1 governs Precinct 1. Section 4.26.J does not apply within Precinct 1 unless expressly provided otherwise. TDR sending and receiving eligibility is determined by Section 4.26.E.1 and the Regulating Plan Map. Any numerical height or optional bonus entitlement is governed by Part I, including

Section 4.26.M.2 and the Regulating Plan Map. The standards below are supplementary urban design standards and do not independently create bonus eligibility.

Typology	Height Range	Design Intent
Existing Residential	Existing zoning	Preserve and enhance the existing residential fabric.
Medium Density Residential	Up to 200 feet	Buildings shall step back above the 3rd story , with a 45° transition plane applied where development abuts a single-family residential boundary.

- (1) Height transitions shall be required at all interfaces with adjacent single-family residential areas. A 45-degree height transition plane applies to any shared property lines shared with a single-family property.
- (2) Building facades shall be articulated at intervals no greater than 40 feet. Long uninterrupted facades are prohibited.
- (3) Rooftop amenity areas are permitted subject to the requirements of the underlying zoning district and subject to Character Area 1 standards below.
- (4) Enhanced residential open space provisions apply to all multi-family development within this precinct.
- (5) Development shall not undermine the ecological function, public realm, or recreational character of North Hollywood Beach Park and surrounding coastal areas.

C.2.b Precinct 2 - North-Central Beach Residential

Intent

The North-Central Beach Residential Precinct shall reinforce Hollywood Beach's distinctive coastal village character through context-sensitive residential development that celebrates the Boardwalk, preserves the intimate residential scale of Surf Road, and strengthens the surrounding beach community. Development shall create a compact, walkable, and pedestrian-oriented environment supported by enhanced landscaping, a network of linear parks and green connections, active frontages where appropriate, high-quality public realm improvements, and improved east–west connectivity between the Boardwalk and the Intracoastal. Buildings shall contribute to a fine-grain urban fabric through human-scaled architecture, varied massing, and landscape-rich design.



Figure 3: Precinct 2- North-Central Beach Residential Precinct

Overlay Alignment

Overlay Alignment. Section 4.26.E.2 governs Precinct 2. Bonus height may be considered pursuant to Section 4.26.M.2, TIDE allocations may be considered in eligible General Business areas pursuant to Section 4.26.M.3, and TDR sending or receiving capacity may be considered where mapped. Landmark Development may be considered only where the requirements of Section 4.26.K are satisfied. These Part II standards supplement, and do not expand, the eligibility or numerical limits established by Part I.

Typology	Height Range	Design Intent
Coastal Village Character	40–100 feet	Reinforce Hollywood Beach's unique coastal village character by preserving the pedestrian-oriented Broadwalk, enhancing the intimate residential character of Surf Road, and fostering a vibrant beach community through human-scaled architecture, active public spaces, landscape-rich streets, sensitive building transitions, and strong connections to the Intracoastal.
Landmark / Gateway Site	Applicable base height plus up to 50 additional feet	Applies only to developments comprising the full assembly of an entire block. Landmark and Gateway Sites shall create architecturally significant destinations that frame key arrivals into the Central Beach Commercial Precinct while delivering exceptional design quality, enhanced public spaces, publicly accessible open spaces (POPS), and an active pedestrian environment that reinforces Hollywood Beach's identity as a premier beachfront destination.

- (1) Residential development pattern: development shall reinforce a fine-grain, human-scaled street environment. Wide, monolithic building frontages are prohibited.
- (2) Fine-grain building rhythm: building widths and façade compositions shall reflect the character of the existing residential street pattern.
- (3) Linear parks along east–west streets connecting the Intracoastal to the Broadwalk shall be protected and enhanced.
- (4) Public Realm Priority Frontages and Corridors shall be enhanced through increased setbacks, generous landscaping, active pedestrian environments, and high-quality public realm improvements, consistent with the Regulating Plan.
- (5) Ground-floor residential units, residential amenity spaces, leasing offices, and residential lobbies shall not occupy required active frontage areas, except for limited lobby access necessary to serve upper-floor residential uses.
- (6) Development seeking optional bonus entitlements shall comply with the applicable block structure and Tertiary Plan requirements while protecting and enhancing east–west pedestrian connections, Public Realm Priority Frontages and Corridors, and beach access connections.
- (7) Where POPS is required by Part I, including through an applicable bonus entitlement or Precinct-specific requirement, POPS shall be directly visible and accessible from a public street, paseo,

Public Realm Priority Frontage or Corridor, or other publicly accessible pedestrian area and shall comply with the applicable Part I requirements and Part II.D.3.c.

- (8) Contemporary architecture inspired by Hollywood Beach's Art Deco heritage shall reinforce the district's historic character without replicating historic styles or creating pastiche.

C.2.c Precinct 3 - Central Beach Commercial

Intent

The Central Beach Commercial Precinct shall serve as Hollywood Beach's premier coastal destination for hospitality, tourism, dining, entertainment, and public life. Development shall reinforce a vibrant, walkable, and architecturally distinctive resort district that celebrates the Broadwalk as the community's signature public space while creating an exceptional visitor and resident experience. A high-quality public realm, active frontages, outdoor dining, shaded streets, plazas, and publicly accessible open spaces shall foster year-round activity and strengthen connections between the Broadwalk, commercial corridors, hotels, and the beach. Contemporary architecture inspired by Hollywood Beach's Art Deco heritage shall establish a memorable coastal identity through human-scaled design, exceptional architectural quality, landscape-rich streetscapes, and an animated pedestrian environment that supports economic vitality and reinforces Hollywood Beach as South Florida's premier beachfront destination.



Figure 4: Precinct 3- Central Beach Precinct

Overlay Alignment

Section 4.26.E.3 — Central Beach Commercial Precinct. Part I authorizes a range of optional bonus entitlements in eligible portions of Precinct 3, including bonus height, TIDE allocations, Flexibility Units, and TDR receiving capacity, subject to the Regulating Plan Map and the requirements applicable to each entitlement. Height and density- or room-enabling entitlements remain independent as provided by Sections 4.26.C.9, 4.26.D.11, and 4.26.M.1. The standards below govern the supplementary design response for development receiving those entitlements.

Typology	Height Range	Design Intent
Commercial Resort Core	40–150 feet	Reinforce Hollywood Beach's premier coastal destination by creating a vibrant, walkable resort district centered on the Broadwalk. Development shall establish an architecturally distinctive, human-scaled urban environment that celebrates contemporary architecture inspired by Hollywood Beach's Art Deco heritage while supporting hospitality, dining, entertainment, retail, and visitor-serving uses. Buildings shall contribute to a varied and visually rich skyline through diverse architectural expression and coordinated block

		planning while protecting the quality of the pedestrian environment. Active frontages, outdoor dining, plazas, publicly accessible open spaces (POPS), landscape-rich streets, and high-quality public realm improvements shall foster year-round activity, strengthen connections between the Broadwalk, beach, and commercial corridors, provide appropriate landscaped transitions to adjacent lower-scale areas, and reinforce Hollywood Beach as South Florida's premier beachfront destination.
Landmark / Gateway Site	Applicable base height plus up to 50 additional feet	Applies only to developments comprising the full assembly of an entire block. Landmark and Gateway Sites shall create architecturally significant destinations that frame key arrivals into the Central Beach Commercial Precinct while delivering exceptional design quality, enhanced public spaces, privately owned publicly accessible open spaces (POPS), and an active pedestrian environment that reinforces Hollywood Beach's identity as a premier beachfront destination.

Key Design Policies

- (1) Development shall protect sunlight access, pedestrian comfort, and microclimate within the Broadwalk, Surf Road, and other significant public spaces through appropriate building height, massing, orientation, and shadow management.
- (2) Buildings shall contribute to a visually rich streetscape through varied massing, façade composition, materials, and architectural expression while reinforcing a cohesive coastal identity.
- (3) Ground floors shall provide active, transparent, and publicly engaging frontages that accommodate retail, restaurants, hospitality, entertainment, and visitor-serving uses. Blank walls, inactive frontages, and service areas shall not dominate the public realm.
- (4) Development shall contribute to a continuous network of publicly accessible open spaces, plazas, paseos, and pedestrian connections that strengthen access between A1A, the Broadwalk, hotels, and the beach.
- (5) Landscape design shall define streets, plazas, and pedestrian spaces while providing appropriate transitions to adjacent lower-scale character areas through planting, shade trees, and green infrastructure.

C.2.d Precinct 4 - Hollywood Beach Resort

Intent

The Hollywood Beach Resort Precinct is the City's signature redevelopment opportunity and Hollywood Beach's premier international resort destination. As the iconic terminus of Hollywood Boulevard, it shall establish the defining architectural landmark and visual destination at the end of the City's principal civic axis, creating a memorable arrival that celebrates the Broadwalk, the Atlantic Ocean, and the identity of Hollywood Beach. This precinct is where Hollywood Beach presents its highest aspirations on the world stage through architecture of exceptional quality, destination resorts, and public spaces that are generous, welcoming, and seamlessly integrated with the beachfront. Development shall achieve international-calibre architecture, a distinctive skyline presence, and a resort-quality public realm where plazas, publicly accessible open spaces (POPS), landscaped promenades, and active ground-floor uses create an exceptional experience for residents and visitors alike. The public realm shall function as an extension of the resort experience, ensuring that the Broadwalk and beachfront remain open, active, and inviting for everyone—not only resort guests.

The Broadwalk frontage within this precinct shall comply in full with the Historic District standards. Residential Flexibility Unit allocations are prohibited within this precinct.



Figure 5: Precinct 4- Hollywood Beach Resort Precinct

Overlay Alignment

Overlay Alignment. Section 4.26.E.4 governs the Hollywood Beach Resort Precinct and establishes two distinct optional-bonus redevelopment pathways: the Hollywood Beach Resort and Controlling Properties Redevelopment Plan under Section 4.26.E.4.d and the Hollywood Beach Resort Unified Master Plan under Sections 4.26.E.4.e through h. Precinct 4 height is governed by Sections 4.26.E.4.i and j, as applicable; Section 4.26.K does not apply. These Part II standards supplement the Part I pathways by guiding building and tower placement, architecture, public realm, landscape, mobility, public access, view preservation, massing, resilience, and phased implementation.

Typology	Height Range	Design Intent
Hollywood Beach Resort Landmark	40 340 feet. <i>*Additional height may be approved under Unified Master Plan and City commission approval.</i>	Reinforce Hollywood Beach's premier international resort destination through exceptional architecture, world-class hospitality, and an integrated public realm. As the iconic terminus of Hollywood Boulevard, development shall create the defining architectural landmark and visual destination at the end of the City's principal civic axis, framing views to the Atlantic Ocean and celebrating the Broadwalk as Hollywood Beach's signature public space. Buildings shall establish a distinctive skyline

		presence while creating generous publicly accessible open spaces (POPS), ceremonial arrival experiences, shaded promenades, plazas, and active ground-floor uses that seamlessly integrate the resort with the public realm. Contemporary architecture inspired by Hollywood Beach's Art Deco heritage shall create an enduring coastal identity and an exceptional destination for residents and visitors alike.
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Key Design Policies

- (1) Buildings shall be designed as architecturally distinctive resort destinations that contribute to Hollywood Beach's skyline and reinforce the precinct's role as the City's premier beachfront destination. Generic slab towers, repetitive balcony façades, unarticulated curtain wall towers, and buildings lacking a clear architectural concept are prohibited.
- (2) Where a Unified Master Plan is proposed, the plan shall preserve and strengthen meaningful visual and physical connections among Hollywood Boulevard, the landward side of the property, Surf Road, the Broadwalk, the public beach, and the Atlantic Ocean, consistent with Sections 4.26.E.4.f and E.4.g.
- (3) Building placement and massing shall preserve and frame meaningful public view corridors toward the Atlantic Ocean from Hollywood Boulevard and other east–west public rights-of-way. Development shall reinforce visual connections between Downtown Hollywood, the Broadwalk, and the beachfront.
- (4) Buildings shall contribute to a distinctive skyline through sculptural form, articulated rooflines, façade depth, material richness, vertical expression, integrated architectural lighting, and carefully composed tower tops.
- (5) Redevelopment shall restore, preserve, or sensitively reimagine or adaptively reuse or reinterpret the defining architectural, civic, and resort-oriented features of the original hotel.
- (6) Development shall reinforce the terminus of Hollywood Boulevard as Hollywood Beach's principal civic arrival and visual destination. Architecture, public spaces, and landscape shall frame the boulevard axis and celebrate the connection between Downtown Hollywood, the Broadwalk, and the Atlantic Ocean.
- (7) Where feasible, the principal public space and arrival experience of a resort development shall align with the historic Hollywood Boulevard axis.
- (8) Development along the Broadwalk shall provide a continuous frontage of active, publicly accessible uses that animate the public realm and reinforce the Broadwalk as Hollywood Beach's signature public destination. Broadwalk- facing development shall comply with the Historic District standards while incorporating high-quality architecture, transparency, and active frontages.
- (9) Buildings fronting the Broadwalk shall incorporate generous colonnades, arcades, verandas, or other covered pedestrian spaces that provide shade, weather protection, and a seamless transition between the public realm and resort uses. These elements shall be integrated into the

architectural design, activate the Broadwalk, and support a continuous resort-quality pedestrian experience.

- (10) Broadwalk frontage: 100% of ground floor frontage facing the Broadwalk shall be active, publicly accessible uses. Historic District standards apply to all Broadwalk-facing design.
- (11) Development shall provide an integrated network of publicly accessible plazas, terraces, promenades, and gathering spaces that function as an extension of the Broadwalk. These spaces shall support year-round activity, enhance pedestrian comfort, and reinforce the Beach Resort Precinct as Hollywood Beach's premier civic and visitor destination.
- (12) Every major resort shall include an elevated, publicly accessible terrace overlooking the Atlantic Ocean.
- (13) Mechanical equipment, rooftop plant, service areas, and associated screening shall be fully integrated into the architectural composition of the building and shall not be visible from the Broadwalk, beach, or other significant public spaces.
- (14) Parking garages shall be completely integrated into the architectural composition of the podium, indistinguishable in material quality and articulation from occupied floors.
- (15) Signature lighting design shall give the building a distinctive night-time presence, consistent with sea turtle lighting standards.
- (16) The plaza shall contain, at minimum: landscape and shade trees; public seating; public art; a water feature; space for restaurants or cafe seating; capacity to host community events and programming; and clearly legible pedestrian connections to the Broadwalk and adjacent streets and shall comply with Section 3.22.J (Art in Public Places) of the City Code.
- (17) Development shall be designed to preserve sunlight and pedestrian comfort within the Broadwalk, beachfront, publicly accessible open spaces (POPS), Hollywood Boulevard, and other significant public spaces. Building massing, orientation, tower placement, and slender tower forms shall minimize adverse shadow impacts and demonstrate that the quality of the public realm has been prioritized over the maximization of the building envelope.
- (18) Review of development within Precinct 4 shall follow Section 4.26.E.4.n and the applicable review sequence in Section 4.26.O.1. Where Historic Preservation Board review is otherwise required, the application shall be reviewed through the applicable Joint Planning and Development Board/Historic Preservation Board process. Part II does not establish a separate Special Exception approval pathway.

C.2.e Precinct 5 - South-Central Beach Residential

Intent

The South-Central Beach Residential Precinct shall support a vibrant, year-round residential community founded on the principles of the 15-minute neighborhood, where residents can comfortably access daily needs, local-serving amenities, parks, community spaces, and the Broadwalk within a short walk or bicycle ride. Development shall reinforce walkability, residential quality of life, neighborhood identity, and compatible mid-rise redevelopment through human-scaled architecture, landscape-rich streets, shaded pedestrian environments, and carefully managed transitions to lower-scale residential areas. Buildings shall incorporate community-serving amenities and active uses where appropriate, while strengthening

connections to the beach, parks, and surrounding public realm to create a resilient, connected, and livable coastal neighborhood.

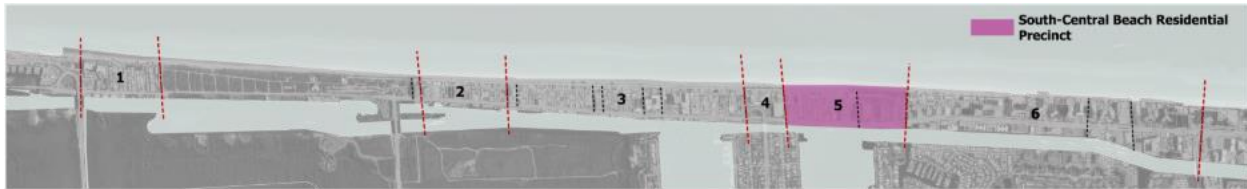


Figure 6: Precinct 5- South-Central Beach Residential Precinct

Overlay Alignment

Overlay Alignment. Section 4.26.E.5 governs Precinct 5. Bonus height, TIDE allocations, and TDR sending or receiving capacity may be considered only where authorized by Part I and the Regulating Plan Map. Landmark Development may be considered only for a qualifying full-block site pursuant to Section 4.26.K. Parking reductions are governed by Section 4.26.L.2. These Part II standards supplement the applicable entitlement and development standards through neighborhood- scale architecture, landscape, public-realm, and transition design.

Typology	Height Range	Design Intent
Commercial Resort Core	40–150 feet	Support a vibrant, year-round residential neighborhood that balances compatible mid-rise redevelopment with the established character of Hollywood Beach. Development shall reinforce walkability, residential quality of life, and community identity through human-scaled architecture, landscape-rich streets, local-serving amenities, shaded pedestrian environments, and enhanced connections to the Broadwalk, beach, parks, and surrounding neighborhoods. Building form shall provide sensitive transitions to lower-scale residential areas while creating an attractive, resilient, and connected coastal community.
Landmark / Gateway Site	Applicable base height plus up to 50 additional feet	Applies only to developments comprising the full assembly of an entire block. Landmark and Gateway Sites shall create architecturally significant destinations that frame key arrivals into the Central Beach Commercial Precinct while delivering exceptional design quality, enhanced public spaces, publicly accessible open spaces (POPS), and an active pedestrian environment that reinforces Hollywood Beach's identity as a premier beachfront destination.

Key Design Policies

- (1) Development shall incorporate a clearly defined podium and tower composition. The podium shall visually anchor the building to the public realm through active uses, durable materials, façade articulation, pedestrian-scaled lighting, seating, landscape, shade, and community-serving amenities.
- (2) Upper stories shall step back above the podium to reduce perceived building mass and maintain a comfortable pedestrian scale. Slab-style tower forms are prohibited.
- (3) Ground floors shall activate key street intersections, parks, and pedestrian nodes through retail, cafés, neighborhood services, community facilities, and other community-serving uses that contribute to a vibrant, year-round residential neighborhood.
- (4) Development shall strengthen safe, shaded, and universally accessible pedestrian connections to the Broadwalk, beach, parks, local-serving amenities, and surrounding neighborhoods, reinforcing the principles of a walkable 15- minute neighborhood.
- (5) Building height and massing shall transition sensitively to adjacent lower-scale residential areas through stepbacks, setbacks, landscape buffers, and compatible building forms that protect neighborhood character.
- (6) Development shall contribute to a complete, year-round residential neighborhood by incorporating or supporting community-serving amenities, shared open spaces, neighborhood services, and other uses that meet the daily needs of residents and foster social interaction within walking distance.

C.2.f Precinct 6 - South Beach Residential

Intent

The South Beach Residential Precinct shall evolve as a complete higher density residential neighborhood by accommodating contemporary residential redevelopment in appropriate locations, introducing community-serving amenities, and strengthening walkability, bicycle connectivity, and access to the Broadwalk, parks, and the Intracoastal, while reinforcing the precinct's established residential character.



Figure 7: Precinct 6- South Beach Residential Precinct

Overlay Alignment

Overlay Alignment. Section 4.26.E.6 governs Precinct 6. Section 4.26.J does not apply unless a specific minimum development-site requirement is identified by Part I or the Regulating Plan Map. Optional bonus entitlements may be considered only where mapped and otherwise eligible. Landmark Development under Section 4.26.K is not available in Precinct 6. These Part II standards supplement the Part I framework through residential, public-realm, landscape, mobility, and shoreline-permeability design standards.

Key Design Policies

- (1) Precinct 6 shall evolve as a 15-minute neighborhood, where residents can comfortably access community amenities, local services, parks, and everyday destinations on foot or by bicycle.

- (2) Development shall strengthen pedestrian and bicycle connections throughout the precinct, including direct links to the Broadwalk, the Intracoastal Waterway, parks, and surrounding neighborhoods.
- (3) Where required by the Overlay, the underlying zoning district, or the Regulating Plan Map, active ground-floor uses shall be neighborhood-serving in character and contribute to an active, walkable public realm.
- (4) TIDE program allocation is available where the proposed hotel, condo-hotel, lodging, or hospitality use is otherwise permitted and the property is mapped as eligible, subject to all applicable active frontage, parking, loading, and public realm standards.
- (5) TDR sending and receiving: available where designated on the Regulating Plan Map, applicable only to unused residential density. Sending and receiving sites shall satisfy all applicable Required Bonus Entitlement Conditions.

Typology	Height Range	Design Intent
Established Residential Neighborhood	60-200 stories	Strengthen Precinct 6 as Hollywood Beach's complete residential neighborhood, where residents can comfortably access parks, community amenities, local services, and everyday destinations within a safe, walkable, and connected public realm, while preserving the neighborhood's established character.

C.3 Character Areas

Character Areas represent the identity, environment, and physical conditions that collectively shape Hollywood Beach’s coastal culture. While Beach Precincts establish design standards for geographic areas, Character Areas respond to the specific characteristics of places as they occur within and across precincts. Through tailored design guidelines, Character Areas ensure a context-sensitive response to the height conditions contemplated by the Hollywood Beach Overlay.

The Character Areas identified within the Hollywood Beach Overlay include:

- **Historic Broadwalk**
- **Surf Road**
- **Transition Zones**
- **A1A**
- **Intracoastal**
- **Gateway Sites**

Together, these Character Areas reinforce a cohesive built form throughout Hollywood Beach by establishing design expectations that respond to the culture, context, and identity of each place.

C.3.a Historic Broadwalk

The Historic Broadwalk Character Area encompasses all sites located within the Hollywood Beach Historic Overlay District. It is the most design-sensitive of the characters areas and its primary objective is to ensure Hollywood is revered on an international stage. Architecture shall respond to and reinforce the Art Deco and Streamline Moderne heritage along the beachfront, delivering the highest design standards for Hollywood's signature landmark area.

