



DRAFT

CITY COMMISSION

Hollywood Beach Hotel

March 25, 2026

INFORMATIONAL ITEM ON HOLLYWOOD BEACH HOTEL

File: 26-INFO-17

Location: 101 N Ocean Drive

Applicant: City of Hollywood

Discussion: Informational update for Hollywood Beach Resort

SITE OVERVIEW

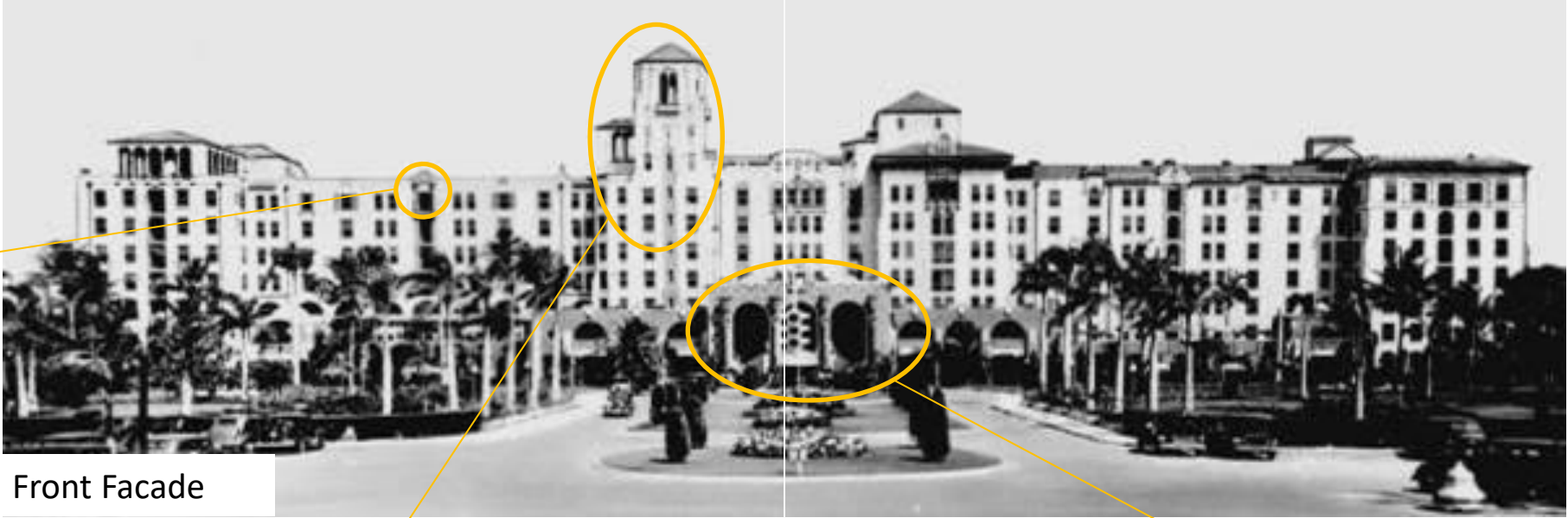
- Size: Approx. 10 acres, now fragmented
- Height: 7 Stories
- Estimated GFA: 200,000 sq. ft.
- Current Use: Vacant building, parking garage and FDOT ramp
- Founder: Joseph Young
- Date of Construction: 1925; Building is 100 years old