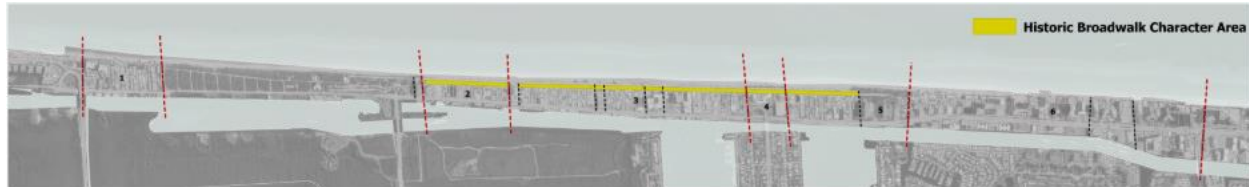


Figure 8: Map indicating the location of Historic Broadwalk Character Area

No general Overlay bonus height is assigned to the Historic Broadwalk Character Area in Section 4.26.M.2, Table 1. Building height therefore remains governed by the applicable as-of-right zoning and any precinct-specific Special Policy Area provisions. Within Precinct 4, the height pathways of Section 4.26.E.4 control. Protecting the Broadwalk's lower-scale, pedestrian-oriented datum remains a primary design objective.

Key Design Policies

- (1) All new development and significant renovation shall reinforce the Art Deco and Coastal Modern architectural character of the Broadwalk through compatible scale, proportions, rhythm, massing, and architectural expression. Contemporary interpretations of Art Deco design principles are encouraged, while generic contemporary architecture lacking reference to the historic character of the district is prohibited.
- (2) Upper stories shall step back from the Broadwalk frontage to maintain the prominence of the historic street wall and pedestrian-scaled character.
- (3) Color palettes shall reinforce Hollywood Beach's identity as a vibrant coastal destination through predominantly white architecture, vibrant accent colors, integrated planting, and high-quality crafted materials.
- (4) A minimum three-color palette and complementary exterior finish materials shall be incorporated into the architectural design of all principal building façades.
- (5) Building façades shall incorporate architectural depth, texture, and material richness through ceramic tile, terracotta, decorative masonry, architectural concrete, sculptural elements, patterned surfaces, architectural metal, natural stone, and other durable coastal materials.
- (6) Ceramic tile, mosaics, artist-designed façades, decorative relief panels, and permanent architectural artwork are strongly encouraged as integral architectural features.
- (7) Color palettes shall reinforce Hollywood Beach's identity as a vibrant coastal destination through predominantly white architecture, vibrant accent colors, integrated planting, and high-quality crafted materials.
- (8) A minimum three-color palette shall be applied...
- (9) Building façades shall incorporate architectural depth, texture, and material richness through ceramic tile, terracotta, decorative masonry, architectural concrete, sculptural elements, patterned surfaces, architectural metal, natural stone, and other durable coastal materials.

- (10) Ceramic tile, mosaics, artist-designed façades, decorative relief panels, and permanent architectural artwork are strongly encouraged as integral architectural features.
- (11) Integrated planting shall form an integral part of the architectural composition. Buildings shall incorporate landscape elements such as planters, green walls, balcony planting, courtyard gardens, climbing vegetation, and tropical landscape features to soften building massing, enhance the pedestrian experience, and reinforce Hollywood Beach's subtropical identity.
- (12) Arcades, colonnades, verandas, and other covered pedestrian spaces are strongly encouraged along Broadwalk frontages to provide shade, weather protection, and a comfortable transition between public and private space. These elements shall be integrated into the building's architectural composition and designed as active, publicly accessible spaces that support walking, outdoor dining, retail activity, and social interaction.

C.3.b Surf Road

Surf Road forms the transition between the inland urban fabric and the Broadwalk, functioning as a pedestrian-priority street that accommodates local vehicular access while reinforcing the intimate village character of Hollywood Beach. Development shall create a boutique, walkable environment through varied building forms, rich landscaping, active ground-floor frontages, and a safe, comfortable public realm for pedestrians and cyclists.

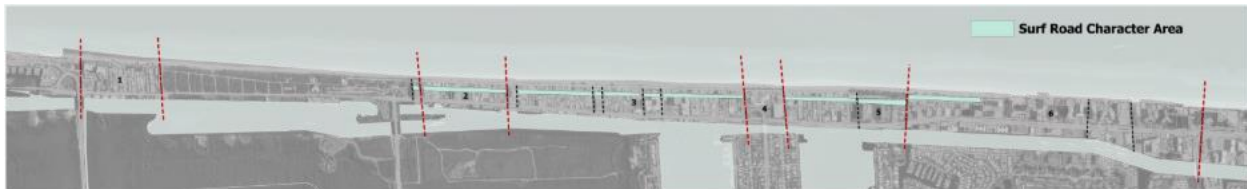


Figure 9: Map indicating the location of Surf Road Character Area

Key Design Policies

- (1) Development shall reinforce Surf Road's intimate village character through a fine-grain pattern of development, pedestrian-scaled architecture, and varied building forms. Long, monolithic building frontages are prohibited, and buildings shall be articulated into smaller architectural bays that reflect the rhythm and scale of Hollywood Beach.
- (2) Development shall embrace high-quality contemporary architecture inspired by Hollywood Beach's Art Deco and Coastal Modern heritage. Buildings shall express a distinctive coastal identity through varied forms, durable materials, integrated landscape, and climate-responsive design while reinforcing the intimate, pedestrian-oriented character of Surf Road. Generic or repetitive building forms that fail to respond to the unique identity of Hollywood Beach are prohibited.
- (3) Surf Road shall function as a pedestrian-priority street that accommodates local vehicular access while prioritizing walking, cycling, outdoor activity, and social interaction. Development shall strengthen the public realm through generous sidewalks, active frontages, frequent building entrances, outdoor gathering spaces, and safe, comfortable pedestrian environments.
- (4) Landscape shall form an integral part of the architectural and public realm composition. Buildings shall incorporate shade trees, tropical planting, planters, green walls, courtyard gardens, and other landscape elements that soften building massing, provide environmental comfort, reinforce Hollywood Beach's subtropical identity, and contribute to a lush, walkable streetscape.

- (5) Buildings shall create an engaging relationship with Surf Road through transparent ground floors, frequent pedestrian entrances, outdoor dining and seating where appropriate, and architecturally distinguished corner elements that strengthen pedestrian activity, improve wayfinding, and contribute to a vibrant street environment.
- (6) Buildings shall create an engaging relationship with Surf Road through transparent ground floors, frequent pedestrian entrances, outdoor dining and seating where appropriate, and architecturally distinguished corner elements that strengthen pedestrian activity, improve wayfinding, and contribute to a vibrant street environment.
- (7) Building massing shall respond sensitively to the adjacent Historic Broadwalk District and surrounding neighborhoods through consistent streetwall heights, articulated façades, upper-story stepbacks, and carefully composed building forms. Taller building elements shall be designed to preserve sunlight, pedestrian comfort, and the human-scaled character of Surf Road.
- (8) Building massing shall respond sensitively to the adjacent Historic Broadwalk District and surrounding neighborhoods through consistent streetwall heights, articulated façades, upper-story stepbacks, and carefully composed building forms. Taller building elements shall be designed to preserve sunlight, pedestrian comfort, and the human-scaled character of Surf Road.
- (9) Development shall contribute to a high-quality public realm by integrating coordinated paving, lighting, seating, wayfinding, public art, and landscape into the design of buildings and streets. Public improvements shall reinforce Surf Road as one of Hollywood Beach's signature pedestrian-oriented streets and strengthen connections between the Broadwalk, inland neighborhoods, and surrounding public spaces.

C.3.c Transition Zones

The Transition Zone provides a carefully designed transition between the higher-intensity development of the A1A corridor and the lower-scale character of Surf Road and the Historic Broadwalk District. Development shall step down in height, scale, and visual intensity from west to east through context-sensitive massing, generous landscape integration, and high-quality contemporary architecture that respects the pedestrian experience and surrounding neighborhood character.

Buildings shall reinforce a comfortable human scale at the street level while preserving sunlight, views, and the unique identity of adjacent Character Areas through thoughtful building articulation, upper-story stepbacks, and climate-responsive design.

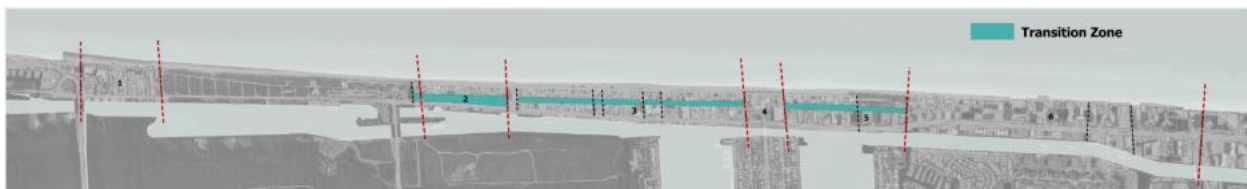


Figure 10: Map indicating the location of the Transition Zones

Key Design Policies

- (1) Within Precincts 2, 3, and 5, the maximum total building height in the Transition Zone is one hundred (100) feet pursuant to Section 4.26.M.2, Table 1 and the Regulating Plan Map. Where the site is Landmark-eligible and qualifies under Section 4.26.K, up to fifty (50) feet of additional Landmark height may be approved, for a maximum total height of one hundred fifty (150) feet.

- (2) Development shall provide a deliberate transition in scale and massing between the A1A-oriented portion of the block and Surf Road, concentrating the greatest permitted height toward A1A and reducing perceived scale toward Surf Road and the Broadwalk.
- (3) Upper-building elements shall comply with the numerical stepback, high-rise length, and high-rise separation standards of Section 4.26.L.5 and shall preserve light, air, views, and visual permeability through the Transition Zone.
- (4) A continuous landscape framework shall soften the transition between taller and lower-scale development through shade trees, planting, landscape buffers, linear parks, and integrated green infrastructure.
- (5) Building massing shall minimize adverse shadow impacts on Surf Road, the Broadwalk, and adjacent public spaces through appropriate tower placement, slender building forms, and upper-story stepbacks consistent with Section 4.26.I.
- (6) Development shall contribute to a high-quality public realm through expanded pedestrian space, shade trees, seating, pedestrian amenities, and publicly accessible open spaces that strengthen connections among A1A, Surf Road, and the Broadwalk.
- (7) The regulating diagrams are supplementary illustrations and shall be interpreted in conjunction with Sections 4.26.I, 4.26.J, 4.26.L.5, 4.26.M.2, the applicable Precinct standards, and the Regulating Plan Map. Where an illustration conflicts with a numerical Part I standard, Part I controls.

C.3.d A1A

The A1A Boulevard is Hollywood Beach's primary high-density corridor. Development shall achieve architectural distinction, deliver world-class streetscape quality, and establish A1A as one of South Florida's premier coastal boulevards. Height is earned through exceptional design — not granted by default.

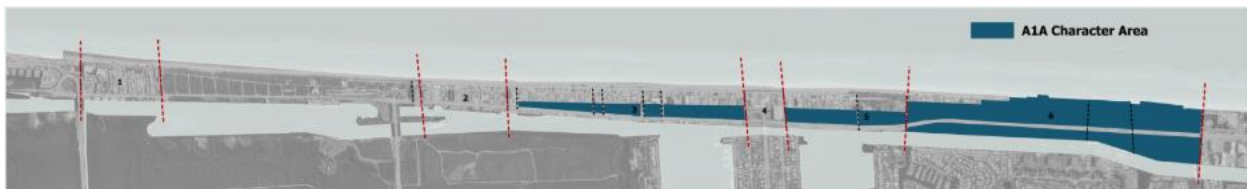


Figure 11: Map indicating the location of A1A Character Area

Key Design Policies

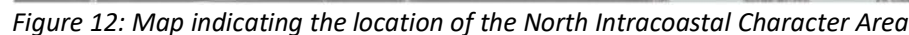
- (1) A1A shall function as Hollywood Beach's premier urban boulevard, accommodating the highest intensity of development while establishing a distinctive architectural identity through landmark buildings, exceptional public realm design, and active, pedestrian-oriented frontages.
- (2) Development within the A1A Corridor Character Area, in any Precinct where it occurs, shall maintain the required setbacks and stepbacks from A1A, and shall orient primary building massing and active ground-floor uses toward A1A to reinforce street-level activation, pedestrian character, and gateway identity along that frontage.
- (3) Within the A1A Corridor Character Area, the maximum total building height is one hundred fifty (150) feet in Precincts 3 and 5 and two hundred (200) feet in Precinct 6, where mapped, pursuant to Section 4.26.M.2, Table 1 and the Regulating Plan Map. In Landmark-eligible portions of Precincts 3 and 5, up to fifty (50) feet of additional Landmark height may be approved under

Section 4.26.K, for a maximum total height of two hundred (200) feet. A Gateway Frontage classification does not independently create height eligibility.

- (4) Buildings shall be individually distinctive and demonstrate architectural excellence through innovative design, sculptural building forms, durable materials, and integrated architectural detailing. Development shall contribute positively to the skyline and reinforce Hollywood Beach as an internationally recognized coastal destination. Generic, repetitive, or monolithic building forms are prohibited.
- (5) Along A1A, the beach podium shall comply with the forty-foot maximum podium height and building-form requirements of Section 4.26.L.5. The podium shall visually anchor the building to the public realm through active uses, durable materials, facade articulation, pedestrian-scaled lighting, seating, landscape, and shade elements.
- (6) Major intersections and mapped Gateway Frontages should incorporate gateway treatments, which may include distinctive corner elements, POPS where required or provided, public art, landscape, or architectural features consistent with Sections 4.26.H and Part II.C.3.f. Gateway design does not independently authorize additional height.
- (7) The required A1A podium-to-mid-rise transition shall comply with Section 4.26.L.5. Supplementary design treatments should use the required stepback as an occupied terrace, landscape transition, architectural datum, or other meaningful element integrated with the public realm.
- (8) The mid-rise element shall be stepped back at least twenty (20) feet from the corresponding face of the beach podium along State Road A1A, and the high-rise element shall be recessed at least fifteen (15) feet from the corresponding exterior face of the mid-rise element on all sides, as required by Section 4.26.L.5.
- (9) High-rise floorplate requirements are governed by the otherwise applicable Zoning and Land Development Regulations. Part II does not establish an independent maximum tower floorplate. High-rise massing shall nevertheless be designed to reduce perceived bulk, preserve visual permeability, and reinforce a slender skyline profile.
- (10) High-rise elements shall comply with the fifty-five-foot separation requirement of Section 4.26.L.5.g, including the applicable shared-property-line provisions.
- (11) A1A frontages shall provide a generous, continuous, unobstructed pedestrian realm coordinated with the applicable setback, park-like setback, frontage, and right-of-way requirements of Part I and the underlying zoning district. As a supplementary design standard, the pedestrian realm should maximize clear walking width, continuous shade canopy, protected bicycle infrastructure where feasible, boulevard-quality lighting, and coordinated street furniture.
- (12) Active ground-floor uses shall be provided along A1A to the extent required by Part I and the underlying zoning district, and shall be arranged to create a continuous pedestrian-oriented frontage. Any commercial-frontage reduction or alternative is governed by Section 4.26.L.3.
- (13) A minimum of 60 percent ground-floor transparency shall be provided between 2 feet and 10 feet above grade.
- (14) Where public access along the Intracoastal Waterway is required by Part I, the Regulating Plan Map, an applicable development approval, or another adopted City plan, the waterfront edge shall be designed as a continuous, landscaped, publicly accessible promenade coordinated in width, grade, landscape character, accessibility, and connections with adjoining segments. Part II

(15) POPS shall include seating, shade, landscaping, pedestrian-scaled lighting, decorative paving, and at least one additional public-realm amenity. Hardscape-only plazas shall not satisfy the POPS requirements.

The North Intracoastal Mixed-Use Commercial character area applies to the northern Intracoastal waterfront edge, within Precincts 2 and 3. This area is characterized by smaller lots, a fine-grain boutique development pattern, and a mix of ground-floor restaurants, cafes, boutique hotels, and water-adjacent retail and hospitality uses. Development shall reinforce the intimate, walkable, Neighborhood-scale waterfront character of this edge — a place for locals and visitors alike to enjoy the Intracoastal setting in a human-scaled, pedestrian- friendly environment.



- (1)** The North Intracoastal Mixed-Use Commercial Character Area shall maintain a fine-grain, small-lot waterfront development pattern. This is the only Character Area within the Overlay District where low-density residential-only development may be facilitated through an optional bonus entitlement.
- (2)** Building widths shall respect the area's established fine-grain lot pattern. Individual building frontages shall not exceed 60 feet at the ground floor. Where multiple lots are developed as a single project, façades shall be articulated as a series of distinct architectural bays, each no wider than 40 feet, to reinforce the rhythm and scale of the waterfront streetscape.
- (3)** A diverse mix of active ground-floor uses is encouraged, including boutique restaurants and cafés with outdoor waterfront dining, neighborhood-scale retail, marine-related commercial uses, boutique hotel lobbies, short-term accommodations, galleries, cultural uses, and publicly accessible waterfront parks, seating areas, and promenades.
- (4)** Reduced parking requirements and valet parking solutions may be supported where they contribute to a more pedestrian-oriented environment and minimize the visual impact of parking on the public realm.
- (5)** Within the Intracoastal Character Area in Precincts 2 and 3, the maximum total building height is sixty (60) feet where mapped pursuant to Section 4.26.M.2, Table 1 and the Regulating Plan Map. Where the Intracoastal Character Area is not identified as bonus-height eligible, the applicable as-of-right or precinct-specific height controls remain governing.
- (6)** Buildings shall establish a consistent 2–3-story streetwall along the waterfront promenade. Upper floors shall be stepped back a minimum of 10 feet from the waterfront façade above the third story to maintain a comfortable pedestrian scale and preserve views along the promenade.

- (7) Roof terraces and open-air rooftop dining areas are encouraged and may be permitted within the allowable height, subject to design review.
- (8) The waterfront promenade shall be continuous and publicly accessible. Gates, barriers, or other obstructions that interrupt public access are prohibited.
- (9) Marine-grade seating, planting, lighting, wayfinding, and durable paving materials shall be integrated throughout the waterfront promenade to create a high-quality public realm.
- (10) Architecture shall reflect the relaxed, sun-bleached character of a South Florida waterfront village through contemporary coastal design, varied building forms, and high-quality materials.
- (11) Outdoor dining, planting, lighting, signage, and public art shall be integrated into the architectural and landscape design to strengthen the waterfront public realm and create an engaging destination for residents and visitors.
- (12) Shade trees and architectural shade structures shall be provided at regular intervals to achieve a minimum of 60 percent shaded promenade surface.

C.3.f Gateway Sites

Gateway Sites are locations for exceptional development that define key arrivals into Hollywood Beach and create landmark destinations of the highest architectural quality. Created through the comprehensive assembly of blocks between A1A and Surf Road, and in some locations extending to the Boardwalk, these sites accommodate the Overlay's most significant development opportunities. Gateway Sites are intended to deliver exemplary architecture, active frontages, generous Privately Owned Publicly Accessible Open Spaces (POPS), linear parks, covered walkways, public art, and other public realm amenities that create memorable arrival experiences. Gateway Frontages are mapped arrival and public- realm conditions classified under Section 4.26.H as A Street - Primary Gateway, Enhanced B Street - Secondary Gateway, or B Street - Tertiary Gateway. A Gateway Frontage classification does not, by itself, create eligibility for additional height. Landmark Development is a separate full-block optional bonus pathway available only in Precincts 2, 3, and 5 where the requirements of Section 4.26.K are satisfied. The supplementary standards below establish design expectations for prominent arrival conditions and for Landmark Development without merging the two entitlement concepts.

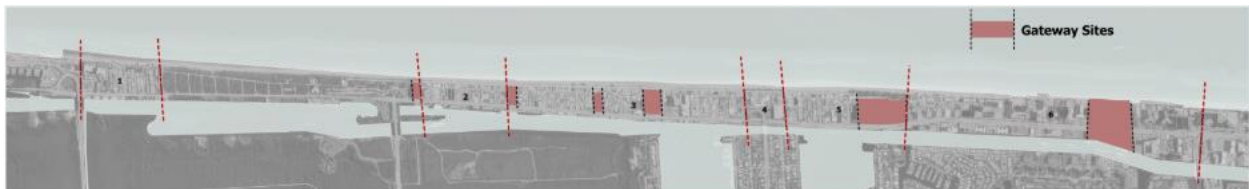


Figure 13: Map indicating the location of the Gateway Sites Character Area



Figure 14: Diagram indicating Gateway Development

Overlay Alignment. Section 4.26(K) — Gateway and Landmark Development: available only within Precinct 2, Precinct 3, and Precinct 5. Gateway or Landmark Development may be eligible to request an additional height bonus of up to 5 additional stories above the otherwise applicable maximum height identified on the Regulating Plan Map, approved by way of development agreement authorized by the City Commission. Gateway flexibility shall not waive mandatory resiliency, Required Bonus Entitlement Conditions, frontage, block structure, infrastructure, or other applicable standards.

- (1) Development at mapped Gateway Frontages and Landmark Development sites shall create memorable arrival conditions through exceptional architectural quality, public-realm design, landscape, craftsmanship, and a distinctive contribution to Hollywood Beach. Landmark Development shall additionally satisfy Section 4.26.K.
- (2) Gateway buildings shall emphasize a strong architectural identity through sculptural massing, distinctive corner and entry elements, enhanced façade articulation, exceptional material quality, and carefully integrated architectural lighting. Buildings shall be designed to serve as highly visible civic landmarks from all approach corridors.
- (3) On an A Street - Primary Gateway frontage, the beach podium shall include at least three complementary facade compositions as required by Section 4.26.L.5.c. Elsewhere, multiple complementary facade compositions may be used as a supplementary design technique to avoid monolithic podium expression and reinforce the applicable frontage character.
- (4) Each façade composition shall be differentiated through meaningful variation in materials, architectural detailing, fenestration, storefront rhythm, landscape integration, façade articulation,

and building modulation. Variations shall represent genuine architectural expression and shall not be achieved solely through changes in paint color.

- (5) Parking structures, service areas, loading facilities, mechanical equipment, and blank walls shall be fully integrated into the architectural composition and screened from public view through active uses, architectural treatments, decorative screening, public art, or landscape.
- (6) Gateway Sites shall provide an enhanced public realm through enlarged

C.4 Block Typologies

Block Typologies establish the preferred pattern of development from east to west by defining how development is arranged and integrated throughout Hollywood Beach. They consider parcel depth, frontage conditions, and site configurations to guide building height, massing, transitions, and the relationship between development and the public realm.

Block Typologies provide clarity around design expectations by illustrating how Character Areas interact and transition from the beach to the Intracoastal. Within the Hollywood Beach Overlay, blocks generally extend from the Broadwalk to A1A and, in select locations, capture development along the Intracoastal Waterway. Each block is composed of a sequence of Character Areas to enhance the existing identity, built form, landscape, and pedestrian experience.

Typical block configurations transition from the Historic Broadwalk Character Area to the A1A Character Area, creating opportunities for Gateway development. However, Block Typologies recognize the varied development conditions throughout the beach and ensure that the height and built form contemplated by the Hollywood Beach Overlay are appropriately integrated regardless of lot size, configuration, or development potential. The Block Typologies recognize that development blocks vary in depth and location throughout the Overlay. Most blocks transition from the Historic District to the Surf Road Character Area, Transition Zone, and A1A Character Area. Blocks located along the western edge of the Overlay terminate at the Intracoastal Mixed-Use Commercial Character Area, where development is oriented toward the Intracoastal Waterway and a publicly accessible waterfront promenade. The diagrams on the following pages illustrate the typical arrangement of Character Areas within each block condition.

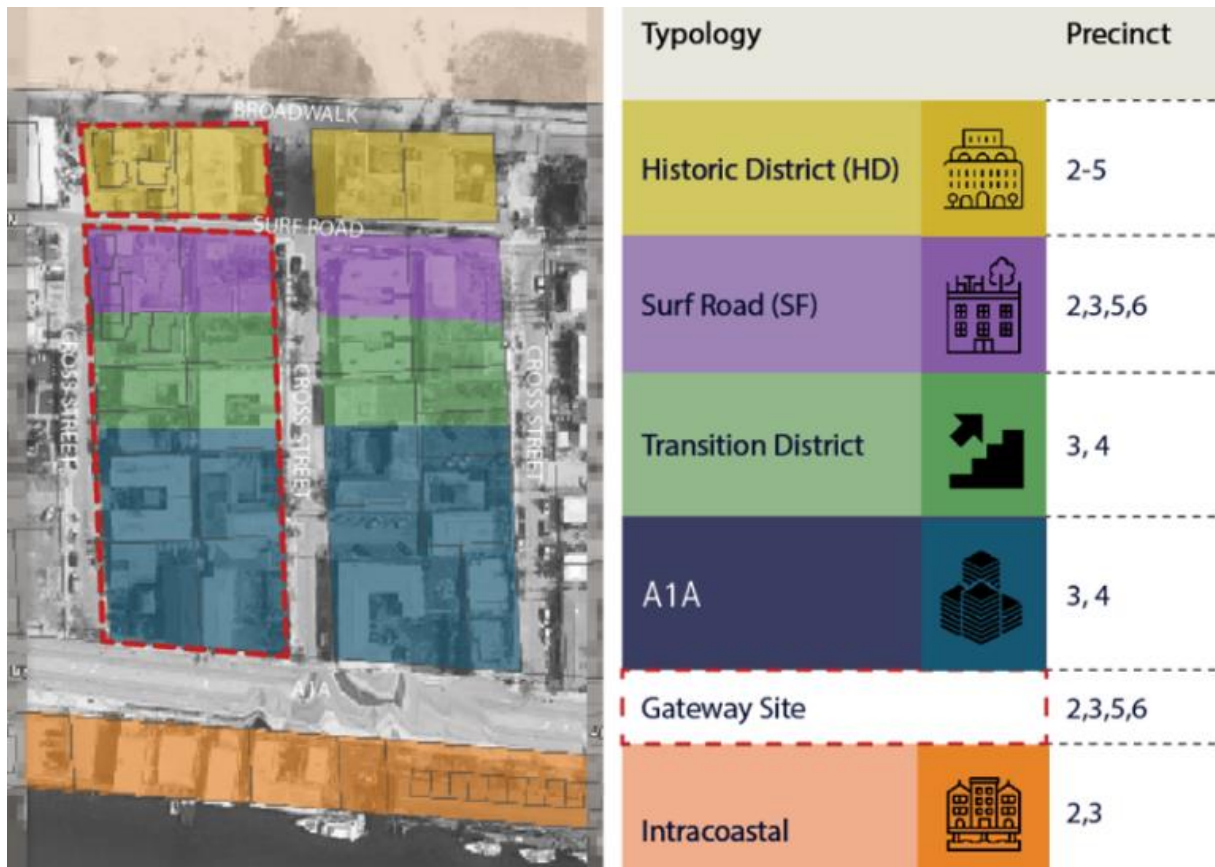


Figure 15: Diagram indicating a full block assembly

Applying the Block Typologies

The following sequence shall be used when preparing a development proposal:

- i. **Identify the applicable Beach Precinct** to determine the overall vision, development strategy, and permitted building height.
- ii. **Identify the applicable East–West Block Typology** to determine how the development parcel is organized between the Broadwalk, A1A, or the Intracoastal Waterway.
- iii. **Apply the Character Area standards** to each development parcel. Each Character Area establishes its own architectural expression, building form, frontage conditions, landscape character, and public realm requirements.
- iv. **Each development parcel shall respond to the unique design objectives of its Character Area while contributing to a cohesive block composition.** Complementary architecture, coordinated materials, integrated landscape, lighting, and public realm design shall unify the development across all Character Areas.

Design Objectives

The East–West Block Typologies are intended to:

- (1) Illustrate how Character Areas are applied across individual development parcels.
- (2) Create a coordinated transition from the Broadwalk to A1A and the Intracoastal Waterway.

- (3)** Reinforce the distinct identity of each Character Area while maintaining a cohesive architectural composition across the block.
- (4)** Preserve Hollywood Beach's fine-grain development pattern and pedestrian- oriented public realm.
- (5)** Ensure that larger developments are composed of multiple complementary architectural expressions rather than continuous or monolithic building forms.
- (6)** Integrate architecture, landscape, public spaces, and pedestrian connections into a unified east–west development framework.
- (7)** Provide a consistent methodology for applying the Character Area standards throughout the Hollywood Beach Overlay.

D. Beach-Wide Design Standards

D.1 Built Form

Applicability and Regulatory Hierarchy

These standards apply to development seeking optional bonus entitlements as provided by Part I and provide supplementary design expression for the controlling zoning and building-form standards of Section 4.26. Sections 4.26.I and 4.26.L.5 govern numerical stepbacks, high-rise placement, high-rise length, high-rise separation, shadow and massing requirements, while Sections 4.26.M.2, 4.26.E.4, and 4.26.K govern numerical height as applicable. Underlying base-building setbacks and otherwise applicable tower-floorplate requirements remain in effect. Where Part II conflicts with a numerical Part I standard, Part I controls.

D.1.a Building and Block Assembly

- (1)** Development shall be organized as vertically distinct components beginning at grade and progressing through the beach podium, mid-rise element, and high-rise element, as applicable, consistent with Section 4.26.L.5. Required flood elevation is incorporated within the beach podium and shall not create a separate vertical building component or additional height.
- (2)** A full-block assembly is development covering the entire length of the plot area between State Road A1A and Surf Road. Full-block or unified ownership shall not eliminate the requirement to respond to each applicable Character Area and frontage condition.
- (3)** Building height, massing and scale shall:
 - (i)** locate the greatest height and intensity toward State Road A1A
 - (ii)** transition downward toward Surf Road, the Broadwalk and public beach
 - (iii)** avoid continuous slab-style forms, excessive horizontal length and uninterrupted upper-story wall planes parallel to the shoreline
 - (iv)** read as a composition of distinct volumes rather than a single continuous mass
- (4)** Larger or assembled sites shall incorporate massing breaks, courtyards, pedestrian passages or changes in plane to avoid a continuous wall condition and maintain views, light and air through the site.
- (5)** View corridors to the Atlantic Ocean, Broadwalk and public beach from Hollywood Boulevard and other east-west public rights-of-way shall be preserved to the greatest extent practicable.
- (6)** Applications proposing height above the Podium or base-building height shall provide a shadow analysis prepared by a qualified professional. The analysis shall evaluate impacts on:
 - (a)** the Broadwalk
 - (b)** the public beach
 - (c)** street-end view corridors
 - (d)** other shadow-sensitive public areas

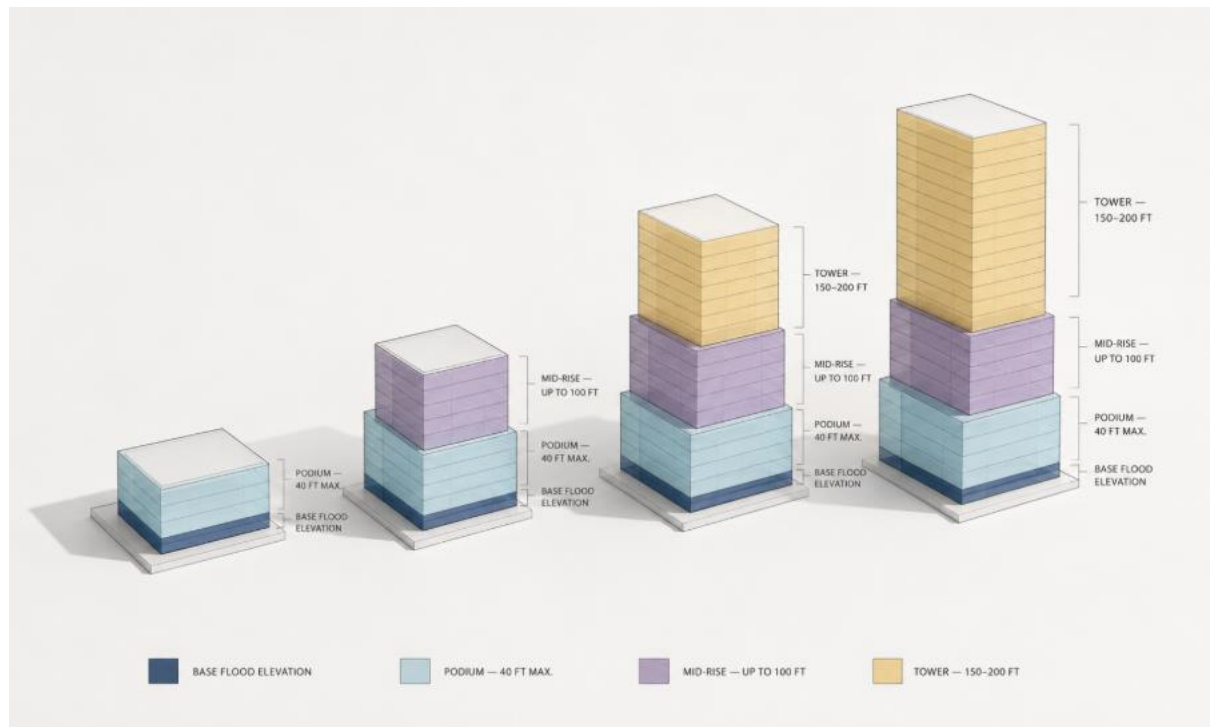


Figure 16: Diagram indicating building assemblies

Base Flood Elevation

- (7) All development shall comply with FEMA flood zone requirements and City of Hollywood floodplain management regulations.
- (8) At A Street - Primary Gateway frontages, Landmark Development sites, and other prominent arrival conditions, the flood-responsive podium should form an activated and publicly engaging arrival environment that strengthens connections among A1A, Surf Road, cross streets, the Broadwalk, and public beach while preserving significant views.
- (9) On Gateway Sites, the BFE + One Zone shall form an activated and publicly engaging arrival environment. The zone shall strengthen connections among State Road A1A, Surf Road, Cross Streets, the Broadwalk and public beach while preserving significant views and reinforcing the identity of the Gateway.
- (10) Along Gateway frontages, BFE treatments shall be divided into distinct architectural and programmatic compositions consistent with the articulation of the remainder of the Podium. A continuous or monotonous base façade shall not be permitted. Variation shall be achieved through:
 - (a) changes in use and activity
 - (b) expressed structural or façade bays
 - (c) recesses and projections
 - (d) entrances and openings
 - (e) changes in material, texture or transparency
 - (f) integrated public art

- (g) stepped terraces and seating
 - (h) landscape and shade elements
- (11) The BFE + One Zone may accommodate permitted public, recreational and landscape uses, including: i. urban linear parks and park-like green space;
- (12) The BFE + One Zone may accommodate permitted public, recreational and landscape uses, including:
 - (a) urban linear parks and park-like green space
 - (b) stepped and terraced landscape
 - (c) shaded seating and gathering areas
 - (d) outdoor dining and temporary retail activity
 - (e) play and fitness areas
 - (f) pickleball courts and other active recreation
 - (g) covered or indoor recreation, including small-format soccer spaces, where permitted and flood- compliant
 - (h) public art
 - (i) other creative uses supporting year-round public activity
- (13) Along State Road A1A and Surf Road, this zone shall establish active and visually open frontages through:
 - (a) direct and legible entrances
 - (b) publicly accessible uses
 - (c) transparent or permeable edge conditions
 - (d) integrated stairs, ramps and seating terraces
 - (e) shade trees, canopies or arcades
 - (f) continuous connections to adjoining sidewalks, linear parks and public spaces
- (14) Stepped landscaping shall be used to integrate changes in elevation and may include:
 - (a) planted terraces
 - (b) seating steps
 - (c) accessible sloped walks
 - (d) rain gardens and stormwater landscape
 - (e) overlook areas
 - (f) framed view corridors toward the beach. Grade changes shall not create blank retaining walls, concealed entrances, inaccessible routes or visually privatized public space
- (15) Recreation courts, covered activity areas and other larger programmed spaces shall be located and designed to:
 - (a) maintain public visibility and natural surveillance
 - (b) avoid blocking significant beach views

- (c) preserve safe pedestrian movement
 - (d) manage noise, lighting and operational impacts
 - (e) integrate durable coastal materials and landscape
 - (f) remain adaptable to changing community and seasonal uses
- (16) Parking, loading, waste, utilities and exposed building systems shall not dominate the BFE + One Zone. Where these functions cannot reasonably be located elsewhere, they shall be consolidated, screened and architecturally integrated behind active uses, public art, landscape or other designed frontage treatments.

Podium (Base)

- (17) The Podium is the base component connecting the building to the public realm. It shall extend from grade to a maximum height of forty (40) feet, including the full vertical distance required to reach the applicable base flood elevation or design flood elevation, consistent with Section 4.26.L.5.c, include the required FEMA BFE transition and not exceed 40 feet in height.
- (18) The Podium shall provide the minimum setbacks of the underlying base zoning as it pertains to frontages along State Road A1A; Cross Streets; and interior property lines.
- (19) The Podium shall contain public, collective, recreational or active uses reinforcing the adjoining street. Permitted uses may include:
- (a) storefronts
 - (b) restaurants and outdoor dining
 - (c) retail
 - (d) hospitality and recreation
 - (e) building entrances
 - (f) public gathering spaces
 - (g) other permitted active uses
- (20) Where permitted, structured parking may be incorporated only when fully integrated into the building. Parking shall not front the Broadwalk, public beach, State Road A1A, Surf Road, Public Realm Priority Frontages and Corridors or Commercial Priority Streets where another access or frontage arrangement is reasonably available. Parking levels and garage interiors shall be screened by:
- (a) active uses
 - (b) architectural treatment
 - (c) public art
 - (d) landscape
- (21) Vehicle access, loading and drop-off areas shall minimize conflicts with pedestrians, cyclists and active frontages. Along pedestrian sidewalks, linear parks and active frontages, the Podium shall incorporate arcades, canopies, overhangs or other integrated weather protection.
- (22) The Podium shall establish the building's primary architectural expression through high- quality design, façade articulation and active street frontages. Primary materials may include:

- (a) stone
 - (b) textured stucco
 - (c) masonry
 - (d) architectural concrete
 - (e) terracotta
 - (f) durable metal-panel systems
 - (g) glass
 - (h) comparable durable materials approved through design review
- (23)** The following shall not constitute the predominant façade treatment:
- (a) highly reflective mirrored glass
 - (b) vinyl siding
 - (c) unfinished concrete block
 - (d) exposed EIFS
 - (e) repetitive unarticulated curtain wall
 - (f) franchise-style architectural treatments
- (24)** On Gateway Sites, the Podium shall form a prominent architectural and public-realm element. Gateway Street façades shall incorporate at least three complementary façade compositions to reinforce identity and visual interest.
- (25)** Every podium shall be composed of at least three complementary architectural expressions, varied through materials, depth, color, rhythm, fenestration, architectural detailing, landscape integration, and lighting.
- (26)** The podium shall read as a collection of distinct coastal buildings assembled together, not as one continuous structure wearing a single facade.
- (27)** This standard applies equally to parking garages, hotel podiums, residential podiums, mixed-use podiums, and service areas — no building type is exempt from podium articulation.
- (28)** Parking garages shall be completely integrated into the architectural composition of the podium, indistinguishable in material quality and articulation from occupied floors.



Figure 17: Conceptual rendering of an architectural condition incorporating the Base Flood Elevation.

Mid-Rise Buildings

- (29) The Mid-Rise Element shall begin above the Podium, at a height greater than forty (40) feet, and may extend to a maximum height of one hundred (100) feet. In accordance with Section 4.26.L.5.d, the Mid-Rise Element shall be stepped back at least:
 - (a) twenty (20) feet from the corresponding Podium face along State Road A1A
 - (b) ten (10) feet from the corresponding Podium face along a Cross Street
- (30) The Mid-Rise buildings shall reduce perceived mass, preserve light and air and provide a clear transition between the Podium and Tower. The transition shall be expressed through the required stepback and one or more integrated conditions, including:
 - (a) an occupied terrace
 - (b) a horizontal datum
 - (c) a material change
 - (d) landscape
 - (e) a change in fenestration
 - (f) a projecting shade element
 - (g) another feature integral to the architectural concept
- (31) Visible roofs and stepback terraces shall be treated as designed surfaces incorporating a. landscape; b. usable open space; c. high-quality paving; d. screened equipment; or e. other deliberate architectural treatments.
- (32) Mid-Rise buildings shall maintain a minimum separation of 55 feet.

- (33) Mid-Rise buildings, balconies shall break down the perceived scale of long façades and establish a strong relationship with the Podium, stepback terraces and pedestrian-scaled street wall.
- (34) Mid-Rise balcony compositions shall incorporate variation through:
- (a) depth, projection and recess
 - (b) changes in shape or curvature
 - (c) grouping and spacing
 - (d) integration with terraces and stepbacks
 - (e) coordinated planters and screens
 - (f) deliberate relationships with the principal wall plane.



Figure 18: Conceptual rendering of a mid-rise building, indicating key elements within its setbacks and stepbacks

Tower Buildings

- (35) The high-rise element begins above one hundred (100) feet where permitted. Maximum building height is determined by Section 4.26.M.2 and Table 1, the applicable Precinct and Special Policy Area provisions, the Regulating Plan Map, Section 4.26.E.4 for Precinct 4, and Section 4.26.K for Landmark Development. Part II does not independently authorize a numerical building height.
- (36) The high-rise element shall be recessed at least fifteen (15) feet from the corresponding exterior face of the mid-rise element on all sides, consistent with Section 4.26.L.5.e. High-rise length and separation shall comply with Sections 4.26.L.5.f and g., c. Tower orientation and façade design shall:

- (a) optimize energy performance, natural ventilation and daylighting while minimizing adverse wind and shadow impacts
- (b) respond to solar orientation through variation in glazing, fenestration, balconies, shading and façade composition
- (c) respond to differing street frontages, public spaces, views and surrounding development on all elevations
- (d) incorporate operable windows where feasible
- (e) stagger tower heights on multi-tower sites to improve skyline variation, sunlight and sky views
- (f) use durable, sustainable materials and detailing supporting longevity, design excellence and a distinctive coastal character

(37) Tower orientation and façade design shall:

- (a) optimize energy performance, natural ventilation and daylighting while minimizing adverse wind and shadow impacts
- (b) respond to solar orientation through variation in glazing, fenestration, balconies, shading and façade composition
- (c) respond to differing street frontages, public spaces, views and surrounding development on all elevations
- (d) incorporate operable windows where feasible
- (e) stagger tower heights on multi-tower sites to improve skyline variation, sunlight and sky views
- (f) use durable, sustainable materials and detailing supporting longevity, design excellence and a distinctive coastal character

(38) Tower balconies shall contribute to a distinctive vertical composition and recognizable skyline profile. Their design shall respond to:

- (a) solar orientation
- (b) prevailing winds
- (c) significant views
- (d) the proportions of the Tower
- (e) the articulation of corners
- (f) the building's relationship to adjoining streets, public spaces and the waterfront

(39) Tower balconies may be curved, recessed, projecting, layered, double-depth, grouped, planted or sculptural where these conditions reinforce the architectural concept and contribute to a distinctive building identity.

Rooftops and Terrace Elements

(40) Rooftop amenities are permitted only where authorized by the underlying zoning district, Overlay and other applicable regulations. The size, location, and dimensional standards and limitations for rooftop amenities established by the Zoning and Land Development Regulations remain controlling. Enclosed or covered rooftop structures shall remain proportionate to the roof and principal building and comply with applicable area, height and use limitations.

- (41)** Rooftops shall provide opportunities for usable open space, hospitality, recreation, landscape and distinctive architectural expression rather than serve as residual locations for mechanical equipment.
- (42)** Rooftop amenities may include:
- (a)** restaurants and outdoor dining
 - (b)** bars and lounges
 - (c)** hotel and resort amenities
- (43)** Rooftop amenities shall be integrated into the building and skyline through:
- (a)** deliberate setbacks and terraces
 - (b)** coordinated roof forms and parapets
 - (c)** permanent architectural shade
 - (d)** landscape
 - (e)** high-quality paving and furnishings
 - (f)** integrated lighting
 - (g)** concealed mechanical and service equipment
 - (h)** materials consistent with the principal building
- (44)** Rooftop restaurants, bars, lounges and event spaces within hospitality, resort, commercial, entertainment or visitor-serving Character Areas shall:
- (a)** support the destination function of Hollywood Beach
 - (b)** form a permanent component of the approved building
 - (c)** provide an intentional indoor-outdoor relationship
 - (d)** maintain safe and accessible circulation
 - (e)** integrate service, waste, kitchen exhaust and loading
 - (f)** avoid unreasonable noise, glare or operational impacts on nearby residences
- (45)** Within or adjoining predominantly residential Character Areas, rooftop amenities shall minimize:
- (a)** noise
 - (b)** amplified sound
 - (c)** light spill
 - (d)** overlooking
 - (e)** late-night disturbance
 - (f)** views of service or mechanical equipment

D.1.b Architectural Identity and Design

Contemporary Art Deco and Coastal Modern Identity

- (1)** Buildings shall be designed as a contemporary continuation of Hollywood Beach's Art Deco and Coastal Modern heritage, expressed through massing, materiality, architectural detail and climate-responsive design appropriate to a subtropical beach community. Novelty for its own sake, generic international hospitality architecture and franchise-style design are incompatible with this principle.
- (2)** New buildings shall draw upon contemporary Art Deco and Coastal Modern principles, including:
 - (a)** rounded or chamfered corners
 - (b)** streamlined and curved forms
 - (c)** vertical or horizontal emphasis
 - (d)** deep reveals and shadow lines
 - (e)** occupiable arches, colonnades, arcades and loggias
 - (f)** breeze blocks and decorative screens
 - (g)** fins, canopies and integrated shade devices
 - (h)** stepped parapets and articulated rooflines
 - (i)** mosaic tilework, terrazzo, relief panels and integrated geometric patterns
 - (j)** tropical-modern indoor-outdoor relationships
 - (k)** texture, craftsmanship and coastal elegance
- (3)** Tropical modernism, including deep shade, cross-ventilation, indoor-outdoor thresholds and materials suited to a subtropical climate, shall be treated as an integral component of Hollywood Beach's contemporary architectural identity.