HOLLYWOOD BEACH HOTEL



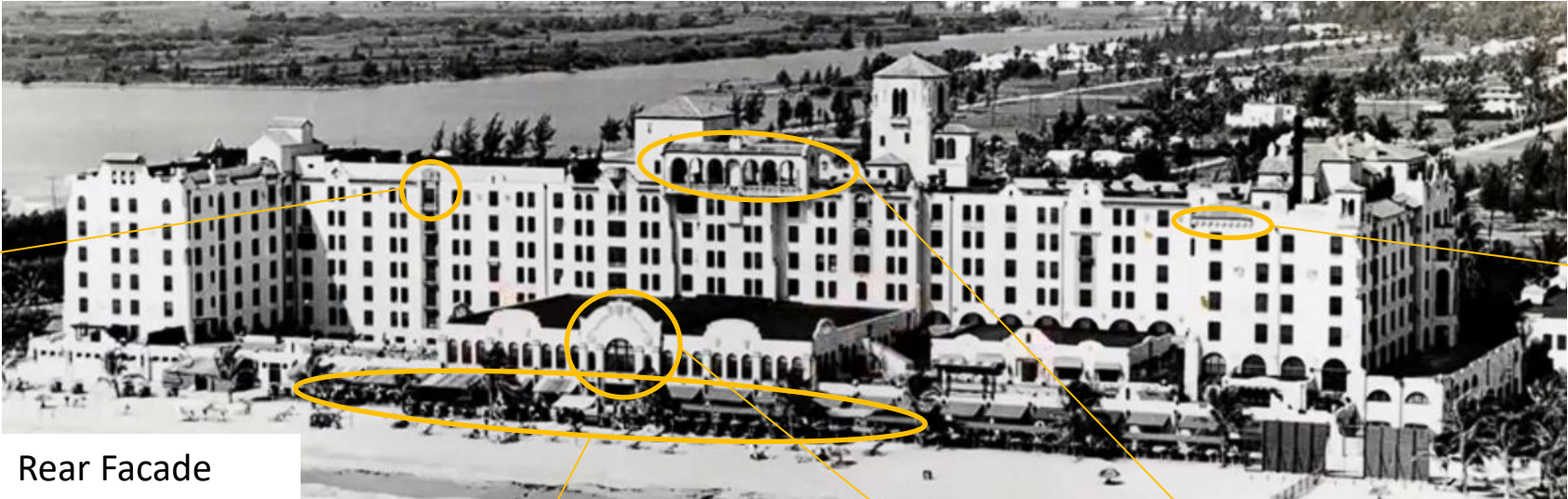
HISTORICAL FEATURES



Front Facade



HISTORICAL FEATURES



Rear Facade



HISTORICAL CONTEXT

1925

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



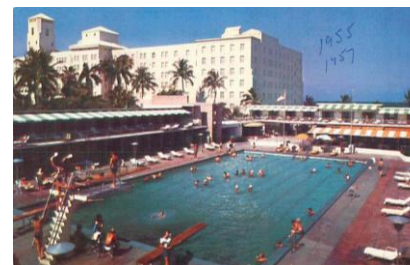
1930s

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



1950s–1960s

Hollywood Beach Hotel continues operations as a prominent convention center.



1986

Hollywood Beach Hotel was converted to a condominium.