Building Composition

- (4)** Buildings shall have a clearly articulated base, middle and top. Buildings exceeding the Podium height shall incorporate a clearly defined Podium, Mid-Rise and Tower composition, as applicable.
- (5)** Each component shall have a distinct architectural role while remaining part of a unified building composition. Changes between the Podium, Mid-Rise and Tower may be expressed through:
 - (a)** setbacks and terraces
 - (b)** changes in façade depth
 - (c)** material transitions
 - (d)** variations in fenestration
 - (e)** balcony composition
 - (f)** horizontal or vertical datums
 - (g)** integrated landscape
 - (h)** changes in architectural rhythm

- (6) Corner conditions at street intersections and along the Broadwalk shall incorporate rounded, curved, chamfered, stepped or otherwise articulated massing consistent with the streamlined corner traditions of Hollywood Beach.

Façade Design

- (7) Public-facing façades shall demonstrate architectural depth through reveals, projections, recesses and layered planes of at least 8 inches. Flat, single-plane wall construction shall not be permitted.
- (8) Façades shall be designed to cast shadow throughout the day through overhangs, fins, balconies, breeze blocks, screens, arcades and reveals, allowing the building's appearance to change meaningfully with the angle of the sun.
- (9) Long façades shall be divided into a rhythm of distinct architectural bays no wider than 40 feet. Articulation may be achieved through:
- (a) changes in plane
 - (b) recesses and projections
 - (c) material transitions
 - (d) variations in fenestration
 - (e) balcony composition
 - (f) vertical or horizontal banding
 - (g) integrated patterns and relief
 - (h) reveals and shadow lines
- (10) Vertical and horizontal articulation shall reinforce the building's proportions and break down its apparent mass. Architectural variation shall be intentional and coordinated with the overall design rather than applied as unrelated surface decoration.
- (11) Material richness and craftsmanship shall be evident at close range. Texture, joint patterns and detailing within the pedestrian datum. The first 40 feet above grade, shall provide a greater level of resolution than upper-floor façades.

Balconies

- (12) Balconies shall be character-defining architectural elements that shape the identity, massing and silhouette of Mid-Rise and Tower buildings. They shall be conceived as part of the building's primary architectural expression rather than applied as repetitive appendages.
- (13) Balcony encroachments shall be permitted consistent with, and shall not exceed, the standards established by the underlying Zoning and Land Development Regulations.
- (14) Balconies shall contribute to:
- (a) visual depth
 - (b) shade and shadow
 - (c) façade rhythm
 - (d) passive solar control
 - (e) indoor-outdoor living
 - (f) the articulation of building corners

- (g) the coastal character of the building
- (15) Repetitive, identically stacked balconies extending across the full height or width of a Mid-Rise or Tower façade shall not be permitted. Balcony variation shall be coordinated and intentional and shall not create arbitrary or visually chaotic changes unrelated to the building concept.
- (16) Balcony slabs, edges, soffits, railings, screens, lighting and integrated planting shall be detailed as components of a unified architectural composition.
- (17) Glass railings shall not be treated as the default system where more expressive treatments would better reinforce the building's character. Railing and edge treatments may include:
 - (a) solid balustrades
 - (b) perforated metal panels
 - (c) decorative screens
 - (d) breeze blocks
 - (e) architectural concrete
 - (f) masonry elements
 - (g) integrated planters
 - (h) patterned or colored glass
 - (i) coordinated combinations of these elements
- (18) Balcony railings, windscreens and transparent corners shall comply with applicable bird- friendly standards. Integrated planting shall provide:
 - (a) adequate structural capacity
 - (b) permanent irrigation where required
 - (c) drainage
 - (d) waterproofing
 - (e) appropriate soil volume
 - (f) coastal-adapted planting
 - (g) safe maintenance access
- (19) Planters shall be integrated into the original construction and shall not rely on unsecured containers as the principal landscape treatment. Mechanical equipment, exposed storage and utilities shall not be located on balconies visible from the public realm.
- (20) Balcony lighting shall be integrated, shielded and consistent with applicable coastal and Turtle Friendly Lighting requirements.
- (21) Balconies may encroach into a required setback or stepback only as permitted by the underlying zoning district and Overlay. Any permitted encroachment shall remain subordinate to the principal building form and shall not defeat the intended distinction among the Podium, Mid-Rise and Tower elements.

Architectural Materials

- (22) Primary façade materials shall consist of:
- (a) stone
 - (b) textured stucco
 - (c) masonry
 - (d) architectural concrete
 - (e) terracotta
 - (f) ceramic or glazed tile
 - (g) mosaic tilework
 - (h) terrazzo
 - (i) precast relief panels
 - (j) durable metal-panel systems
 - (k) glass
 - (l) comparable durable materials approved through design review
- (23) Materials shall be suitable for coastal conditions and selected for durability, weather resistance, color retention and long-term maintenance.
- (24) Decorative screens, breeze blocks, cast or perforated panels, railings and other shading or privacy devices shall be derived from the architectural concept and integrated into the building composition.
- (25) Art Deco-inspired motifs including; chevrons, sunbursts, fluting, waves, stepped forms and geometric patterns, may be reinterpreted using contemporary materials such as precast concrete, architectural concrete, metal, terracotta, ceramic tile or glazed masonry.
- (26) Patterns shall be used to reinforce entrances, corners, arcades, balcony compositions, screens, soffits and other significant architectural elements. They shall not be applied indiscriminately across the building or used as a substitute for meaningful façade articulation.
- (27) Mosaics, ceramic tilework, terrazzo, relief panels and other integrated artistic treatments should be incorporated into façades, soffits, arcades, entrances, ground surfaces and public-facing architectural elements where they reinforce the building concept.
- (28) Integrated artistic treatments shall be conceived as durable components of the architecture rather than applied decoration used to conceal an unresolved façade.
- (29) Color palettes shall draw from Hollywood Beach and the broader South Florida Art Deco tradition. Appropriate colors may include:
- (a) warm pastels
 - (b) coral
 - (c) cream
 - (d) seafoam
 - (e) turquoise
 - (f) deep accent colors used to articulate entrances, rooflines, screens, balconies, reveals, patterns and other architectural features

- (30)** Color shall be coordinated with the building's materials and architectural concept. It shall not substitute for architectural depth, proportion, material quality or façade articulation.
- (31)** The following are prohibited as predominant treatments on public-facing façades:
 - (a)** monotonous bay-by-bay extrusion without meaningful variation
 - (b)** repetitive, unarticulated curtain-wall façades
 - (c)** generic hotel or residential architecture indistinguishable from development in other coastal markets
 - (d)** highly reflective mirrored glass
 - (e)** vinyl siding
 - (f)** unfinished concrete block
 - (g)** exposed EIFS at the ground floor
 - (h)** franchise-style architectural treatments
 - (i)** internally illuminated box signage along the Broadwalk

Mechanical and Service Integration

- (32)** Mechanical equipment, service infrastructure and rooftop elements shall be concealed and integrated into the architectural composition on all public-facing frontages and beach-facing elevations.
- (33)** Screens and enclosures used to conceal mechanical or service functions shall be designed as integral architectural elements and coordinated with the building's materials, colors, patterns and façade composition.

D.1.c Pedestrian Bridges and Elevated Connections

- (1)** Pedestrian bridges and elevated connections may be considered only at locations expressly authorized by the Overlay. Common ownership, operational convenience or buildings located on opposite sides of a right-of-way shall not, by themselves, create an entitlement.
- (2)** An elevated connection shall demonstrate that it:
 - (a)** improves public access, pedestrian mobility, public-beach access, Broadwalk access, public-parking access or hospitality connectivity
 - (b)** provides a superior outcome to an at-grade connection alone
 - (c)** maintains an active pedestrian environment at grade
 - (d)** preserves significant public views
 - (e)** integrates architecturally with the connected buildings
 - (f)** satisfies all applicable approval findings
- (3)** Elevated connections may link buildings, terraces and publicly accessible spaces to support shared pedestrian, recreational, leisure or hospitality uses. They shall complement, and not replace, direct ground-level access to streets, the Broadwalk, public beach and public open spaces.

- (4) Elevated connections shall be integral architectural components rather than utilitarian corridors. Bridge width, height, structural depth and enclosure shall be limited to the minimum reasonably necessary for safe and functional use.
- (5) Bridges shall use transparent, open or visually permeable materials where compatible with safety, weather protection and coastal conditions. Fully opaque or visually massive connections shall be avoided where they would restrict light, air or views or create the appearance of continuous enclosed mass across a right-of-way.
- (6) Bridge placement shall preserve views toward:
 - (a) the Atlantic Ocean
 - (b) the Intracoastal Waterway
 - (c) the Broadwalk
 - (d) the public beach
 - (e) public parks and plazas
 - (f) Civic Terminus Parks
 - (g) significant architectural resources
- (7) Elevated connections shall maintain required clearances for:
 - (a) emergency vehicles
 - (b) aerial firefighting
 - (c) utilities
 - (d) loading and servicing
 - (e) roadway operations
 - (f) required building access. The design shall not compromise structural integrity, fire and life-safety systems, independent operation or maintenance of the connected buildings

Public Access and Operations

- (8) Publicly accessible elevated connections shall provide:
 - (a) direct and legible access
 - (b) appropriate lighting
 - (c) integrated weather protection and shade
 - (d) wayfinding
 - (e) accessibility
 - (f) visibility and natural surveillance
 - (g) architectural detailing appropriate to the location
- (9) Lighting, signs and decorative elements shall remain subordinate to the architectural form and avoid glare and visual clutter. An elevated connection shall not replace a safe, direct and accessible at-grade route or justify reduced activity along the adjoining public realm.

- (10) Where approved as a public benefit, public access, hours, maintenance, security, signage, liability and remedies for noncompliance shall be secured through an instrument acceptable to the City Attorney.

D.1.d Historic Context and Conservation

Historic Broadwalk District

- (1) All development located within a designated historic district shall be reviewed by the City of Hollywood Historic Preservation Board and shall comply with all applicable Historic Preservation Guidelines.
- (2) Within the Historic Broadwalk District, new development shall demonstrate a direct and recognizable relationship with the district's historic character through:
- (a) human scale
 - (b) façade rhythm
 - (c) ground-floor activity
 - (d) shade
 - (e) color
 - (f) materials
 - (g) rooflines
 - (h) pedestrian-scaled detail
 - (i) the relationship between buildings and the Broadwalk
- (3) Applicable historic-preservation regulations and adopted historic-design standards shall govern historic properties and districts. Development within or adjoining a historic district, designated resource or identified historic context shall reinforce the historic urban pattern and continued legibility of significant buildings and public spaces.
- (4) Infill and replacement development shall respond to significant context characteristics, including:
- (a) building placement
 - (b) street-wall height
 - (c) lot and frontage rhythm
 - (d) building width
 - (e) façade proportions
 - (f) opening patterns
 - (g) roof forms
 - (h) materials
 - (i) landscape
 - (j) shade
 - (k) the relationship between buildings and public spaces
- (5) New buildings adjoining a lower-scale historic resource shall transition through:

- (a) Building Base height
- (b) stepbacks
- (c) reduced massing
- (d) separation
- (e) material and façade rhythm
- (f) landscape
- (g) another context-responsive technique. Additional setbacks or height transitions required by historic-preservation regulations remain applicable

Additions, Adaptive Reuse and Replacement

- (6) Upper-building additions shall remain visually subordinate to a retained historic structure from principal public vantage points. Additions shall be differentiated without creating an abrupt or unrelated composition and may connect through:
 - (a) a recessed volume
 - (b) a compatible transition
 - (c) a material change
 - (d) another technique preserving the legibility of the historic building
- (7) Character-defining façades, entries, rooflines, courtyards, arcades, landscape features and public-realm relationships shall be preserved where required by an applicable historic approval. Historic elements shall not be removed and superficially reapplied to an unrelated replacement building as a substitute for conservation.
- (8) For adaptive reuse, accessibility, flood protection, building systems and life-safety improvements shall be sensitively integrated. Mechanical systems, ramps, flood barriers, stairs and utilities shall minimize impacts on character-defining features and principal public-facing elevations.
- (9) Replacement development shall not use false façadism, applied historic ornament or superficial stylistic references as a substitute for appropriate massing, proportion and material quality.

Special Rehabilitation or Master-Plan Areas

- (10) Development within a mapped special rehabilitation or master-plan area shall provide a coordinated conservation, rehabilitation, adaptive-reuse or contemporary-interpretation strategy in accordance with the Overlay and place-based standards.
- (11) Contemporary interpretation may be expressed through:
 - (a) building composition
 - (b) ceremonial arrival
 - (c) façade rhythm
 - (d) arches or colonnades
 - (e) materiality
 - (f) courtyards
 - (g) public-space relationships

- (h) rooflines
- (i) other meaningful references to the historic resource

D.2 Circulation

The Beach-Wide Mobility Network shall be planned as an interconnected system and shall recognize the following street networks and functions:

- i. **State Road A1A** as the principal regional and local north-south multimodal corridor and primary northern and southern arrival route;
- ii. **Surf Road** as a continuous secondary north-south corridor supporting local circulation, transit, pedestrian movement, servicing and access to Broadwalk-facing development; and
- iii. **Cross streets** as public connections among the Intracoastal Waterway, State Road A1A, Surf Road, the Broadwalk and the public beach.
- iv. **Gateway Streets** as the corridors that orient, connect and support adjoining key landmarks and civic destinations that reinforce the identity and sense of arrival to Hollywood Beach.
- v. **the Broadwalk** as the principal vehicle-free pedestrian and bicycle promenade, beachfront public space and tourism spine;



Figure 19: Diagram of the Beach's circulation corridors between the beach and the intracoastal.

D.2.a Street and Frontage Hierarchy

A1A State Road

- (1)** State Road A1A (also Jimmy Buffett Memorial Highway) is a primary intercity north- south highway connecting the beach across key coastal cities in Florida.
- (2)** Development along State Road A1A shall reinforce its role as a regional and local multimodal coastal boulevard by:
 - (i)** establishing coordinated, pedestrian-oriented, and publicly accessible frontages
 - (ii)** connecting Beach Precincts, public parking, transit, businesses, lodging, public spaces, and east-west beach access routes
 - (iii)** supporting walking, cycling, transit, shared mobility, and vehicular movement
 - (iv)** creating recognizable northern and southern arrival sequences through architecture, landscape, public spaces, and wayfinding
 - (v)** providing clear orientation at major intersections and designated Gateway locations toward the Broadwalk, public beach, Intracoastal Waterway, public parking, transit, and major destinations
- (3)** Continuous sidewalks and pedestrian facilities shall be provided in accordance with applicable City, FDOT, Part I, and underlying zoning requirements. Part II supplements those requirements by prioritizing unobstructed pedestrian movement, shade, bicycle connectivity, and coordinated streetscape design along A1A.
- (4)** The applicable setback and frontage zone along State Road A1A shall be determined by Part I and the underlying zoning district. The resulting area should be designed to accommodate landscape, shade, pedestrian amenities, POPS where required or provided, bicycle connections, and other public-realm improvements appropriate to A1A.

Surf Road

- (5)** Surf Road shall serve as the transition between the Broadwalk and the beach urban fabric. It shall function as a vital circulation corridor supporting the operation of the beach while reinforcing a boutique, pedestrian-oriented street environment with varied building forms, rich landscaping, and active ground-floor uses.
- (6)** Surf Road shall function as a continuous secondary north-south corridor supporting:
 - o a mixed-use environment of boutique hotels, restaurants, retail, and businesses;
 - o local circulation, transit, pedestrian, bicycle, and low-speed vehicular movement;
 - o servicing and building operations; and
 - o access to Broadwalk-facing development.o Surf Road shall function as a shared street, balancing pedestrian, bicycle, and low-speed vehicular movement. Street design shall prioritize pedestrian comfort, safety, and accessibility.
- (7)** Continuous sidewalks shall be provided along both sides of Surf Road. Sidewalks shall remain clear and unobstructed to maintain pedestrian accessibility. Bicycle movement shall be accommodated through shared-street design or dedicated bicycle facilities, as appropriate.
- (8)** Setbacks shall be provided, per the underlying zoning district and shall be provided as a transition zone for active frontage uses.

- (9) The Frontage Zone may accommodate outdoor dining, seating, landscaping, shade structures, canopies, arcades, ramps, and other publicly accessible elements. Shade trees and shade structures shall be integrated at regular intervals to achieve a minimum of 60% shaded pedestrian frontage.
- (10) Significant landscaping, including shade trees, planting bays, and ground cover, shall be provided along the full Surf Road frontage of all development.
- (11) Active frontages shall maintain a minimum transparency of 60% between 2 feet and 10 feet above grade. Blank walls exceeding 15 linear feet shall not be permitted.
- (12) Parking, loading, and service functions shall be located to minimize their visual and operational impact on Surf Road. Vehicular access shall be consolidated where feasible. Parking entrances, loading areas, and service functions shall be located away from primary building entrances and active pedestrian frontages wherever possible.

Cross Streets (Tertiary Streets)

- (13) Cross Streets shall serve as the primary east-west connectors linking State Road A1A, Surf Road, the Broadwalk, the public beach, parks, plazas, and other significant public destinations. They shall function as view corridors that preserve visual connections to the Atlantic Ocean and Intracoastal Waterway.
- (14) Development shall preserve and strengthen the continuity and public-access function of the east-west street network.
- (15) Street ends adjoining the Broadwalk shall function as public arrival spaces and extensions of the pedestrian network rather than as vehicle turnarounds, parking, loading, or service areas.
- (16) Development shall reinforce the network of street-end plazas, public-access corridors, and pedestrian connections established through prior beach streetscape improvements.
- (17) Where public access along the Intracoastal Waterway is identified by the Overlay, Official Regulating Plan Map, or another adopted City plan, development shall contribute to a continuous, visible, and legible waterfront pedestrian network.
- (18) Cross Streets shall function as shared streets that prioritize pedestrian movement while accommodating local vehicular, bicycle, and service access.
- (19) Continuous sidewalks and accessible pedestrian routes shall be provided along Cross Streets. Shared bicycle facilities or designated bicycle routes shall provide safe and direct connections between State Road A1A, Surf Road, the Broadwalk, and the public beach.
- (20) Cross Street frontage zones shall comply with applicable Part I and underlying zoning requirements and should provide sufficient space for shade trees, landscape, seating, pedestrian amenities, and view preservation. Landscape and furnishings shall reinforce the streetscape without obstructing public visibility toward the beach.
- (21) Parking, loading, and servicing shall not dominate Cross Street frontages or street-end public spaces. Service functions shall be screened and located to minimize conflicts with pedestrian movement and public access to the Broadwalk, beach, parks, and waterfront. Gateway Streets
- (22) Gateway Frontages are mapped arrival and public-realm conditions classified under Section 4.26.H as A Street - Primary Gateway, Enhanced B Street - Secondary Gateway, or B Street - Tertiary Gateway. The classification establishes the intended design response; any commercial-frontage

reduction, park-like setback, compensating improvement, or alternative standard is governed by Section 4.26.L and the Regulating Plan Map.

- (23) Gateway Frontages shall create legible arrival conditions and strengthen orientation, public-space placemaking, landscape, architecture, and pedestrian connections between A1A, cross streets, the Broadwalk, the beach, and other public destinations.
- (24) Development at Gateway Frontages shall reinforce direct and legible connections to the Broadwalk and beach, key landmarks, parks, public spaces, transit, and publicly accessible parking where applicable.
- (25) Building and landscape edges along Gateway Frontages shall use high-quality architecture, facade articulation, landscape, shade, and pedestrian amenities to reinforce Beach identity and street-level comfort.
- (26) Where Section 4.26.L requires a park-like setback or other compensating public-realm improvement, the frontage zone shall be designed as a coherent, publicly oriented landscape and pedestrian space integrated with the building and adjoining public realm.
- (27) Required or proposed Gateway public-realm space should extend continuously along the affected frontage to the extent practicable and may include linear landscape, POPS where required or provided, shaded walks, seating, public art, and other publicly accessible pedestrian amenities.
- (27) Frontage Zone shall function as a linear public open space (POPS) and may accommodate shaded walkways, landscaping, seating, public art, outdoor gathering spaces, arcades, and other pedestrian-oriented amenities.
- (28) The street-edge shall provide a continuous, shaded pedestrian path through canopies, arcades, overhangs and landscaping that shade at least 75% of the frontage zone and sidewalks.
- (29) The shading elements shall incorporate architectural continuity, built-form, visual connection between the street-level and building façade, including variation in architectural materials, textures and treatments.
- (30) Gateway streets shall support service access to structured parking, loading, and other service functions of the building that shall be appropriately architecturally screened from the street frontages.
- (31) Conflicts between service access and pedestrian pathways shall be minimized through coordinated site planning and clearly defined pedestrian crossings using high-visibility paving, clear sightlines, and distinct paving, landscape, and streetscape treatments. Figure 20: Diagram of the Beach's Gateway streets along Gateway developments between A1A and Surf Road

Gateway Streets

- (32) Gateway Frontages are mapped arrival and public-realm conditions classified under Section 4.26.H as A Street - Primary Gateway, Enhanced B Street - Secondary Gateway, or B Street - Tertiary Gateway. The classification establishes the intended design response; any commercial-frontage reduction, park-like setback, compensating improvement, or alternative standard is governed by Section 4.26.L and the Regulating Plan Map.
- (34) Gateway Frontages shall create legible arrival conditions and strengthen orientation, public-space placemaking, landscape, architecture, and pedestrian connections between A1A, cross streets, the Broadwalk, the beach, and other public destinations.

- (35)** Development at Gateway Frontages shall reinforce direct and legible connections to the Broadwalk and beach, key landmarks, parks, public spaces, transit, and publicly accessible parking where applicable.
- (36)** Building and landscape edges along Gateway Frontages shall use high-quality architecture, facade articulation, landscape, shade, and pedestrian amenities to reinforce Beach identity and street-level comfort.
- (37)** Where Section 4.26.L requires a park-like setback or other compensating public-realm improvement, the frontage zone shall be designed as a coherent, publicly oriented landscape and pedestrian space integrated with the building and adjoining public realm.
- (38)** Required or proposed Gateway public-realm space should extend continuously along the affected frontage to the extent practicable and may include linear landscape, POPS where required or provided, shaded walks, seating, public art, and other publicly accessible pedestrian amenities.
- (39)** Frontage Zone shall function as a linear public open space (POPS) and may accommodate shaded walkways, landscaping, seating, public art, outdoor gathering spaces, arcades, and other pedestrian-oriented amenities.
- (40)** The street-edge shall provide a continuous, shaded pedestrian path through canopies, arcades, overhangs and landscaping that shade at least 75% of the frontage zone and sidewalks.
- (41)** The shading elements shall incorporate architectural continuity, built-form, visual connection between the street-level and building façade, including variation in architectural materials, textures and treatments.
- (42)** Gateway streets shall support service access to structured parking, loading, and other service functions of the building that shall be appropriately architecturally screened from the street frontages.
- (43)** Conflicts between service access and pedestrian pathways shall be minimized through coordinated site planning and clearly defined pedestrian crossings using high-visibility paving, clear sightlines, and distinct paving, landscape, and streetscape treatments.



The Broadwalk

- (44) The Broadwalk shall remain Hollywood Beach's principal continuous beachfront public space and social spine. o The Broadwalk shall serve as: o a continuous point of access to the public beach; o a pedestrian and bicycle corridor; o a public space for recreation, leisure, dining, entertainment, and cultural activity; and o the principal public-facing address of beachfront development. o Ground-floor uses fronting the Broadwalk shall be active and publicly accessible throughout the day and evening.
- (45) The Broadwalk shall remain clear, unobstructed, and free of vehicular traffic. No private elements or structures shall encroach into the Broadwalk. Development shall not interrupt, privatize, narrow, or diminish the continuity, visibility, or public accessibility of the Broadwalk.
- (46) The Broadwalk shall maintain a continuous, level pedestrian surface to provide universal accessibility and comply with ADA requirements. Changes in grade shall occur within private property and shall not interrupt the accessible route.
- (47) The Broadwalk frontage zone shall comply with the applicable setback, historic- preservation, Part I, and underlying zoning requirements. The resulting private- property frontage area shall be designed as a seamless extension of the pedestrian realm through active uses, shade, landscape, seating, dining, ramps, stairs, arcades, or other appropriate elements.
- (48) The Frontage Zone may accommodate outdoor dining, seating, shading elements, arcades, overhangs, ramps, stairs, seating steps, landscaping, and other publicly accessible elements. All elements shall remain within private property and shall not extend into the Broadwalk.

- (49)** Arcades shall provide a minimum clear width of 10 feet and a minimum clear height of 14 feet.
- (50)** Habitable spaces shall be located at or above the FEMA Base Flood Elevation (BFE). Non-habitable space located below the Base Flood Elevation shall be activated and finished in durable, corrosion- and water-resistant materials consistent with the Overlay's coastal material palette. This may include, but is not limited to: o marine-grade metal screening, precast or cast-in-place concrete, coastal stone or tile, and weather-resistant decorative lattice, so that flood-compliant construction reads as an integrated architectural base rather than a utilitarian void.
- (51)** Flood-elevation transitions shall not create blank walls, exposed structural voids, inactive parking edges, long retaining walls, concealed entrances, fortress-like separation, or circuitous accessible routes. o Arcades, colonnades, canopies, overhangs, and other weather-protection elements shall be coordinated with the architectural rhythm of the building and the movement and character of the Broadwalk.
- (52)** Outdoor dining, displays, and similar active uses may extend toward the Broadwalk where permitted, provided they maintain required clearances, remain visually open and publicly welcoming, do not obstruct public access, and are coordinated with shade, landscape, lighting, and furnishings.
- (53)** Active frontages shall maintain a minimum transparency of 60% between 2 feet and 10 feet above grade. Blank walls exceeding 15 linear feet shall not be permitted.
- (54)** Publicly accessible entrances shall be provided at intervals not exceeding 50 feet along the Broadwalk.
- (55)** Development shall preserve direct connections to cross streets, Civic Terminus Parks, beach-access routes, public spaces, and public parking. Building placement, landscaping, outdoor structures, furnishings, and grade changes shall preserve significant public views toward the beach and Atlantic Ocean.
- (56)** Private amenities shall not narrow, control, gate, or visually privatize the Broadwalk or any required beach-access route.
- (57)** Parking entrances, loading areas, waste facilities, utility equipment, and service functions shall not be located along the Broadwalk except where no reasonable alternative exists and the minimum necessary area is fully integrated into the building and public realm design.
- (58)** Structured parking shall not be visually identifiable as a conventional parking garage from the Broadwalk and shall be screened and architecturally integrated.
- (59)** Shade trees, landscaping, seating, lighting, and public amenities shall be integrated throughout the frontage zone. Public landmarks, cultural institutions, recreational uses, and publicly accessible open spaces are encouraged along the corridor.

D.2.b Coastal Elements

Lighting

- (1)** Lighting shall support safe movement, public activity, orientation and the nighttime identity of Hollywood Beach without excessive brightness, glare, light trespass or unnecessary illumination of the beach and coastal environment.
- (2)** Lighting shall reveal the organization and character of buildings, landscape and public spaces rather than flattening them through uniform brightness.
- (3)** Lighting shall be integrated with architecture, landscape, public art, signs, furnishings and operational requirements from the beginning of the design process.
- (4)** Exterior lighting shall comply with all applicable:
 - (a)** Turtle Friendly Lighting requirements
 - (b)** Florida Building Code requirements
 - (c)** electrical and life-safety requirements
 - (d)** sign regulations
 - (e)** public-right-of-way standards
 - (f)** other applicable City or State requirements
- (5)** Exterior lighting shall use the lowest illumination level reasonably necessary to support the intended public, pedestrian, operational or safety function.
- (6)** Lighting shall be organized as a coordinated hierarchy that may include:
 - (a)** pedestrian-path lighting
 - (b)** entrance lighting
 - (c)** street and roadway lighting
 - (d)** public-space lighting
 - (e)** landscape lighting
 - (f)** architectural lighting
 - (g)** public-art lighting
 - (h)** parking and service lighting
 - (i)** sign lighting
 - (j)** emergency lighting
- (7)** Pedestrian lighting shall prioritize:
 - (a)** sidewalks and primary paths
 - (b)** building entrances
 - (c)** changes in grade
 - (d)** stairs and ramps
 - (e)** crosswalks and driveway crossings
 - (f)** plazas and POPS

- (g) beach-access routes
 - (h) waterfront promenades
 - (i) bicycle-parking areas
 - (j) transit and public-parking connections
- (8) Lighting shall provide sufficient uniformity to support visual adaptation and shall avoid abrupt transitions between excessively bright and dark areas.
- (9) Fixtures shall be fully shielded and directed toward the intended surface where required to prevent glare, upward light and light trespass.
- (10) Exposed bulbs, visible high-intensity light sources and unshielded fixtures shall not be used within publicly accessible areas except where expressly required for an emergency or navigational function.
- (11) Light sources shall not be directed toward:
 - (a) the public beach
 - (b) the Atlantic Ocean
 - (c) protected coastal vegetation
 - (d) adjoining residential windows
 - (e) hotel rooms
 - (f) balconies and terraces
 - (g) vehicle travel lanes in a manner creating glare
- (12) Lighting visible from the public beach shall comply with the applicable wavelength, shielding, mounting, intensity and operational requirements of the City's Turtle Friendly Lighting regulations.
- (13) Light fixtures capable of producing noncompliant colors or wavelengths shall not be installed in locations where their operation could affect the public beach unless compliance is assured through a system acceptable to the City.
- (14) Architectural lighting shall emphasize selected:
 - (a) entrances
 - (b) façade depth
 - (c) significant materials
 - (d) columns and arcades
 - (e) tower-top features
 - (f) public art
 - (g) other principal architectural elements
- (15) Architectural lighting shall not outline every building edge, balcony or floor level in a manner that creates visual clutter or an excessive nighttime presence.
- (16) Façade washing, uplighting and illuminated roof features shall not be used where prohibited by applicable coastal-lighting requirements.

- (17) Color-changing, animated, flashing or rapidly changing architectural lighting shall not be used as a predominant component of a building or public space.
- (18) Limited color or programmed lighting may be considered for civic events or public art where it:
- (a) complies with applicable coastal-lighting requirements
 - (b) does not create glare or distraction
 - (c) operates within approved hours
 - (d) remains subordinate to the architecture
 - (e) is subject to an approved operating program
- (19) Landscape lighting shall support:
- (a) safe movement
 - (b) spatial definition
 - (c) visibility of entrances
 - (d) significant trees or planting
 - (e) public art
 - (f) seating and gathering
 - (g) natural surveillance
- (20) Landscape lighting shall not create uncontrolled glare, excessive uplight or a collection of unrelated decorative effects.
- (21) Lighting integrated into steps, walls, handrails, planters or furnishings shall be designed as part of the applicable architectural or landscape element.
- (22) Public art lighting shall:
- (a) be coordinated with the artist and overall lighting design
 - (b) avoid damage to the artwork
 - (c) maintain visual comfort
 - (d) preserve surrounding views
 - (e) comply with coastal-lighting requirements
 - (f) include appropriate
- (23) Parking structures shall be designed so that interior fixtures, vehicle headlights and reflected illumination are not directly visible from the public realm.
- (24) Parking and service lighting shall be screened and controlled to avoid light spill onto:
- (a) adjoining residences
 - (b) hotel rooms
 - (c) public plazas
 - (d) the Broadwalk
 - (e) the public beach
 - (f) waterfronts

- (g) publicly accessible open spaces
- (25) Lighting controls shall be used to reduce unnecessary illumination and may include:
 - (a) timers
 - (b) dimming
 - (c) occupancy sensors
 - (d) photocells
 - (e) centralized controls
 - (f) seasonal operating programs
- (26) Nonessential lighting should be reduced or extinguished when a building or public space is not in use, subject to safety and security requirements.
- (27) Security lighting shall be integrated into the overall lighting plan and shall not rely upon isolated, high-intensity fixtures that create glare or deep shadows.
- (28) Emergency lighting shall remain functional and shall be located and shielded to minimize impacts on the public beach and adjoining properties to the extent permitted by life-safety requirements.
- (29) Exterior-lighting fixtures shall be constructed of durable materials suitable for salt, wind, moisture and ultraviolet exposure.
- (30) Lighting poles, bollards, wall fixtures and other visible equipment shall be coordinated with the architecture, landscape and furnishing palette.
- (31) Lighting equipment, conduits, transformers and control cabinets shall be concealed or incorporated into the overall design.
- (32) A coordinated lighting and photometric plan shall be provided.

Street furniture

- (33) Furnishings shall make public spaces comfortable, functional, inclusive and welcoming.
- (34) Seating, tables, bicycle racks, waste receptacles, drinking fountains, bollards, information elements and related amenities shall be selected and placed as components of the overall public-realm composition rather than as a random collection of products.
- (35) Furnishings shall be durable, maintainable and appropriate to the coastal environment.
- (36) Public-realm furnishings shall be coordinated in relation to:
 - (a) material
 - (b) finish
 - (c) color
 - (d) scale
 - (e) form
 - (f) placement
 - (g) the applicable Character Area
- (37) Coordination shall not require all furnishings to be identical. A family of complementary elements may be used to respond to different functions and settings.

(38) Furnishings shall be located to support the intended use of the public space without obstructing:

- (a)** accessible routes
- (b)** building entrances
- (c)** beach-access routes
- (d)** emergency access
- (e)** bicycle movement
- (f)** service access
- (g)** public views
- (h)** required landscape and stormwater areas

(39) Furnishings shall maintain required clearances from:

- (a)** curbs
- (b)** crosswalks
- (c)** driveways
- (d)** fire hydrants
- (e)** utility access
- (f)** transit facilities
- (g)** other operational infrastructure

(40) Seating shall be provided within POPS, plazas, Civic Terminus Parks, waterfront promenades, park-like setbacks and other publicly accessible gathering spaces.

(41) Public seating shall include an appropriate range of:

- (a)** benches with backs
- (b)** seating with arms
- (c)** backless ledges
- (d)** integrated planter or wall seating
- (e)** individual seats
- (f)** group seating
- (g)** tables and chairs
- (h)** movable seating where operationally appropriate

(42) Seating shall be located to provide:

- (a)** shade
- (b)** natural surveillance
- (c)** views
- (d)** proximity to active uses
- (e)** opportunities for social interaction
- (f)** quieter locations for individual use

- (43)** A sufficient portion of public seating shall provide backs and arms to accommodate older adults and persons with mobility limitations.
- (44)** Seating shall not be designed primarily to prevent ordinary resting, lying or gathering unless a specific safety or operational need is demonstrated.
- (45)** Movable seating may be used where:
 - (a)** the area is actively managed
 - (b)** public access remains available
 - (c)** furniture can be secured during severe weather
 - (d)** accessible circulation remains unobstructed
 - (e)** the seating does not imply patron-only use
- (46)** Drinking fountains and bottle-filling stations should be provided within larger POPS, waterfront promenades, public recreational spaces and other locations supporting extended pedestrian activity.
- (47)** Drinking-water facilities should incorporate accessible drinking heights and may include a pet-drinking component where appropriate.
- (48)** Bollards shall be used only where needed for safety, access control or protection of public space.
- (49)** Bollards shall be integrated with the public-realm design and may serve additional functions such as:
 - (a)** seating
 - (b)** lighting
 - (c)** bicycle parking
 - (d)** public art
 - (e)** removable emergency access control, where those functions remain safe and compatible
- (50)** A continuous line of visually dominant security bollards shall be avoided where equivalent protection can be integrated through landscape, walls, seating, grade or other public-realm elements.
- (51)** Transit, mobility and visitor-information furnishings shall be coordinated with applicable City and agency standards.
- (52)** Commercial branding shall not dominate public furnishings located within required public space or POPS.
- (53)** Furnishings within publicly accessible spaces shall be maintained in a safe, clean and functional condition for the life of the development.
- (54)** A furnishing schedule identifying type, material, finish, location, quantity and maintenance responsibility shall be included with the design submission materials required by Section 4.26.O.3 [EDITORIAL NOTE: source cited a nonexistent “4.26.UDG.4.2” design-review submission-materials subsection; repointed to Part I §O.3, Application Materials, pending drafter confirmation] where street furniture is proposed or required.

Bicycle facilities

- (55)** Bicycle parking shall:
 - (a)** be located near principal entrances and public destinations
 - (b)** remain visible and accessible
 - (c)** support the bicycle frame at two points
 - (d)** permit secure locking
 - (e)** avoid obstruction of pedestrian movement
 - (f)** be coordinated with the surrounding furnishing palette
- (56)** Wheel-only bicycle racks shall not be used as the principal public bicycle-parking system.
- (57)** Furnishings shall use durable materials appropriate to the applicable location, which may include:
 - (a)** powder-coated metal
 - (b)** hot-dipped galvanized metal
 - (c)** marine-grade stainless steel
 - (d)** high-quality recycled composite material
 - (e)** precast concrete
 - (f)** natural stone
 - (g)** durable hardwood where appropriately treated and maintained
 - (h)** other materials demonstrated to withstand coastal exposure
- (58)** Lightweight, unstable or residential-grade outdoor furniture shall not satisfy a permanent public-furnishing requirement.

Wayfinding

- (59)** Wayfinding shall provide clear and consistent orientation among the Intracoastal Waterway, State Road A1A, Surf Road, the Boardwalk, public beach, public parking, transit, parks, Civic Terminus Parks, businesses and major visitor destinations.
- (60)** Wayfinding shall reinforce the identity of Hollywood Beach without creating sign clutter or competing with building architecture, public art, significant views or regulatory signage.
- (61)** Public and private wayfinding systems shall be coordinated so that a visitor can move through Hollywood Beach as one connected district rather than as a collection of unrelated properties.
- (62)** Wayfinding shall be organized as a coordinated hierarchy that may include:
 - (a)** district and gateway identification
 - (b)** directional signs
 - (c)** destination identification
 - (d)** public-parking identification
 - (e)** pedestrian and bicycle information
 - (f)** beach-access identification
 - (g)** transit information

- (h) interpretive information
 - (i) regulatory and operational information
 - (j) building or tenant identification
- (63) Public-realm wayfinding shall be coordinated with any City-adopted wayfinding, sign, streetscape or public-information program.
- (64) Development shall provide wayfinding where necessary to identify and connect:
 - (a) principal building entrances
 - (b) the Broadwalk and public beach
 - (c) public beach-access routes
 - (d) public and publicly accessible parking
 - (e) transit stops
 - (f) bicycle facilities
 - (g) POPS and public plazas
 - (h) waterfront promenades
 - (i) Civic Terminus Parks
 - (j) publicly accessible elevated connections
 - (k) other public amenities provided by the development
- (65) Wayfinding shall use a clear visual hierarchy based on:
 - (a) destination importance
 - (b) viewing distance
 - (c) pedestrian or vehicle speed
 - (d) decision points
 - (e) sign placement
 - (f) the amount of information presented
- (66) Pedestrian wayfinding shall use concise language, legible type, accessible contrast and universal symbols where appropriate.
- (67) Multilingual information may be incorporated where appropriate to the destination, audience or City program, provided that the sign remains legible and uncluttered.
- (68) Directional information shall be provided at meaningful decision points rather than repeated unnecessarily throughout a development.
- (69) Wayfinding signs shall be positioned to remain visible from the expected direction of approach and shall not be concealed by:
 - (a) landscape
 - (b) outdoor dining
 - (c) parked vehicles
 - (d) utility equipment

- (e) architectural projections
 - (f) other furnishings
- (70) Wayfinding shall not obstruct:
 - (a) accessible pedestrian movement
 - (b) sidewalk clear zones
 - (c) bicycle movement
 - (d) emergency access
 - (e) building entrances
 - (f) public beach access
 - (g) significant public views
- (71) Sign structures, posts, foundations and protective elements shall be coordinated with paving, landscape, lighting and furnishings.
- (72) Public-parking wayfinding shall be readily identifiable from the public street and shall guide users from the parking entrance to:
 - (a) the public pedestrian network
 - (b) the Broadwalk
 - (c) public beach access
 - (d) public spaces
 - (e) principal visitor destinations
 - (f) accessible routes
- (73) Wayfinding to publicly accessible parking shall not direct the public through controlled residential, hotel or private amenity areas.
- (74) Public beach-access routes shall be identified at their street entrance and at other locations where the route may not be immediately apparent.
- (75) Beach-access signs shall distinguish clearly between:
 - (a) publicly accessible routes
 - (b) private access
 - (c) service access
 - (d) emergency-only access
- (76) Gateway markers shall reinforce major arrival locations without creating oversized freestanding signs or structures that compete with the public realm.
- (77) Gateway identity may be expressed through:
 - (a) architecture
 - (b) landscape
 - (c) public art
 - (d) paving

- (e) lighting
 - (f) coordinated signs
 - (g) framed views
 - (h) a Civic Terminus Park
 - (i) another integrated public-realm composition
- (78) A freestanding gateway marker shall be used only where it contributes to a broader arrival sequence and does not substitute for high-quality architecture and public- realm design.
- (79) Gateway and directional signs shall not obscure views toward:
- (a) the Atlantic Ocean
 - (b) the Intracoastal Waterway
 - (c) the Boardwalk
 - (d) the public beach
 - (e) Civic Terminus Parks
 - (f) public art
 - (g) significant buildings
- (80) Interpretive signs may communicate:
- (a) local history
 - (b) architecture
 - (c) natural systems
 - (d) coastal ecology
 - (e) public art
 - (f) civic destinations
 - (g) historic events
 - (h) other information contributing to the understanding of Hollywood Beach
- (81) Digital information displays may be permitted where they:
- (a) serve a public-information, transit, parking or wayfinding function
 - (b) remain subordinate to the public space
 - (c) avoid commercial advertising as the predominant content
 - (d) comply with brightness and lighting requirements
 - (e) remain readable in expected conditions
 - (f) provide an appropriate maintenance and update program
 - (g) do not create animated visual clutter
- (82) Temporary signs shall not substitute for required permanent wayfinding following occupancy.
- (83) Development containing multiple buildings, phases or public-access components shall provide one coordinated wayfinding plan.

- (84) Wayfinding associated with phased development shall remain functional during each phase and shall be updated as later phases are completed.

D.2.c Access and Service

- (1) Access functions shall be consolidated and directed toward the frontage best able to accommodate them without diminishing active streets, public spaces, public beach access or the pedestrian network.
- (2) Site circulation shall first establish safe, direct and accessible pedestrian movement and shall then coordinate bicycle, transit, vehicle, emergency and service access without compromising applicable public-safety requirements.
- (3) A direct, visible and accessible pedestrian route shall connect each principal building entrance with:
 - o the adjoining public sidewalk or Broadwalk; transit facilities, where present; public parking and bicycle facilities; publicly accessible open spaces; and other buildings or uses within the development.
- (4) Pedestrian routes shall follow logical desire lines and shall not require unnecessary detours through parking areas, loading areas, vehicle drop-offs, service courts or private controlled-access spaces.
- (5) The accessible route to a principal entrance shall be integrated into the primary pedestrian arrival sequence and shall not be treated as a secondary or remote route.
- (6) Where a pedestrian route crosses a driveway, parking entrance or service route, the design shall:
 - o maintain a continuous and clearly identifiable pedestrian path; provide clear sightlines; minimize the width and duration of the crossing; use paving, elevation or other design cues to reinforce pedestrian priority; and provide appropriate warning and visibility measures.
- (7) Bicycle access shall connect directly to the surrounding bicycle network and provide convenient access to bicycle parking without requiring cyclists to travel through loading areas, vehicle ramps or unsafe service conditions.

Vehicular access

- (8) Vehicle access, parking entrances, loading and servicing shall generally be located on the lowest-order available frontage or alley, subject to engineering, fire and operational requirements.
- (9) The number and width of driveways and curb cuts shall be minimized. Shared or consolidated access shall be provided where it improves pedestrian continuity, protects a higher-order frontage or supports coordinated block development.
- (10) A porte-cochère, hotel arrival court or passenger drop-off shall be designed as a secondary component of the site rather than as a vehicle-dominated forecourt separating the building from the public realm.
- (11) Passenger drop-off and pick-up areas shall be located and operated so that vehicle queuing does not obstruct a public street, sidewalk, bicycle facility, beach-access route or building entrance.

Service lanes

- (12) Where adjoining developments can reasonably use a shared service lane, loading court, waste facility or parking entrance, the site plan shall preserve or provide the ability to establish that shared arrangement.

- (13) Emergency access shall be coordinated with the block structure and shall use existing streets, alleys and shared circulation systems where appropriate.
- (14) Where emergency access overlaps a pedestrian route, paseo, plaza or other public- realm space, the route shall be designed to preserve the everyday pedestrian appearance and function of the space.
- (15) Bollards, reinforced paving and other emergency-access features within a public- realm space shall be incorporated into the overall landscape and furnishing design and shall not create a vehicle-dominated condition.
- (16) A public plaza, POPS, beach-access route or required pedestrian connection shall not be used as a routine vehicle, loading or service route.

Loading

- (17) Loading, deliveries, waste collection, utilities and other service functions shall be: o consolidated where feasible; internalized within the development or screened from public view; located away from A Streets, the Broadwalk and Public Realm Priority Corridors where reasonable alternative access exists; separated from principal pedestrian routes; and designed to avoid conflicts with adjoining properties.

Parking access

- (19) Parking entrances and vehicle ramps shall: o be located away from prominent corners, principal entrances and major pedestrian connections; be limited in visual prominence; be recessed or incorporated into the building where practicable; maintain safe pedestrian visibility; and avoid creating long inactive areas along public frontage.

Waste collection

- (20) Waste and recycling receptacles shall:
 - (a) be provided together where recycling is collected
 - (b) be lockable or secure
 - (c) resist pests
 - (d) contain waste during wind and rain
 - (e) be readily maintainable
 - (f) avoid leakage
 - (g) be coordinated with other furnishings
- (21) Waste receptacles shall be positioned for convenient public use without dominating building entrances, seating areas, public art or important views.