1926

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



1940s

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



1971

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



Present

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



SITE CONTEXT



Parking Garage



Central Anchor of Hollywood
Beach Broadwalk



Intracoastal Waterway



FDOT Ramp

Beachfront along Atlantic
Ocean

Legend

-  Subject Site
-  Hollywood Beach Resort

OWNERSHIP

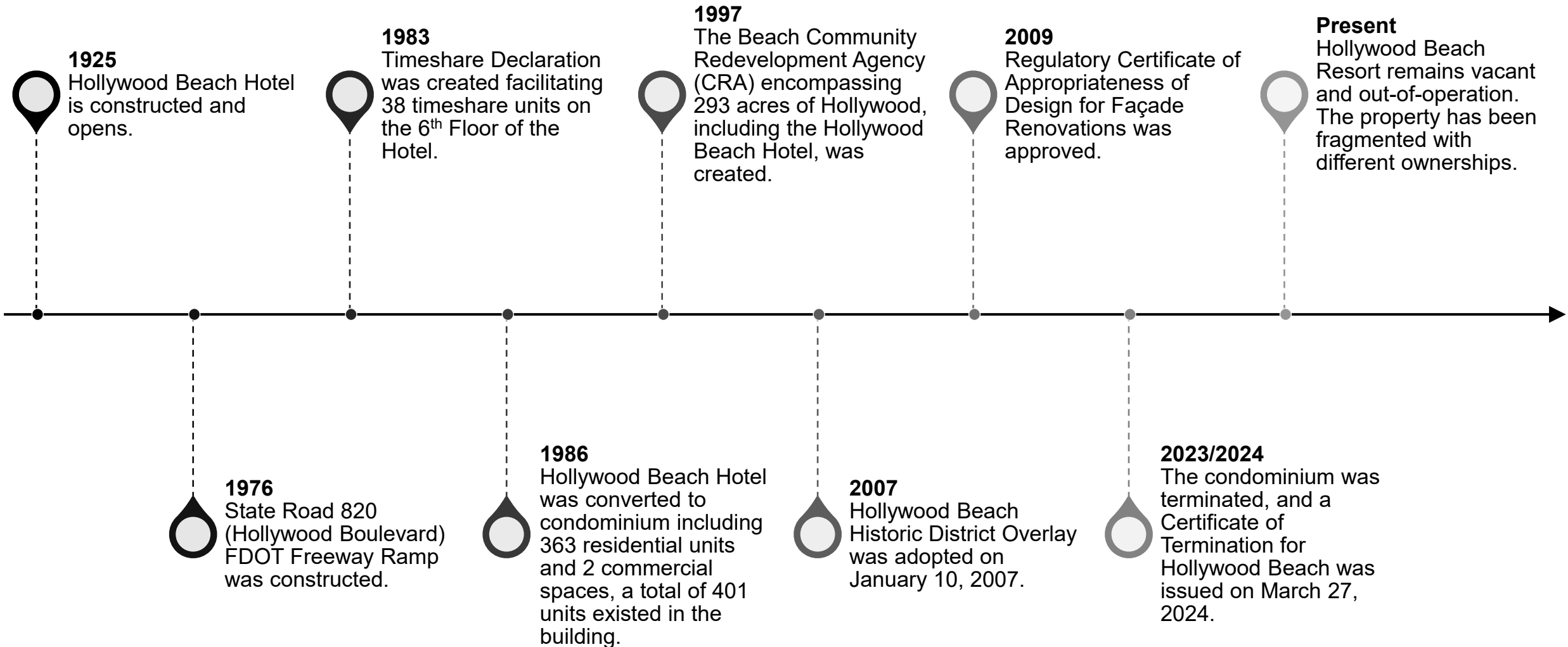
**1, 2, & 4-6: Gary R Jaffe (HOLLYWOOD
BEACH GARAGE LTD PRTNR)**

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

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



SITE CHANGES & REGULATORY BACKGROUND



LAND USE AND ZONING FRAMEWORK

Current Land Use:

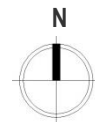
General Business (GBUS)

Current Zoning:

Broadwalk Historic District

Commercial (BWK-25-HD-C)

Subject Site



COMPARISON OF ELEVATIONS



Historic East Elevation, Circa 1926



Current East Facade

COMPARISON OF ELEVATIONS



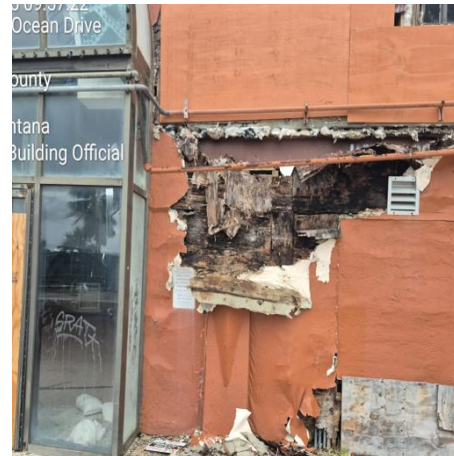
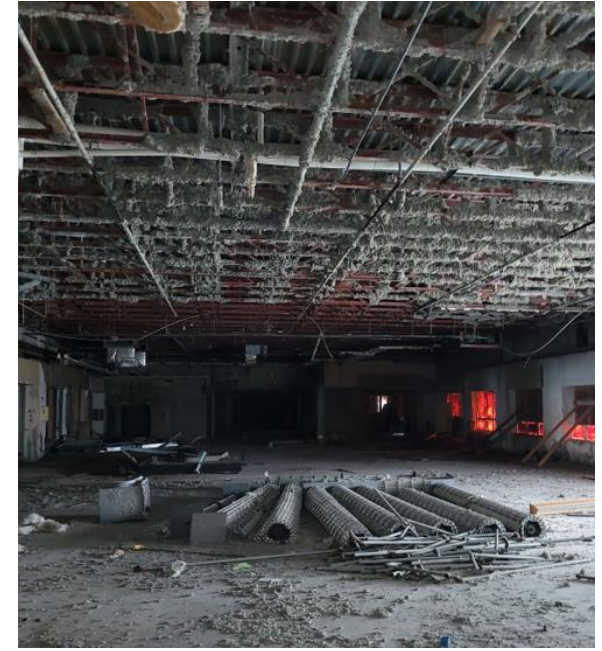
Historic West Elevation, Circa 1926



Current West Facade

CURRENT CONDITIONS

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



UNSAFE STRUCTURE BOARD

City's Request:

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

Potential Outcomes:

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

Scheduled Meeting Date: April 15, 2026

BROWARD COUNTY
BROWARD COUNTY
Public Works and Transportation Services Department
BUILDING CODE SERVICES/ENFORCEMENT SECTION
2007 West Broward Boulevard, Suite 400, Fort Lauderdale, Florida 33312-1040

BROWARD COUNTY UNSAFE STRUCTURES BOARD
NOTICE OF HEARING

City of Hollywood, a Florida Municipal Corporation
Complainant:
VS HOLLYWOOD BEACH HOTEL OWNERS ASSOCIATION INC.
Respondent:
VOWING Address: 101 N OCEAN DRIVE, HOLLYWOOD FL 33080

CASE# 26-1923
POL# 1213-80-999

Dear Property Owner:

You are hereby advised that the Broward County Unsafe Structures Board will meet on 4/15/2026 at 2:00 pm, at Building Code Services Division, Hearing Room, 2007 West Broward Blvd, Suite 400, Fort Lauderdale, FL 33312.

Violation:

- 116.2.1.2.1 There is a failure, hanging loose, or loosening of any siding, block, brick, or other building material.
- 116.2.1.2.2 There is a deterioration of the structure or structural parts.
- 116.2.1.2.3 The building is partially destroyed.
- 116.2.1.2.4 There is an unusual sagging or leaning out of slabs of the building or any parts of the building, and such offset be caused by deterioration or oversteering.
- 116.2.1.2.5 The electrical or mechanical installations or systems create a hazardous condition in violation of this Code.
- 116.2.1.2.6 An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems.

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

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

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

Russell Long - City of Hollywood Beach Chief Building Official

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

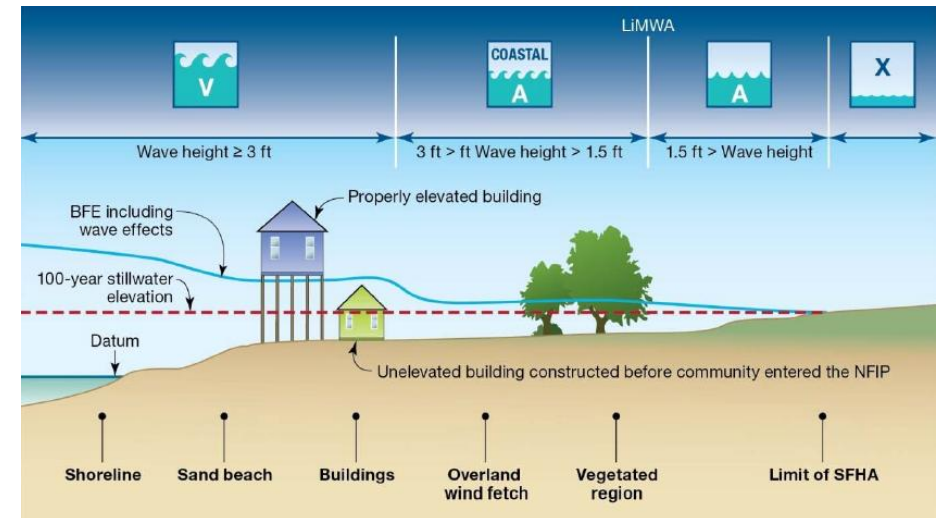
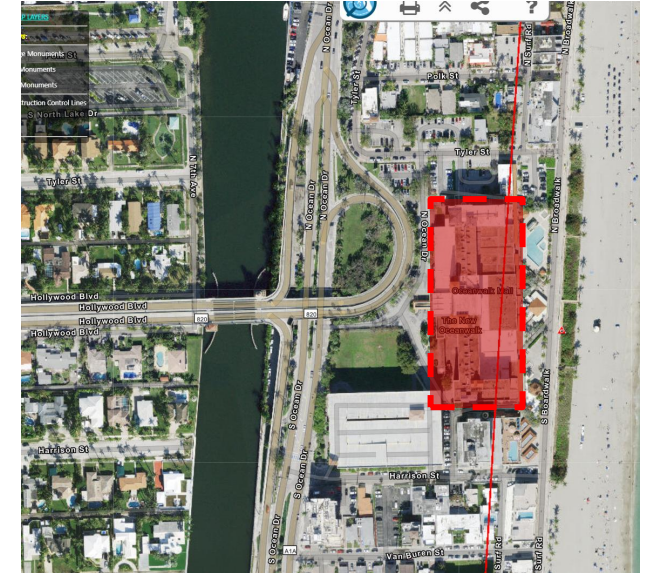
Maria Rodriguez
Print Name: Maria Rodriguez