Utilities

- (22) Utility cabinets, control boxes and similar equipment shall not be treated as public furnishings and shall be located or screened.
- (23) Site grading and flood-elevation requirements shall not result in circuitous pedestrian routes, inaccessible entrances or the unnecessary concentration of ramps and stairs along public-facing frontages.

D.3 Open Space

Public Space Network

- (1)** Redevelopment shall provide a cohesive network of publicly accessible open spaces, pedestrian connections, plazas, and landscaped areas that enhance the visitor experience and strengthen the property's role as a landmark destination.
- (2)** Hollywood Beach's subtropical coastal climate requires development to contribute meaningfully to pedestrian shade. Shade is a public-health, comfort and resilience requirement and shall be integrated into streets, park-like setbacks, POPS, plazas, paseos, waterfront promenades, beach-access routes, private communal open spaces and other development-site areas.
- (3)** A Rich and Layered Public Realm. Hollywood Beach's public spaces should never read as flat, single-purpose, single-material surfaces. Streets, plazas, and the Broadwalk should layer landscape, seating, art, water, shade structure, paving pattern, and lighting.
- (4)** Public plazas, paseos, and publicly accessible waterfront promenades shall expand the range of civic, social, and recreational spaces available throughout Hollywood Beach.
- (5)** Each space shall have a recognizable public purpose, a direct relationship to the public-realm network, and an appropriate degree of enclosure, activation, landscape, shade, and visibility.
- (6)** Courtyards and terraces are governed by this section only where they are publicly accessible. Private communal courtyards and terraces are governed by Section 6.5.
- (7)** Publicly accessible plazas, paseos, and waterfront promenades shall be located and designed as integral components of the surrounding pedestrian and open-space network.
- (8)** The type, scale, and configuration of each space shall respond to its intended function, which may include:
 - (a)** public gathering
 - (b)** pedestrian circulation
 - (c)** outdoor dining and activity
 - (d)** recreation and waterfront enjoyment
 - (e)** views and orientation
 - (f)** community or cultural programming
 - (g)** shade and heat relief
 - (h)** stormwater or environmental functions
- (9)** Public spaces shall have a clear spatial structure and shall not consist of large undefined paved areas or fragmented landscape remnants.
- (10)** The proportions and edges of a public space shall provide a comfortable sense of enclosure without limiting public visibility, access, or significant views.
- (11)** Public-space edges should be defined through an appropriate combination of:
 - (a)** active building uses;
 - (b)** entrances and transparent façades;
 - (c)** arcades or colonnades;

- (d) landscape and canopy;
 - (e) seating walls and terraces;
 - (f) changes in paving or grade; and
 - (g) public art or other civic features.
- (12) A public plaza shall:
- (a) connect directly to the adjoining pedestrian network;
 - (b) provide a recognizable gathering area;
 - (c) support flexible public use;
 - (d) include shaded seating and landscape;
 - (e) maintain natural surveillance; and
 - (f) avoid domination by vehicle circulation or building-service functions.
- (13) A paseo shall: o a. establish a direct and legible pedestrian connection; b. connect recognizable public destinations or frontages; c. maintain an accessible and unobstructed route; d. be visible from the public realm at its principal entrances; e. be framed by active uses, entrances, landscape, or other positive edges; and f. avoid concealed turns, isolated segments, and routine service conflicts.
- (14) A paseo shall not be treated as a narrow service corridor or the space remaining between building walls.
- (15) Where a paseo provides a connection through a larger development site, its public character shall be expressed through paving, landscape, lighting, signage, and visual continuity.
- (16) Where an elevated pedestrian bridge or connection is approved, it shall supplement rather than replace the required at-grade public-realm connection.
- (17) A publicly accessible waterfront promenade, where required or provided, shall:
- (a) establish a continuous and legible relationship with the water
 - (b) connect to adjoining public streets and pedestrian routes
 - (c) provide opportunities for walking, seating, views, and shade
 - (d) preserve safe access to shoreline and marine facilities, where applicable
 - (e) maintain visibility and natural surveillance
 - (f) avoid unnecessary privatization by adjoining residential, hotel, or restaurant uses
- (18) Public access to a waterfront promenade shall not require passage through a controlled-access building or private amenity area.
- (19) Private docks, pools, terraces, restaurant areas, and similar uses shall be located and designed so they do not obstruct or visually privatize a required publicly accessible promenade.
- (20) Waterfront railings, walls, planting, and furnishings shall preserve views and shall be coordinated as part of the overall public-realm design.
- (21) Service areas, loading, waste facilities, utility equipment, and parking entrances shall be separated from public plazas, paseos, and waterfront promenades or fully integrated and screened where separation is not feasible.

- (22)** Public spaces may incorporate landscape-based stormwater management and temporary flood storage, provided that:
 - (a)** the primary public use remains evident
 - (b)** accessible routes remain functional under normal conditions
 - (c)** the space returns to ordinary use within the approved drainage period
 - (d)** materials and planting are suited to anticipated conditions
 - (e)** the design does not create hidden, hazardous, or poorly maintained areas
- (23)** Public plazas, paseos, and promenades shall accommodate everyday use rather than relying solely on special events or commercial programming for activity.

Civic Access

- (24)** Public beach-access routes, street-end spaces, and Civic Terminus Parks are essential parts of Hollywood Beach's public-realm and mobility network. They provide physical access to the Boardwalk and public beach, frame views toward the water, and create opportunities for orientation, gathering, shade, landscape, and public amenities.
- (25)** Development shall preserve and enhance these public functions and shall not privatize, obscure, or diminish a beach-access route, street-end public space, or Civic Terminus Park.
- (26)** Existing and required public beach-access routes shall be preserved as direct, visible, and accessible connections to the Boardwalk and public beach.
- (27)** A beach-access route shall connect clearly with the adjoining sidewalk, cross street, public parking, transit facility, or other public pedestrian network.
- (28)** Building placement, landscape, and site features shall reinforce the entrance to a public beach-access route and maintain clear visual orientation toward the Boardwalk, public beach, or ocean where conditions permit.
- (29)** Public beach-access routes shall not be:
 - (a)** gated or controlled as part of a private development
 - (b)** routed through a private lobby or amenity area
 - (c)** narrowed by outdoor dining, displays, signs, or furnishings
 - (d)** used for routine loading or waste collection
 - (e)** obstructed by utility or mechanical equipment
 - (f)** visually concealed behind parking or service functions
- (30)** Street-end spaces and Civic Terminus Parks shall be designed as public destinations and arrival points rather than as leftover roadway or landscape areas. Improvements may include:
 - (a)** public seating
 - (b)** shade trees and structures
 - (c)** landscape and stormwater features
 - (d)** bicycle parking
 - (e)** wayfinding and visitor information

- (f) public art or interpretive features
 - (g) gathering and viewing spaces
 - (h) enhanced paving
 - (i) drinking-water facilities
 - (j) compatible beach-serving amenities
- (31) Civic Terminus Parks shall provide enhanced public-realm design, gateway treatment, pedestrian comfort, landscape, shade, public access, visual orientation, and civic identity consistent with the Overlay.
- (32) Development adjoining a Civic Terminus Park shall:
- (a) orient active uses, entrances, or occupied spaces toward the park
 - (b) reinforce pedestrian connections to adjoining streets and beach-access routes
 - (c) provide compatible landscape and shade
 - (d) preserve significant public views
 - (e) avoid service, parking, or utility conditions that dominate the park edge
- (33) Street-end and Civic Terminus Park improvements shall preserve required emergency, maintenance, and public-access functions while minimizing the visual dominance of vehicles and service infrastructure.
- (34) Parking, loading, private valet operations, and service staging shall not occupy or visually dominate a street end or Civic Terminus Park intended to provide beach access, public open space, or a significant public view.
- (35) Landscape, shade structures, signs, and furnishings shall frame rather than obstruct public views toward the Broadwalk, public beach, and Atlantic Ocean.
- (36) Where a street end, Civic Terminus Park, or beach-access route adjoins active uses, entrances, and transparent frontages should be oriented toward the space to provide activity and natural surveillance.
- (37) Grade changes shall be resolved through integrated accessible routes, steps, terraces, retaining elements, and landscape and shall not create a physical or visual barrier to public access.
- (38) Public amenities shall be designed for durability, ease of maintenance, and exposure to salt, sand, wind, and intense sunlight.

Privately Owned Public Space

- (39) Privately Owned Public Space is a genuine and legally secured component of the Hollywood Beach public realm, as established under M.3.(8)(b) of the Hollywood Beach Overlay, and shall be designed and secured to function as such. Development shall use required setbacks, park-like frontage areas, plazas, forecourts, paseos, building-entry spaces, and other appropriate portions of the site intentionally to create coherent POPS rather than locating POPS in residual or secondary areas after the building and circulation plan have been established.
- (40) Where the Overlay requires both a park-like setback and POPS, the development shall optimize the location, configuration, and design of the park-like setback so that it satisfies or contributes toward the POPS requirement to the greatest extent practicable.

- (41)** POPS is distinct from private communal open space. Private communal open space is intended principally for residents, hotel guests, tenants, or other authorized users and is governed by Section 6.5.
- (42)** POPS shall provide visible, accessible, and usable public space that supports gathering, pedestrian comfort, shade, heat mitigation, stormwater management, natural surveillance, and activation by adjacent uses. It shall not be treated as unused setback, private amenity space, or decorative landscape buffer.
- (43)** POPS shall satisfy the applicable location, area, access, amenity, legal, maintenance, and public-benefit requirements of the Hollywood Beach Overlay.
- (44)** POPS shall be directly visible and accessible from one or more of the following:
- (a)** a public sidewalk or street
 - (b)** the Broadwalk
 - (c)** State Road A1A
 - (d)** Surf Road
 - (e)** a cross street
 - (f)** a paseo or required pedestrian connection
 - (g)** a Public Realm Priority Frontage or Corridor
 - (h)** a Civic Terminus Park
 - (i)** another publicly accessible pedestrian area approved by the City
- (45)** The principal public entrance to a POPS shall be readily identifiable from the adjoining public realm and shall not require passage through:
- (a)** a private lobby
 - (b)** a controlled-access area
 - (c)** a private amenity space
 - (d)** a parking facility
 - (e)** a loading or service area. ☐ POPS shall have a clear and functional shape, proportion, and configuration appropriate to its intended use. ☐ Building placement shall create a coherent and visible public space and shall avoid dividing the required POPS among disconnected, narrow, or residual areas
- (46)** Required POPS may be located within required setback areas adjacent to a public street where the space is designed as part of an integrated and publicly accessible open-space system, such as:
- (a)** a forecourt
 - (b)** a widened sidewalk
 - (c)** a small plaza
 - (d)** a paseo
 - (e)** a landscape connector
 - (f)** a Civic Terminus Park edge
 - (g)** another comparable central gathering space

- (47)** A POPS shall not consist primarily of:
- (a)** a narrow perimeter setback
 - (b)** an isolated corner or side yard
 - (c)** land surrounding utility or mechanical equipment
 - (d)** vehicle circulation or drop- off space
 - (e)** required fire-access area without a meaningful everyday public function
 - (f)** unusable grade transitions
 - (g)** fragmented areas that do not operate as one coherent public space
- (48)** A linear POPS may be permitted where it performs a clear public function as:
- (a)** a paseo
 - (b)** a landscaped pedestrian connection
 - (c)** an expanded sidewalk
 - (d)** a publicly accessible waterfront promenade
 - (e)** a beach-access connection
 - (f)** another comparable component of the public-realm network
- (49)** POPS shall be located and designed to support adjoining active uses, which may include:
- (a)** restaurants and cafés
 - (b)** retail and visitor-serving uses
 - (c)** hotel lobbies and hospitality uses
 - (d)** cultural, civic, or entertainment uses
 - (e)** galleries and exhibition spaces
 - (f)** other regularly occupied uses that provide activity and natural surveillance
- (50)** Blank walls, exposed parking, loading, waste facilities, utility equipment, and inactive service areas shall not form the predominant edge of a POPS.
- (51)** A POPS shall include, at minimum:
- (a)** seating
 - (b)** shade
 - (c)** substantial landscaping
 - (d)** pedestrian lighting
 - (e)** decorative or enhanced paving
 - (f)** wayfinding
 - (g)** at least one additional public-realm amenity, such as café seating, public art, interpretive features, water features, stormwater landscape features, or a comparable visitor- serving improvement

- (52)** POPS shall incorporate substantial vegetative coverage, including canopy trees, native or Florida-Friendly planting, permeable surfaces, and landscape-integrated stormwater features where compatible with the location and intended programming of the space.
- (53)** A hardscape-only plaza shall not satisfy the intent of a POPS requirement unless specifically authorized based on site constraints, programming requirements, or an exceptional public-space design that otherwise satisfies the Overlay.
- (54)** POPS shall not be designed or operated as:
- (a)** private amenity space
 - (b)** gated open space
 - (c)** resident-only space
 - (d)** hotel guest-only space
 - (e)** another space that discourages or restricts use by the general public
- (55)** Public access shall not be discouraged through:
- (a)** gates or barriers during required public-access hours
 - (b)** private- amenity branding or exclusive-use signage
 - (c)** security controls intended principally for building occupants
 - (d)** unclear or concealed entrances
 - (e)** excessive or unresolved changes in grade
 - (f)** furniture arrangements that imply patron-only use
- (56)** Café seating and managed commercial activity may occupy a portion of a POPS where permitted, provided that:
- (a)** the primary public circulation route remains open
 - (b)** a meaningful portion of the space remains available without purchase
 - (c)** the activity contributes to public animation
 - (d)** the space does not function principally as an extension of a private business
- (57)** A park-like setback or other required setback may be credited as POPS only where the credited area independently satisfies all applicable requirements governing:
- (a)** public visibility
 - (b)** direct public access
 - (c)** eligible location and area
 - (d)** spatial configuration and usability
 - (e)** required landscape and amenities
 - (f)** activation by adjoining uses
 - (g)** public-access instruments
 - (h)** maintenance and continuing operation
 - (i)** enforcement

- (58) Portions of a setback that do not meet the POPS standards may remain part of the broader park-like setback but shall not be counted toward the required POPS area.
- (59) Terraces, stepped seating areas, landscaped ramps, planters, outdoor dining areas, paseo spaces, and similar elements used to address elevated finished-floor requirements may satisfy or contribute toward a POPS requirement where they:
 - (a) form part of a coherent publicly accessible space
 - (b) maintain direct visibility and access from the public realm
 - (c) provide usable public space rather than circulation alone
 - (d) integrate the required accessible route into the principal public-space composition
 - (e) satisfy all other applicable POPS standards
- (60) An accessible ramp or stair system shall not, by itself, qualify as POPS. It may be incorporated into the POPS where it contributes to a larger usable and publicly accessible space.
- (61) Stormwater facilities may be integrated into a POPS where they:
 - (a) contribute positively to the landscape and spatial design
 - (b) do not prevent ordinary public use
 - (c) maintain accessible routes and seating
 - (d) avoid unsafe standing-water or grade conditions
 - (e) maintain visibility and natural surveillance
 - (f) are designed for long-term maintenance
- (62) Residual landscape areas, isolated perimeter setbacks, utility areas, service areas, drive aisles, loading areas, parking areas, and areas not designed for public use shall not be credited toward a POPS requirement.
- (63) Private or semiprivate communal open space shall not be represented or credited as POPS unless it independently complies with all applicable public- access, design, legal, and operational requirements.
- (64) POPS shall not be used to satisfy a mandatory beach-access or public-access requirement unless the POPS independently provides the required connection and complies with all standards applicable to that route.

D.3.a Public Space Elements

Furnishings

- (1) Furnishings shall make public spaces comfortable, functional, inclusive and welcoming.
- (2) Seating, tables, bicycle racks, waste receptacles, drinking fountains, bollards, information elements and related amenities shall be selected and placed as components of the overall public-realm composition rather than as a random collection of products.
- (3) Furnishings shall be durable, maintainable and appropriate to the coastal environment.
- (4) Public-realm furnishings shall be coordinated in relation to:
 - (a) material

- (b)** finish
 - (c)** color
 - (d)** scale
 - (e)** form
 - (f)** placement
 - (g)** the applicable Character Area
- (5)** Coordination shall not require all furnishings to be identical. A family of complementary elements may be used to respond to different functions and settings.
- (6)** Furnishings shall be located to support the intended use of the public space without obstructing:
 - (a)** accessible routes
 - (b)** building entrances
 - (c)** beach-access routes
 - (d)** emergency access
 - (e)** bicycle movement
 - (f)** service access
 - (g)** public views
 - (h)** required landscape and stormwater areas
- (7)** Furnishings shall maintain required clearances from:
 - (a)** curbs
 - (b)** crosswalks
 - (c)** driveways
 - (d)** fire hydrants
 - (e)** utility access
 - (f)** transit facilities
 - (g)** other operational infrastructure
- (8)** Seating shall be provided within POPS, plazas, Civic Terminus Parks, waterfront promenades, park-like setbacks and other publicly accessible gathering spaces.
- (9)** Public seating shall include an appropriate range of:
 - (a)** benches with backs
 - (b)** seating with arms
 - (c)** backless ledges
 - (d)** integrated planter or wall seating
 - (e)** individual seats
 - (f)** group seating
 - (g)** tables and chairs
 - (h)** movable seating where operationally appropriate

- (10)** Seating shall be located to provide:
- (a)** shade
 - (b)** natural surveillance
 - (c)** views
 - (d)** proximity to active uses
 - (e)** opportunities for social interaction
 - (f)** quieter locations for individual use
- (11)** Sufficient portion of public seating shall provide backs and arms to accommodate older adults and persons with mobility limitations.
- (12)** Seating shall not be designed primarily to prevent ordinary resting, lying or gathering unless a specific safety or operational need is demonstrated.
- (13)** Movable seating may be used where:
- (a)** the area is actively managed
 - (b)** public access remains available
 - (c)** furniture can be secured during severe weather
 - (d)** accessible circulation remains unobstructed
 - (e)** the seating does not imply patron-only use
- (14)** Furnishings shall use durable materials appropriate to the applicable location, which may include:
- (a)** powder-coated metal
 - (b)** hot-dipped galvanized metal
 - (c)** marine-grade stainless steel
 - (d)** high-quality recycled composite material
 - (e)** precast concrete
 - (f)** natural stone
 - (g)** durable hardwood where appropriately treated and maintained
 - (h)** other materials demonstrated to withstand coastal exposure
- (15)** Lightweight, unstable or residential-grade outdoor furniture shall not satisfy a permanent public-furnishing requirement.
- (16)** Bicycle parking shall:
- (a)** be located near principal entrances and public destinations
 - (b)** remain visible and accessible
 - (c)** support the bicycle frame at two points
 - (d)** permit secure locking
 - (e)** avoid obstruction of pedestrian movement
 - (f)** be coordinated with the surrounding furnishing palette
- (17)** Wheel-only bicycle racks shall not be used as the principal public bicycle-parking system.

- (18) Waste and recycling receptacles shall:
- (a) be provided together where recycling is collected
 - (b) be lockable or secure
 - (c) resist pests
 - (d) contain waste during wind and rain
 - (e) be readily maintainable
 - (f) avoid leakage
 - (g) be coordinated with other furnishings
- (19) Waste receptacles shall be positioned for convenient public use without dominating building entrances, seating areas, public art or important views.
- (20) Drinking fountains and bottle-filling stations should be provided within larger POPS, waterfront promenades, public recreational spaces and other locations supporting extended pedestrian activity.
- (21) Drinking-water facilities should incorporate accessible drinking heights and may include a pet-drinking component where appropriate.
- (22) Bollards shall be used only where needed for safety, access control or protection of public space.
- (23) Bollards shall be integrated with the public-realm design and may serve additional functions such as:
- (a) seating
 - (b) lighting
 - (c) bicycle parking
 - (d) public art
 - (e) removable emergency access control
 - (f) where those functions remain safe and compatible
- (24) A continuous line of visually dominant security bollards shall be avoided where equivalent protection can be integrated through landscape, walls, seating, grade or other public-realm elements.
- (25) Transit, mobility and visitor-information furnishings shall be coordinated with applicable City and agency standards.
- (26) Utility cabinets, control boxes and similar equipment shall not be treated as public furnishing.
- (27) Furnishings within publicly accessible spaces shall be maintained in a safe, clean and functional condition for the life of the development.

D.4 Landscape

- (1) Landscape design shall be treated as essential public infrastructure and a defining component of Hollywood Beach's identity, environmental performance, pedestrian experience, and coastal resilience. Development shall contribute to a greener, cooler, and more walkable beach

environment through the integration of native planting, shade canopy, ecological restoration, stormwater management, and high- quality public spaces.

- (2) Hollywood Beach's subtropical climate requires that all development contribute meaningfully to pedestrian shade throughout the beach district. Shade is a public health, comfort, and resiliency requirement and shall be integrated into the design of streets, open spaces, promenades, plazas, waterfronts, and development sites.
- (3) Development shall incorporate a coordinated landscape strategy that enhances the public realm, improves pedestrian comfort, strengthens ecological function, and contributes to the visual identity of Hollywood Beach.
- (4) Landscape design shall be integrated into the architecture, streetscape, open space network, parking areas, waterfronts, promenades, plazas, paseos, and pedestrian connections.
- (5) Landscape areas shall not be treated as residual spaces or decorative buffers. Planting shall perform meaningful environmental, public realm, placemaking, and shade functions.
- (6) Development shall maximize opportunities for tree canopy, shade, habitat creation, stormwater infiltration, groundwater recharge, and heat-island reduction.
- (7) Public pedestrian connections between A1A, Surf Road, the Broadwalk, the beach, and the Intracoastal Waterway shall be preserved and enhanced through landscape improvements, shade, and public realm enhancements.

Landscape Design Standards

- (8) A minimum of 60% of all landscaped areas shall use native or South Florida coastal- adapted species consistent with the Overlay Design and Landscape Guide.
- (9) Street trees shall be planted at all public frontages at a maximum spacing of 30 feet on center.
- (10) Invasive species are prohibited in all landscape plans submitted for design review.
- (11) Existing mature trees of 10 inches DBH and above shall be preserved wherever feasible. Removal requires a minimum 3:1 replacement ratio.
- (12) Landscape design shall incorporate stormwater management, coastal buffering, and heat-island reduction through shade trees, permeable surfaces, and landscaped stormwater features.

Landscape as Architecture

- (13) Landscape design shall be considered architecture, not decoration. It shall be conceived by a qualified landscape architect as part of the core design team from the earliest stages of development, on equal footing with the project architect.
- (14) Landscape architecture shall reinforce Hollywood Beach's tropical coastal identity while improving pedestrian comfort, public-space quality, ecological function and long-term environmental performance.
- (15) Development shall incorporate large specimen palms, native and coastal-adapted planting, lush tropical gardens, and shade trees at a scale and density consistent with these precedents rather than the minimum quantities required to satisfy landscape code calculations.
- (16) Public gardens, pocket parks, and green streets shall be incorporated wherever a development fronts a Public Realm Priority Frontage or Corridor, providing a genuine public amenity rather than a landscape buffer.