MARIA RODRIGUEZ
Notary Public State of Florida
Commission # 118156007
My Commission Expires January 18, 2029

SITE CONSTRAINTS

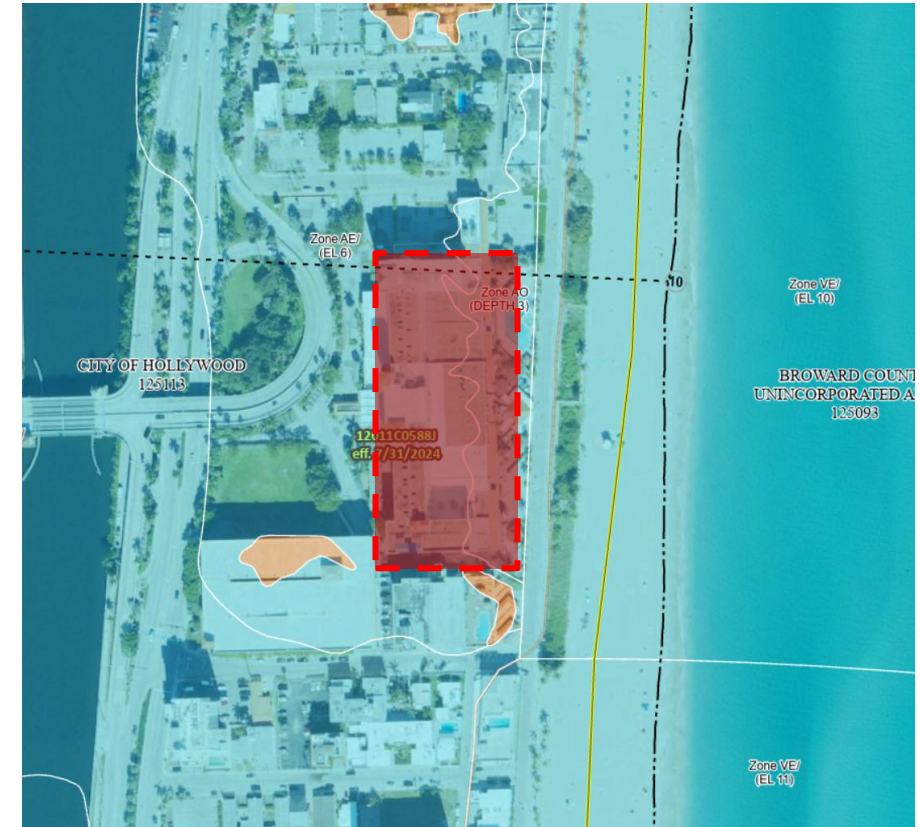
- Site is bisected by **Coastal Construction Control Line (CCCL)**
- **Allowed Uses Below Storm Elevation:**
 - Non-habitable uses may include:
 - Parking
 - Storage
 - Building access
 - Mechanical/electrical rooms
 - Retail and commercial support areas
 - Recreational spaces and cabanas
 - Not permitted: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

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



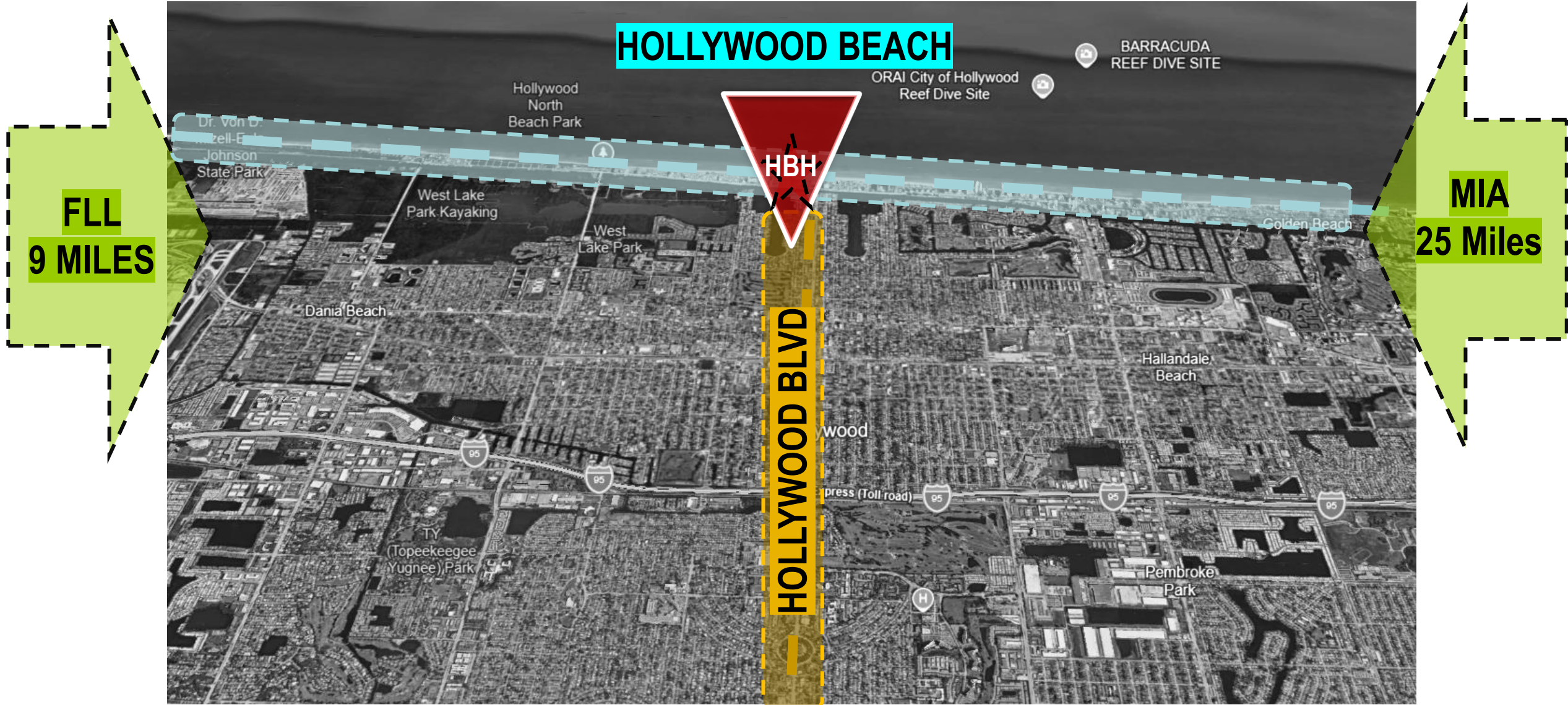
SITE CONSTRAINTS

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



UNDER DEVELOPMENT