- (17)** Bioswales, rain gardens, and other water-sensitive urban design features shall be integrated into the landscape design as visible, legible components of the public realm rather than concealed beneath grates or buried infrastructure.
- (18)** Landscape integrated into architecture—including planted terraces, green walls, courtyard gardens, and rooftop planting visible from the street or beach—is strongly encouraged as a means of extending Hollywood Beach's tropical identity vertically into buildings, not only at ground level.
- (19)** Landscape shall be conceived as both spatial design and essential public infrastructure. It shall define outdoor rooms, frame entrances and views, provide shade, support habitat, manage stormwater, reduce heat, address grade transitions and contribute to the continuity and identity of the public realm.
- (20)** Development shall contribute to a greener, cooler and more walkable Hollywood Beach through the integration of native and coastal-adapted planting, tree canopy, architectural shade, ecological restoration, stormwater management and high- quality outdoor spaces.
- (21)** Hollywood Beach's subtropical coastal climate requires development to contribute meaningfully to pedestrian shade. Shade is a public-health, comfort and resilience requirement and shall be integrated into streets, park-like setbacks, POPS, plazas, paseos, waterfront promenades, beach-access routes, private communal open spaces and other development-site areas.
- (22)** Landscape and environmental systems shall support rather than replace active uses, accessible circulation, public visibility and the civic function of the public realm.
- (23)** Landscape shall be integrated into site planning and architectural design from the earliest stages of development.
- (24)** The landscape framework shall coordinate:
 - (a)** public streets and sidewalks
 - (b)** cross-street connections
 - (c)** the Broadwalk and beach-access routes
 - (d)** park-like setbacks
 - (e)** building entrances and active uses
 - (f)** plazas, POPS, paseos, and waterfront promenades
 - (g)** private communal open spaces
 - (h)** vehicle, loading, and service areas
 - (i)** grade and flood-elevation transitions
 - (j)** utilities and drainage infrastructure
 - (k)** existing and proposed vegetation
- (25)** Landscape areas shall not be treated as residual spaces, isolated foundation planting, or decorative buffers without a functional spatial, environmental, or public-realm purpose.
- (26)** Landscape design shall establish a clear hierarchy of outdoor spaces, including:
 - (a)** principal public and communal gathering areas
 - (b)** pedestrian routes and connections

- (c) entrance and arrival spaces
 - (d) transitional spaces
 - (e) ecological and stormwater areas
 - (f) screened service and infrastructure areas
- (27) Each outdoor space shall have an identifiable purpose, an appropriate scale, and a clear relationship to adjoining uses and circulation.
- (28) Landscape shall define and reinforce:
- (a) entrances and gateways
 - (b) pedestrian desire lines
 - (c) public and private thresholds
 - (d) seating and gathering areas
 - (e) views and visual focal points
 - (f) changes in grade
 - (g) the edges of streets, setbacks, plazas, courtyards, and promenades
- (30) Landscape shall mediate the relationship between buildings and the public realm through coordinated entrances, terraces, arcades, seating, planting, and grade transitions.
- (31) Blank foundation planting and narrow perimeter beds shall not constitute the primary landscape response along a publicly visible frontage.
- (32) Planting, walls, planters, shade structures, and furnishings shall not obstruct:
- (a) required pedestrian routes
 - (b) accessible paths of travel
 - (c) emergency access
 - (d) building entrances
 - (e) public beach access
 - (f) utility access
 - (g) significant public views
- (33) Landscape design shall maintain essential sightlines at:
- (a) intersections and crosswalks
 - (b) driveways and parking entrances
 - (c) building entrances
 - (d) paseos and beach-access routes
 - (e) park-like setbacks and POPS
 - (f) publicly accessible gathering areas
 - (g) transit and bicycle facilities
- (34) Hardscape shall be limited to the amount necessary to support circulation, programming, accessibility, and public use.

- (35) Large uninterrupted paved areas shall be divided through planting, shade, changes in material or joint pattern, furnishings, or other spatial-design elements.
- (36) Paving, walls, steps, planters, and other exterior materials shall:
- (a) be durable within the coastal environment
 - (b) support accessibility and safe movement
 - (c) minimize glare and excessive heat gain
 - (d) be coordinated with the architecture and public realm
 - (e) avoid a fragmented collection of unrelated finishes
- (37) Changes in grade shall be treated as landscape and architectural design opportunities and shall be coordinated with:
- (a) accessible routes
 - (b) drainage
 - (c) planting
 - (d) seating
 - (e) stairs and terraces
 - (f) retaining elements
 - (g) building entrances
- (38) Ramps, stairs, retaining walls, and raised planters shall be composed as parts of one integrated design rather than as separate engineering features.
- (39) Landscape shall preserve and frame important views toward the Boardwalk, public beach, Atlantic Ocean, Intracoastal Waterway, public spaces, and significant architectural or landscape features.
- (40) Planted terraces, roof landscapes, courtyard gardens, green walls, and similar building-integrated landscape are encouraged where they extend the landscape composition vertically and remain visible from public areas.
- (41) Building-integrated landscape shall supplement rather than replace required ground-level landscape, tree canopy, park-like setbacks, or public-realm improvements unless otherwise expressly authorized.
- (42) Loading areas, utility equipment, transformers, backflow preventers, vents, and waste facilities shall be incorporated into the landscape and architectural composition. Screening shall not consist solely of isolated shrubs placed around equipment.
- (43) Landscape shall be designed to mature into the intended spatial and environmental condition without requiring excessive pruning, replacement, or permanent conflict with buildings, sidewalks, or infrastructure.
- (44) Landscape-plan preparation, submission, maintenance, and implementation requirements shall be provided.

Coastal Planting

- (45) Planting shall reinforce Hollywood Beach's tropical coastal identity while responding to salt, wind, drought, heat, groundwater, rainfall, and periodic inundation.

- (46) Planting shall contribute to canopy, habitat, biodiversity, stormwater management, and public-space quality. Species shall be selected according to long-term suitability rather than appearance alone.
- (47) Design Standards
- (48) A minimum of 60 percent of all planted landscape area, excluding turf, shall consist of native, Florida-Friendly, or demonstrated coastal-adapted non-invasive species.
- (49) Plant selection shall respond to site conditions including soil, groundwater, salt exposure, wind, sun, moisture, mature size, habitat value, and maintenance requirements.
- (50) Plant species shall prioritize salt tolerance, drought resistance, wind resilience, heat tolerance, biodiversity, habitat value, and long-term coastal adaptability.
- (51) Invasive species are prohibited.
- (52) Existing healthy mature trees shall be preserved wherever practicable. Approved removal shall require replacement at a minimum ratio of three replacement trees for each mature tree removed unless another City standard applies.
- (53) Planting beds along public frontages shall incorporate layered compositions of canopy trees, understory planting, shrubs, grasses, flowering plants, and groundcovers.
- (54) Turf shall be limited to functional areas and shall not serve as the principal landscape treatment where layered planting provides greater public benefit.
- (55) Gravel, shell, river rock, and similar materials shall not substitute for living landscape and shall occupy no more than 10 percent of landscaped area except where specifically appropriate.
- (56) Plants shall be grouped into hydrozones with irrigation systems designed to minimize potable-water use and maximize efficiency.
- (57) Development adjoining environmentally sensitive coastal areas shall protect native vegetation, avoid invasive species, direct public access through defined routes, and comply with environmental approvals.
- (58) Planting shall maintain visibility and natural surveillance along public spaces and pedestrian routes.
- (59) Landscape screening shall supplement, but not replace, architectural treatment of parking structures, utilities, and service areas.

Green Infrastructure

- (60) Stormwater management, flood adaptation, and environmental systems shall be integrated visibly into the landscape and public realm.
- (61) Green infrastructure shall improve environmental performance while enhancing the identity, usability, and comfort of outdoor spaces.
- (62) Public spaces may accommodate temporary flooding where public use, accessibility, safety, and long-term maintenance are preserved.
- (63) Design Standards
- (64) Landscape and site design shall incorporate green-infrastructure techniques where appropriate, including bioswales, rain gardens, stormwater planters, tree trenches, permeable paving,

infiltration areas, cistern-supported irrigation, green roofs, planted terraces, living shorelines, and comparable systems.

- (65) Stormwater facilities shall be designed as intentional landscape features rather than isolated engineering elements.
- (66) Stormwater features within public spaces shall preserve circulation, accessibility, visibility, safety, and maintenance access.
- (67) Primary pedestrian routes shall not routinely function as drainage channels.
- (68) Public open space shall not function principally as a stormwater facility where doing so diminishes its public use.
- (69) Floodable public spaces may be permitted where accessibility, safety, recovery time, and long-term function are maintained.
- (70) Depressed landscape areas shall avoid stagnant water, erosion, debris accumulation, and neglected appearance.
- (71) Paving and Heat-Island Reduction
- (72) Paved areas shall be minimized and designed to increase groundwater recharge and reduce heat gain.
- (73) At least 50 percent of paved outdoor areas, excluding public streets and operational service areas, shall be shaded, constructed of high-reflectance materials, or use a combination of both.
- (74) Surface drainage should be directed toward landscaped or permeable areas where feasible.
- (75) Permeable paving shall be prioritized where soil, structural, and maintenance conditions support its use.
- (76) Green infrastructure shall maintain CPTED principles, including visibility, natural surveillance, and clear pedestrian routes.

Trees and Soil

- (77) Trees shall be provided with sufficient soil volume, drainage, and rooting conditions to support healthy mature growth.
- (78) Structural soils, suspended paving systems, connected soil trenches, or comparable methods should be used where conventional planting areas cannot provide adequate rooting volume.
- (79) Grade and Adaptation
- (80) Flood-protection grade changes shall be integrated with accessible routes, terraces, planting, stormwater features, building entrances, and streetscape improvements.
- (81) Flood walls and raised grades shall not create continuous blank public-facing edges.
- (82) Landscape design shall preserve opportunities for future adaptation of sidewalks, drainage systems, utilities, public spaces, shoreline infrastructure, and grade transitions.
- (83) Adaptation features shall be integrated into architecture and landscape rather than creating fortress-like conditions.
- (84) Green roofs, planted terraces, and living walls may supplement but shall not replace required ground-level landscape or stormwater functions unless expressly authorized.

- (85) Living shorelines shall be coordinated with public access, habitat, navigation, maintenance, and environmental permitting.
- (86) Trees along primary pedestrian routes shall achieve a mature canopy spread of at least 25 feet where planting conditions permit.
- (87) Smaller-canopy trees may be used where constrained by utilities, rights-of-way, visibility, building conditions or available rooting area, provided that:
- (a) the species is appropriate to the specific planting condition;
 - (b) the trees are arranged to provide meaningful and continuous shade;
 - (c) required overall shade and canopy standards remain satisfied; and
 - (d) smaller trees are supplemented by larger canopy trees or architectural shade where necessary.

Recommended Trees for Required Canopy

- (88) The following tree species are recommended for required canopy. Mature canopy classifications shall be considered when calculating anticipated shade and canopy coverage.

- Small Trees — 15-Foot Canopy Spread at Maturity
- Seven year apple — *Cassia clusiifolia*
- Cinnecord — *Acacia choriophylla*
- Jamaica caper — *Capparis cynophallophora*
- Indian Mulberry/Non — *Morinda citrifolia*
- Desert Cassia — *Senna polyphylla*
- Varnish Leaf — *Dodonaea viscosa*
- Myrsine — *Myrsine guianensis*
- Sweet Acacia — *Acacia farnesiana*
- Pineland Acacia — *Acacia pinetorum*
- Marlberry — *Ardisia escallonioides*
- Fiddlewood — *Citharexylum spinosum*
- Joewood — *Jacquinia keyensis* Mez.
- Wild Dilly — *Manilkara bahamensis*
- Small/Medium Trees — 20-Foot Canopy Spread at Maturity
- Bahamas Firebush — *Hamelia cuprea*
- Satin Leaf — *Chrysophyllum oliviforme*
- Pigeon Plum — *Coccoloba diversifolia*
- Black Torch — *Amyris elemifera*
- White Stopper — *Eugenia axillaris*
- Blackbead — *Pithecellobium keyense*
- Wild Lime — *Zanthoxylum* sp.
- Silver Trumpet Tree — *Tabebuia caraiba*, syn. *T. argenta*
- Black Ironwood — *Krugiodendron ferreum*
- Biscayne Prickly Ash — *Zanthoxylum coriaceum*
- Silver Buttonwood — *Conocarpus erectus* var. *sericeus*
- Spanish Stopper — *Eugenia foetida*

- Soapberry — *Sapindus saponaria*
 - Medium/Large Trees — 25-Foot Canopy Spread at Maturity
 - Jamaica Dogwood — *Piscidia piscipula*
 - Buttonwood — *Conocarpus erectus*
 - Seagrape — *Coccoloba uvifera*
 - Blue Acacia — *Acacia sayel*
 - Lignum Vitae — *Guaiaecum sanctum*
 - Large Trees — Canopy Spread of 30 Feet or Greater at Maturity
 - Strangler Fig — *Ficus aurea*
 - Strongbark — *Bourreria succulenta*
 - Mahogany — *Swietenia mahogoni*
 - Mastic — *Mastichodendron foetidissimum*
 - Blolly — *Guapira discolor*
 - Live Oak — *Quercus virginiana*
- (89)** Selection from the recommended tree list shall remain responsive to the soil, groundwater, salt exposure, wind, utility, visibility and spatial conditions of the site. Inclusion on the list shall not establish that a species is appropriate in every location.
- (90)** Alternative species may be approved where the applicant demonstrates that the proposed tree: o is native, Florida-Friendly or demonstrated to be coastal-adapted;
- (a)** is native, Florida-Friendly or demonstrated to be coastal-adapted;
 - (b)** is non-invasive;
 - (c)** provides equivalent or superior canopy and shade performance;
 - (d)** is appropriate to the available soil and rooting conditions;
 - (e)** is compatible with adjacent buildings and infrastructure; and
 - (f)** supports the intended landscape character of Hollywood Beach.
- (91)** The recommended canopy-tree list may be updated administratively to reflect:
- (a)** updated botanical nomenclature;
 - (b)** changes in invasive-species classifications;
 - (c)** pests and disease;
 - (d)** species availability;
 - (e)** changing climate and coastal conditions;
 - (f)** professional guidance; and
 - (g)** observed species performance within Hollywood Beach.

D.5 Sustainability and Resilience

Sustainability This section is to integrate flood protection, sea-level-rise adaptation, passive cooling, durable coastal construction, ecological performance, emergency operations and long-term maintenance into the architecture, site design and public realm of development at Hollywood Beach.

Regulatory Hierarchy and Applicability

- (1) FEMA compliance. All development shall comply with the current Federal Emergency Management Agency floodplain requirements and maps, the Florida Building Code, the City of Hollywood floodplain-management regulations, applicable coastal-construction and life-safety requirements, and all other applicable law.
- (2) These design standards supplement and do not replace controlling federal, state, county or City requirements. Where requirements differ, the more protective applicable requirement shall govern unless the authority having jurisdiction determines otherwise. Approval under these Guidelines shall not constitute approval under a separate permit, code or regulatory program.
- (3) Projects shall use the most current adopted flood information and shall consider best available future-conditions data, including applicable Broward County future flood elevations and City vulnerability information. A design standard based on future conditions shall not be used to reduce a currently applicable code requirement. Guidance basis: FEMA/NFIP requirements; Florida Building Code; Florida DEP Resilient Florida guidance; Broward County future-conditions flood planning; and City of Hollywood floodplain, comprehensive-plan and vulnerability guidance.

Integrated Resilience and Design Intent

- (4) Building resilience shall be integrated into the architecture, site design and public- realm relationship of development. Flood protection, elevated finished floors, passive cooling, durable materials, bird-friendly design, energy and water performance, sustainability certification and emergency systems shall be treated as components of the building concept rather than independent technical additions.
- (5) Flood protection, Base Flood Elevation (BFE) finished floors, passive cooling, durable materials, bird-friendly design, energy and water performance, sustainability certification and emergency systems shall be treated as components of the building concept rather than independent technical additions.
- (6) Compliance with minimum flood, building or sustainability requirements shall not, by itself, establish compliance with these Guidelines. Development shall demonstrate that required systems contribute to or are successfully reconciled with architectural quality, active frontage, accessibility, ecological performance and the public realm.
- (7) The resilience analysis shall consider, as applicable:
 - (a) tidal flooding and sea-level rise
 - (b) storm surge, wave action and coastal erosion
 - (c) extreme rainfall and surface flooding
 - (d) high groundwater and reduced infiltration
 - (e) compound flooding and elevated receiving-water levels
 - (f) extreme heat
 - (g) hurricane winds and windborne debris
 - (h) salt, ultraviolet and moisture exposure
 - (i) interruption of power, water, communications and access. Florida DEP's adaptation-planning framework emphasizes exposure analysis using sea-level rise, storm surge, rainfall and

compound-flooding scenarios; the City's vulnerability assessment applies asset-based analysis using NOAA and FEMA data

- (8) Building resilience shall be integrated into the architecture, site design and public- realm relationship of development.
- (9) Flood protection, elevated finished floors, passive cooling, durable materials, bird- friendly design, energy and water performance, sustainability certification and emergency systems shall be treated as components of the building concept rather than independent technical additions.
- (10) Compliance with minimum flood, building or sustainability requirements shall not, by itself, establish compliance with these Guidelines. Development shall demonstrate that required systems contribute to or are successfully reconciled with architectural quality, active frontage, accessibility and the public realm.

Flood Resilience

- (11) Development shall respond to coastal flooding, sea-level rise, severe weather and recovery needs while maintaining active, accessible and pedestrian-oriented relationships with streets and public spaces.
- (12) Required finished-floor elevations shall be integrated through terraces, entrances, landscape, occupied edges and other usable frontage conditions. Buildings shall not create continuous elevated platforms, blank walls or fortress-like separation from the public realm.
- (13) Development shall comply with applicable:
 - (a) Federal Emergency Management Agency floodplain requirements
 - (b) Florida Building Code requirements
 - (c) City floodplain-management regulations
 - (d) coastal-construction requirements
 - (e) life-safety regulations
 - (f) other applicable law
- (14) Ground-floor finished-floor elevations shall be established using the applicable required flood elevation.
- (15) Development should account for projected sea-level rise over a minimum 50-year design horizon when establishing finished floors, critical equipment elevations and adaptation strategies.
- (16) The selected finished-floor elevation shall be clearly identified in:
 - (a) site plans
 - (b) building elevations
 - (c) public-realm sections
 - (d) landscape plans
 - (e) flood-resilience documentation
- (17) Changes in elevation between a roadway, sidewalk, Broadwalk, public space and building finished floor shall be incorporated into the overall architecture and landscape composition.

- (18)** Grade transitions should be distributed across the frontage through an appropriate combination of:
- (a)** broad stairs
 - (b)** integrated ramps
 - (c)** terraces
 - (d)** seating
 - (e)** planting
 - (f)** outdoor dining
 - (g)** forecourts
 - (h)** stoops
 - (i)** raised courtyards
 - (j)** flood- compatible spaces
 - (k)** other usable or occupiable features
- (19)** Elevated finished floors shall not be addressed primarily through:
- (a)** a single continuous staircase
 - (b)** a long exposed accessibility ramp
 - (c)** a continuous blank retaining wall
 - (d)** an elevated platform extending across the full frontage
 - (e)** concealed side access; or
 - (f)** a single centralized entrance serving an otherwise inactive frontage
- (20)** Grade transitions shall be divided into smaller coordinated elements related to:
- (a)** building entrances
 - (b)** storefronts
 - (c)** active uses
 - (d)** public spaces
 - (e)** façade bays
 - (f)** building breaks
 - (g)** changes in massing
- (21)** Where the occupied ground floor is elevated, active uses shall remain visually and functionally connected to the adjoining public realm.
- (22)** Elevated active frontage shall incorporate frequent points of visual or physical connection through:
- (a)** entrances
 - (b)** transparent storefronts
 - (c)** terraces
 - (d)** outdoor dining

- (e) broad stairs
 - (f) integrated ramps
 - (g) occupied outdoor spaces
- (23) Where a wall exceeding three feet is necessary, it shall be incorporated through one or more of the following:
- (a) occupied space
 - (b) stairs
 - (c) seating
 - (d) landscape
 - (e) public art
 - (f) openings
 - (g) high-quality materials
 - (h) changes in wall plane; or
 - (i) another treatment preventing the wall from dominating the pedestrian frontage
- (24) Development subject to elevated finished-floor requirements shall provide a terraced and landscape-integrated frontage.
- (25) Terraces shall correspond to entrances, active uses, gathering spaces and changes in massing and shall not appear as decorative ledges or residual planting areas.
- (26) A terraced frontage may contribute toward a park-like setback or POPS requirement where it independently satisfies the Overlay.
- (27) Accessible routes shall be integrated into the principal entrance sequence and overall landscape composition.
- (28) Ramps shall be designed as convenient and dignified components of the primary approach and shall not be relegated to remote, secondary or service-oriented locations.
- (29) Areas below the required finished-floor elevation shall comply with applicable floodplain requirements and shall be integrated into the architecture.
- (30) Where permitted, lower-level areas may accommodate:
- (a) flood-resistant circulation
 - (b) building access
 - (c) parking
 - (d) service functions
 - (e) landscape
 - (f) public art
 - (g) flood-compatible active areas; or
 - (h) other appropriately designed uses
- (31) Exposed columns, walls, louvers, flood openings and screening within lower levels shall be coordinated as part of the façade composition.

- (32)** Open or partially open lower levels shall not create dark, concealed, unsecured or visually unfinished conditions along the public realm.
- (33)** Flood openings, breakaway walls, deployable barriers, vents and similar components shall be integrated into the architectural module and material palette.
- (34)** Deployable flood-protection systems shall include a clear storage, deployment, maintenance and operational strategy.
- (35)** Permanent attachment points, tracks, barriers and enclosures associated with deployable systems shall not appear as uncoordinated engineering additions.
- (36)** Critical mechanical, electrical, communications and emergency systems shall be elevated or protected as required by applicable law and the approved resilience strategy.
- (37)** Applications involving elevated finished floors shall include detailed building and public-realm sections illustrating:
 - (a)** the roadway
 - (b)** curb
 - (c)** sidewalk or Broadwalk
 - (d)** property line
 - (e)** landscape and furnishing zones
 - (f)** finished grade
 - (g)** required flood elevation
 - (h)** finished floor
 - (i)** entrances
 - (j)** ramps and stairs
 - (k)** retaining elements
 - (l)** active uses
 - (m)** adjoining public spaces
- (38)** Sections shall be provided at each materially different frontage condition.
- (39)** Compliance with the required finished-floor elevation alone shall not establish compliance with this section.
- (40)** Review shall consider whether the design successfully integrates flood resilience with:
 - (a)** pedestrian access
 - (b)** active frontage
 - (c)** landscape
 - (d)** architectural quality
 - (e)** accessibility
 - (f)** park-like setbacks and POPS
 - (g)** servicing
 - (h)** continuity of the public realm

Bird-Friendly Design

- (41)** Buildings shall reduce the risk of bird collisions through treatment of glass, building form, landscape relationships and lighting.
- (42)** Bird-friendly measures shall be incorporated into the architecture and shall not rely upon temporary decals, interior blinds or other measures that are ineffective when viewed from outside the building.
- (43)** Bird-friendly glazing shall be provided on exterior glass located within the first 60 feet above grade where the glass is adjacent to or visible from:
 - (a)** landscape areas
 - (b)** parks
 - (c)** waterfronts
 - (d)** green corridors
 - (e)** tree canopy
 - (f)** planted terraces
 - (g)** green roofs
 - (h)** water features; or
 - (i)** other bird- attracting habitat
- (44)** Bird-friendly treatment shall be provided at all heights for:
 - (a)** transparent railings
 - (b)** transparent corners
 - (c)** parallel glazing conditions
 - (d)** freestanding glass
 - (e)** glass windscreens
 - (f)** elevated connections
 - (g)** glazing adjoining planted terraces or green roofs
 - (h)** other conditions creating an apparent open flight path
- (45)** Acceptable bird-friendly treatments may include:
 - (a)** ceramic frit
 - (b)** etched patterns
 - (c)** patterned interlayers
 - (d)** ultraviolet- visible treatments demonstrated to be effective
 - (e)** exterior films
 - (f)** screens
 - (g)** louvers
 - (h)** exterior shading devices
 - (i)** opaque or translucent glass

- (j) other systems demonstrated to reduce collisions
- (46) Where visual markers are used, the pattern should provide spacing of no more than two inches across the treated glazing area.
- (47) Bird-friendly patterns shall extend across the full area requiring treatment and shall provide sufficient contrast under expected daylight conditions.
- (48) Bird-friendly treatment shall be integrated into the façade design and shown on elevations, material schedules and details.
- (49) Patterns and screens should contribute positively to the architectural concept and may also perform solar-control, privacy or decorative functions.
- (50) Landscape shall be positioned and designed to avoid creating reflected habitat conditions directing birds toward untreated glazing.
- (51) Interior vegetation visible through large areas of glass shall be considered when determining the extent of bird-friendly treatment.

Passive Design

- (52) Buildings shall respond to Hollywood Beach's sun, heat, humidity, wind and rainfall through passive architectural strategies that reduce energy demand and improve indoor and outdoor comfort.
- (53) Passive design shall be expressed through building orientation, massing, openings, shade, envelope design, roof treatment and indoor-outdoor relationships.
- (54) Building orientation and massing shall respond to solar exposure, prevailing winds and the intended use of indoor and outdoor spaces.
- (55) Buildings shall reduce direct solar heat gain through an appropriate combination of:
 - (a) awnings
 - (b) canopies
 - (c) arcades and colonnades
 - (d) verandas and loggias
 - (e) overhangs
 - (f) recessed glazing
 - (g) balconies
 - (h) exterior fins
 - (i) operable screens
 - (j) landscape
 - (k) high-performance glazing
- (56) Exterior architectural shade shall be prioritized over interior blinds as the principal response to direct solar exposure.
- (57) East- and west-facing glazing shall receive enhanced solar-control treatment due to lower-angle morning and afternoon sun.
- (58) Large expanses of untreated west-facing glass shall be avoided.

- (59) Operable windows and natural or cross-ventilation opportunities are encouraged where compatible with:
- (a) building type
 - (b) life-safety requirements
 - (c) noise conditions
 - (d) humidity control
 - (e) storm protection
 - (f) energy performance
- (60) Atriums, breezeways, shaded courtyards, open-air circulation and other passive- ventilation strategies may be incorporated where safe, durable and appropriate to the coastal environment.
- (61) Public and communal outdoor spaces shall be positioned and shaped to benefit from natural air movement without creating excessive wind acceleration.
- (62) The building envelope shall use durable and high-performing wall, roof, window and shading systems suited to South Florida's coastal climate.
- (63) Roofs shall reduce heat gain through one or more of the following: a.
- (a) high- reflectance materials
 - (b) vegetated roof systems
 - (c) shaded roof terraces
 - (d) solar-energy systems
 - (e) deep roof forms
 - (f) another approved high-performance treatment.
- (64) Roof materials shall minimize glare visible from adjoining buildings, public spaces and the public beach.
- (65) Green roofs and planted terraces shall include adequate waterproofing, drainage, wind resistance, soil depth, irrigation and maintenance access.
- (66) Building-integrated renewable-energy systems are encouraged where incorporated into the architecture and where they do not create visual clutter or glare.
- (67) Solar panels and related equipment shall be:
- (a) coordinated with roof and Tower-top design
 - (b) screened or integrated where visible
 - (c) arranged to preserve maintenance and emergency access
 - (d) designed to minimize reflected glare
- (68) Development shall incorporate water-efficient fixtures, appliances and building systems consistent with applicable green-building requirements.
- (69) Non-potable water sources may be used for irrigation, cooling-tower makeup or other approved purposes where supported by appropriate engineering and public- health safeguards.
- (70) Appropriate non-potable sources may include:

- (a) captured rainwater
 - (b) air-conditioning condensate
 - (c) reclaimed water
 - (d) other approved sources
- (71) Cisterns, tanks, pumps and related systems shall be incorporated into the architecture or landscape and screened from principal public views.
- (72) Energy- and water-performance strategies shall not reduce active frontage, public space, landscape, tree canopy or architectural quality.
- (73) Building and landscape materials shall be selected for long-term performance under:
- (a) salt exposure
 - (b) ultraviolet radiation
 - (c) wind
 - (d) moisture
 - (e) corrosion
 - (f) intense rainfall
 - (g) periodic inundation
- (74) Material assemblies shall account for drainage, drying, corrosion resistance, access for inspection and replaceability of vulnerable components.

Sustainability Certification

- (75) Development seeking optional bonus entitlements shall satisfy the sustainability- certification tier and coastal-resilience requirements established by the Hollywood Beach Overlay.
- (76) These Guidelines establish how required sustainability measures shall be incorporated into architecture, site design and the public realm. They do not replace the certification, documentation, security or continuing-compliance requirements of the Overlay or Chapter 151.
- (77) Certification shall be treated as an independently verifiable minimum performance requirement. It shall not be reduced to a collection of isolated technical credits that undermine architectural quality, public-realm objectives or coastal resilience.
- (78) Development seeking an optional bonus entitlement shall comply with the mandatory sustainability and coastal-resilience standards of the Overlay in addition to Chapter 151 and other applicable law.
- (79) A development may utilize either:
- (a) A development may utilize either incentives available under Section 151.158(C) or optional bonus entitlements available under the Hollywood Beach Overlay, but shall not combine or stack the two incentive programs where prohibited by Section 4.26.G.2. Mandatory compliance with generally applicable City green-building requirements remains applicable.
- (80) Mandatory compliance with generally applicable City green-building requirements shall remain applicable regardless of the incentive program selected.

- (81)** Silver Tier. Development seeking any optional bonus entitlement shall achieve, at minimum, LEED Silver certification, as required by Section 4.26.G.3.
- (82)** Gold Tier. Landmark Development seeking additional height shall achieve, at minimum, LEED Gold certification or a substantially equivalent certification, as required by Section 4.26.G.3.
- (83)** Part II supplements the certification requirements of Section 4.26.G by establishing design expectations for integrating sustainability and coastal resilience into architecture, landscape, infrastructure, and the public realm. Part II does not independently establish a higher certification tier or a per-story sustainability requirement.
- (84)** Supplementary Design Standard. Landmark Development should incorporate sustainability and resilience measures that materially exceed minimum code requirements and are integrated with the architectural and public-realm concept, with particular emphasis on coastal resilience, flood protection, emergency preparedness, heat mitigation, water conservation, energy performance, and post- event recovery.
- (85)** Where enhanced sustainability measures are proposed or required as a condition of approval, they shall be identified in the certification plan and secured through the applicable development approval, agreement, covenant, or other instrument required by Part I.
- (86)** Enhanced measures may contribute to certification where permitted by the selected rating system, but Part II does not independently create a separate Gold Plus tier.
- (87)** Coastal resilience should be treated as a priority component of enhanced sustainability measures for Landmark Development and other major bonus- entitlement projects.
- (88)** Enhanced sustainability and resilience measures should be selected based on project context and may address coastal resilience, flood protection, emergency preparedness, post-event recovery, energy and carbon reduction, water conservation, heat mitigation, ecological performance, sustainable mobility, or continuing building performance.
- (89)** Measures relied upon as part of an approved sustainability or resilience commitment shall be designed, documented, maintained, and implemented in accordance with Section 4.26.G.4 and the applicable approval instruments.
- (90)** Sustainability strategies shall remain subordinate to controlling life-safety, floodplain, coastal-construction, accessibility, and other applicable requirements.
- (91)** Sustainability and resilience measures should form an integrated building and site strategy rather than a collection of isolated technical features.
- (92)** Where a sustainability or resilience feature is represented as exceeding a mandatory minimum or supporting a public benefit, the application shall document the additional performance provided by the feature.
- (93)** Recognized sustainability, flood-resistance, coastal-construction, emergency- preparedness, and resilience standards may be used to support the design and documentation of enhanced measures where appropriate.
- (94)** A feature may contribute to more than one sustainability or resilience objective where it independently satisfies the applicable certification, approval, and maintenance requirements.
- (95)** Qualification for a certification credit does not, by itself, establish that a feature satisfies a separate public-benefit or approval condition.

- (96) Sustainability certification and resilience measures shall be incorporated into the architectural and site-planning strategy from the beginning of design.
- (97) Sustainability certification and measures shall be treated as part of the architectural and site-planning strategy from the beginning of design.
- (98) Sustainability strategies should be visible and constructive components of the development where appropriate and may include:
- (a) passive solar control
 - (b) high-performance façades
 - (c) tree canopy and heat mitigation
 - (d) green roofs
 - (e) renewable energy
 - (f) stormwater landscape
 - (g) water reuse
 - (h) low-carbon materials
 - (i) sustainable mobility
 - (j) flood-resilient systems
 - (k) post-event recovery measures.
- (99) Sustainability features shall not reduce:
- (a) active frontage
 - (b) pedestrian access
 - (c) public beach access
 - (d) required public space
 - (e) tree canopy
 - (f) architectural quality
 - (g) the usability of a POPS or park-like setback
- (100) The applicant shall submit the certification plan, preliminary scorecard, responsible-professional information, proposed sustainability measures and anticipated certification schedule required by the Overlay. Where certification relies upon features affecting architecture, landscape or site design, those features shall be identified clearly on the approved plans.
- (101) Substitution or removal of a required sustainability feature after approval shall require demonstration that the replacement: i. achieves equal or superior performance; ii. maintains the required certification tier; iii. remains consistent with the approved architecture and public realm; and iv. complies with the applicable approval and security requirements.
- (102) Required certification and Landmark Sustainability Measures shall be achieved, documented, secured and maintained in accordance with the Overlay.

Operational Resilience

- (103)** Buildings shall be designed not only to resist coastal hazards but also to support safe operation, emergency response and timely recovery following a disruptive event.
- (104)** Critical systems shall be protected and organized so that resilience measures remain maintainable, accessible and compatible with architecture and the public realm.
- (105)** Critical building systems shall be located or protected to reduce vulnerability to flooding, wind, corrosion and loss of utility service.
- (106)** Critical systems may include:
- (a)** emergency power
 - (b)** fire and life-safety systems
 - (c)** communications
 - (d)** domestic-water systems
 - (e)** sewage and sump systems
 - (f)** elevators
 - (g)** access- control systems
 - (h)** refrigeration supporting essential operations
 - (i)** building- management systems
 - (j)** other systems identified through the approved resilience plan
- (107)** Emergency generators, fuel systems, batteries and related equipment shall be:
- (a)** protected from applicable flood hazards
 - (b)** ventilated safely
 - (c)** acoustically treated
 - (d)** screened architecturally
 - (e)** accessible for maintenance and refuelling
 - (f)** located to minimize impacts on public spaces, residences and hotel rooms
- (108)** Generator exhaust and equipment noise shall not be directed toward public gathering areas, balconies, terraces, operable windows or adjacent properties.
- (109)** Backup-power systems shall be incorporated into the building design and shall not create exposed rooftop or ground-level equipment compounds along public frontages.
- (110)** Development should identify systems and spaces necessary to support basic post- event building operation, including:
- (a)** emergency lighting
 - (b)** communications
 - (c)** water supply
 - (d)** access and security
 - (e)** ventilation
 - (f)** drainage

- (g) vertical circulation
- (h) essential hospitality or residential functions
- (111) Resilience systems shall be designed for inspection, testing, maintenance and replacement without unnecessary disruption of active frontage or publicly accessible space.
- (112) Deployable systems shall include:
 - (a) identified storage
 - (b) clear deployment routes
 - (c) responsible parties
 - (d) testing and inspection procedures
 - (e) deployment timeframes
 - (f) recovery and removal procedures
- (113) Ground-level public and communal spaces designed for temporary inundation shall include a maintenance and recovery strategy addressing:
 - (a) drainage
 - (b) cleaning
 - (c) debris removal
 - (d) landscape recovery
 - (e) electrical safety
 - (f) furniture and equipment
 - (g) return to ordinary use
- (114) Materials and assemblies in flood-prone or exposed areas shall be selected for rapid cleaning, drying, repair and replacement.
- (115) Vulnerable finish materials, equipment and building systems shall not be placed below the applicable protection elevation unless expressly permitted and designed for inundation.
- (116) Emergency and resilience infrastructure shall not obstruct:
 - (a) required pedestrian routes
 - (b) fire access
 - (c) public beach access
 - (d) POPS
 - (e) park-like setbacks
 - (f) loading and service operations; or
 - (g) significant public views

Stormwater, Groundwater and Compound Flooding

- (117) Stormwater systems shall be designed as an integrated site, landscape and infrastructure system that manages water quality and quantity and remains functional under projected rainfall, tidal tailwater and groundwater conditions.

- (118) Development shall use an appropriate combination of:
- (a) rain gardens and bioswales
 - (b) tree and soil systems
 - (c) permeable paving where soil and groundwater conditions support infiltration
 - (d) detention or retention
 - (e) cisterns and rainwater harvesting
 - (f) green roofs and planted terraces
 - (g) controlled conveyance and overflow routes
 - (h) backflow prevention, pumps or backup power where required
- (119) Infiltration shall not be assumed where seasonal or future groundwater levels would make it ineffective. Systems shall provide safe exceedance routes, prevent uncontrolled discharge onto adjoining property or pedestrian areas, and remain accessible for inspection, sediment removal, cleaning, repair and replacement.
- (120) Landscape areas designed to receive water shall use salt-, wind- and inundation- tolerant planting suited to the anticipated wet and dry cycles. Stormwater features shall contribute to shade, habitat, public-space quality and the overall landscape composition.

Heat Mitigation, Landscape and Natural Systems

- (121) Development shall reduce outdoor heat through shade trees, architectural shade, high-albedo or permeable paving, vegetated roofs, shaded pedestrian routes and reduced expanses of unshaded dark paving.
- (122) Planting shall prioritize native and coastal-adapted species that tolerate salt, wind, drought, heat and periodic inundation. Invasive species shall be prohibited. Tree and planting areas shall provide adequate soil volume, drainage, root space, irrigation establishment and long-term maintenance access.
- (123) Dunes, beach vegetation, wetlands and other natural protective systems shall be protected and restored where applicable. Nature-based solutions shall be coordinated with public beach access, habitat protection, turtle-friendly lighting, bird-friendly design and applicable permitting requirements.

Adaptation, Maintenance and Recovery

- (124) Resilience features shall be designed for inspection, testing, cleaning, repair and replacement. The development shall identify responsible parties, inspection frequency, maintenance access and procedures for deployable barriers, pumps, backflow devices, generators, batteries, green roofs, cisterns and flood-compatible public spaces.
- (125) The design shall preserve feasible pathways for future adaptation, which may include raising or protecting critical equipment, adding flood barriers, modifying drainage, expanding shade or landscape, and replacing vulnerable finish systems without requiring wholesale demolition of active frontage or public space.
- (126) Post-event recovery planning shall address:
- (a) safe access and re-entry

- (b) removal of water and debris
- (c) cleaning, drying and replacement of inundated materials
- (d) restoration of basic power, water, sanitation, communications and life-safety systems
- (e) protection of the public realm during repairs
- (f) documentation and testing of restored systems

Required Resilience Documentation

- (127) Applications shall submit a coordinated resilience package proportionate to project scale, including:
- (a) a resilience narrative and regulatory matrix
 - (b) current and future flood information
 - (c) existing and proposed grades, required flood elevation and finished-floor elevations
 - (d) sections through each materially different public frontage
 - (e) stormwater and compound-flooding strategy
 - (f) critical- equipment and backup-power elevations
 - (g) passive-design, heat and shade strategy
 - (h) coastal material and assembly schedule
 - (i) landscape and natural- systems strategy
 - (j) sustainability certification documents where applicable
 - (k) operations, maintenance, deployment, recovery and adaptation plans
- (128) Plans shall clearly show how resilience measures coordinate with entrances, storefronts, accessibility, active frontage, park-like setbacks, privately owned public spaces, streetscape, service access, public art and adjoining public improvements.

Regulatory and Guidance References

- Florida Department of Environmental Protection — 2026 Florida Adaptation Planning Guidebook <https://floridadep.gov/sites/default/files/2026%20Florida%20Adaptation%20Plannin%20Guidebook.pdf>
- Florida Department of Environmental Protection — Resilient Florida Program <https://floridadep.gov/rcp/resilient-florida-program>
- Florida Statutes § 380.093 — Resilient Florida Grant Program and vulnerability assessments <https://www.leg.state.fl.us/statutes/>
- Federal Emergency Management Agency — National Flood Insurance Program and current flood maps <https://www.fema.gov/flood-maps>
- Florida Building Code — current adopted edition and applicable High-Velocity Hurricane Zone provisions <https://floridabuilding.org/>
- Broward County — Future Conditions 100-Year Flood Elevation <https://www.broward.org/resilience/Planning/Pages/FutureConditions100YearFloodElevation.aspx>
- City of Hollywood — Climate Change Vulnerability Assessment <https://www.hollywoodfl.org/1484/Climate-Change-Vulnerability-Assessment> City of Hollywood

- Comprehensive Plan — Coastal Management Element
<https://www.hollywoodfl.org/DocumentCenter/View/26207> City of Hollywood Comprehensive Plan — Sustainability and Resiliency Element <https://www.hollywoodfl.org/DocumentCenter/View/26197>
- City of Hollywood Comprehensive Plan — Infrastructure Element
<https://www.hollywoodfl.org/DocumentCenter/View/26200> City of Hollywood —
- Stormwater <https://www.hollywoodfl.org/103/Stormwater>

D.6 Public Art

Public art is a defining element of Hollywood Beach's identity, cultural vitality, and public realm quality. Art shall be present in the beach district at every scale — from landmark installations to integrated surface treatments, wayfinding, and decorative infrastructure. The following standards apply across the entire Hollywood Beach Overlay.

Public Art Requirement

- (1) Public art shall be provided in accordance with Section 3.22.J (Art in Public Places) of the City Code. Development seeking optional bonus entitlements is encouraged to provide public art in a publicly visible and accessible location that exceeds the minimum requirement; treatment of public art as a bonus condition or public benefit is governed by Sections 4.26.N.12 and N.13
- (2) Temporary, easily removed, or low-durability art installations shall not satisfy the public art requirement. Art shall be designed for permanent outdoor installation in the South Florida coastal environment.

Types of Public Art

- (3) Sculptural installations: three-dimensional works at plaza, streetscape, or gateway scale.
- (4) Public art shall be incorporated as an integral component of the building architecture through mosaics, ceramic tile work, glass art, relief panels, sculptural elements, or artist-designed architectural features integrated into façades, arcade soffits, paving, and other permanent building elements. Painted murals are discouraged.
- (5) Light-based art: permanent light installations, illuminated architectural elements, and interactive lighting features, subject to sea turtle lighting standards.
- (6) Landscape art: artist-designed landscape features, water elements, and habitat installations.
- (7) Functional art: artist-designed seating, bicycle racks, bollards, light poles, and paving patterns — where these are custom-designed by a commissioned artist and constitute a meaningful aesthetic contribution.
- (8) Wayfinding art: artist-designed wayfinding systems, gateway markers, and district identity elements consistent with the City's adopted wayfinding program.

Art in the Historic Broadwalk District

- (9) Public art within the Historic Broadwalk District shall reference the Art Deco heritage of Hollywood Beach. Neon, hand-lettered signage, mosaic tilework, and figurative or geometric sculptural forms inspired by the Art Deco and Coastal Modern periods are strongly encouraged.
- (10) Public art on the Broadwalk shall not obstruct pedestrian movement. Art shall be set back a minimum of 6 feet from the Broadwalk clear pedestrian path.

Art in Gateway Sites and Along A1A

- (11)** Gateway sites (CA 8) shall incorporate landmark public art as part of the gateway identity treatment. Art at gateway sites shall be of a scale and character that contributes to the visual identity of Hollywood Beach from arrival corridors.
- (12)** A1A Boulevard shall incorporate public art at key intersections, within POPS, and as part of the boulevard streetscape furniture and paving palette. Art in the Intracoastal and Residential Precincts
- (13)** Development within the Intracoastal Waterfront character areas shall incorporate water-themed and coastal ecology-inspired public art integrated into the waterfront promenade, seating areas, and landscape.
- (14)** Residential development contributing to the public realm shall incorporate art into building entries, courtyard spaces, and publicly visible landscape areas

E. Design Review Process

E.1 Review Requirement

Design review conducted under this Article constitutes a substantive basis for approval, denial, or conditional approval of a site plan or development order, and shall not be treated as advisory only. Where a proposed development is located within an adopted zoning overlay district or is subject to city-adopted urban design guidelines, the design and site plan review criteria of this Article apply in addition to, and not in lieu of, the design standards of the applicable overlay district and any design guidelines adopted in connection with it. The reviewing body shall evaluate the proposed development against the full, cumulative body of applicable design criteria and these guidelines, and compliance with one set of criteria does not excuse noncompliance with another.

Where a development seeks bonus height, density, intensity, or another optional bonus entitlement authorized by an applicable overlay district, satisfaction of the applicable design criteria is a material component of the finding that the entitlement granted is justified by, and proportionate to, the quality, character, and public realm contribution of the resulting development. A design waiver granted under this Article or an applicable overlay district is intended to afford minor relief from a specific numerical or technical standard, not to relieve a development of the underlying design intent that standard exists to achieve.

E.2 Contact

Planning and Urban Design Division, City of Hollywood, Florida | 954.921.3471 | www.hollywoodfl.org

Hollywood Beach Urban Design Guidelines — Hollywood Beach Overlay Companion Document — 2026 Edition

These guidelines provide design guidance for development within the Hollywood Beach Overlay seeking optional bonus entitlements. They do not substitute for the Overlay (Section 4.26 of the City of Hollywood Zoning and Land Development Regulations), the Regulating Plan Map, or professional legal or planning advice.