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



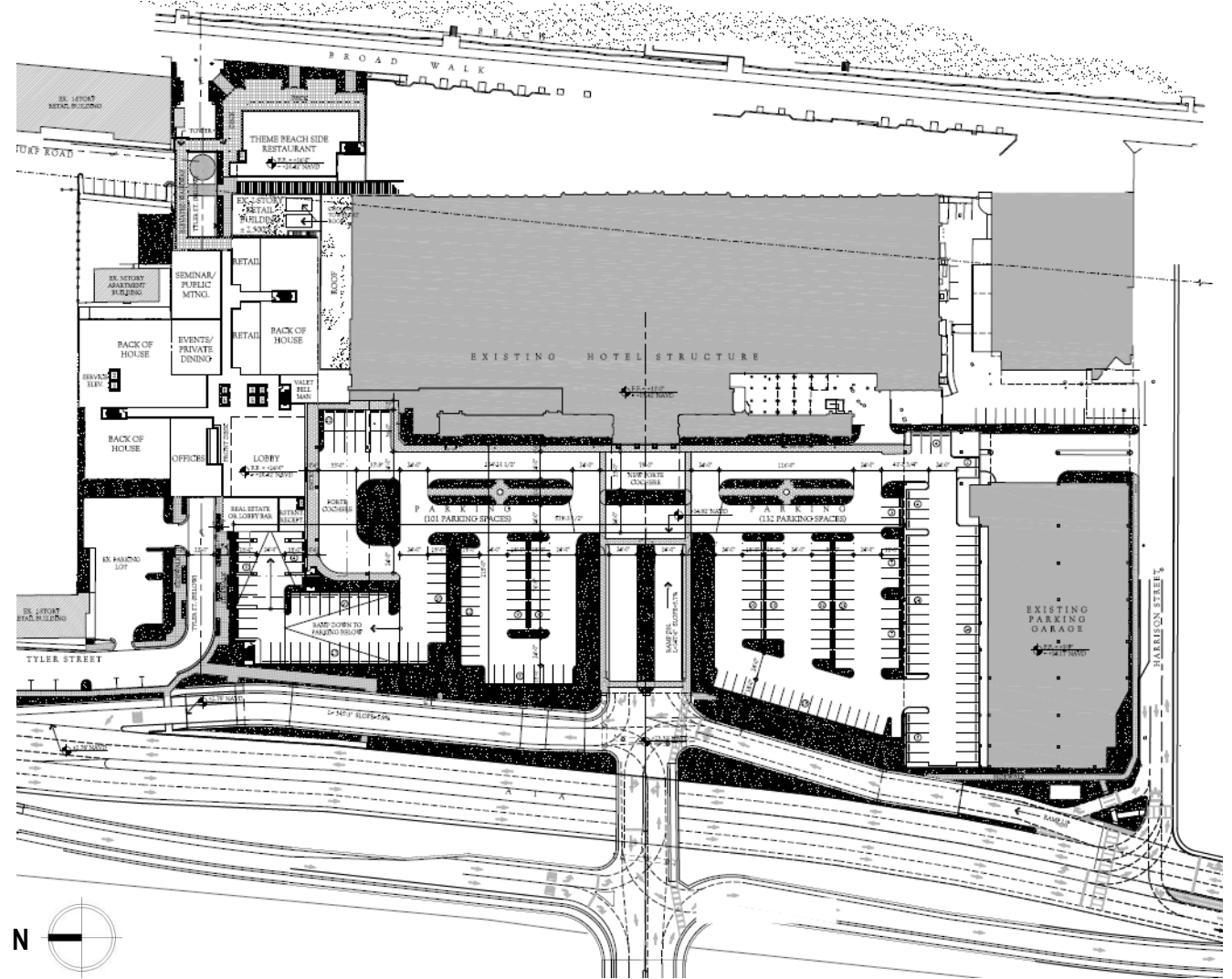
SITE AREAS OF OPPORTUNITY

UNDER DEVELOPMENT

OPPPORTUNITIES (FDOT Ramp)



Existing Ramp



Conceptual Interchange Reconfiguration

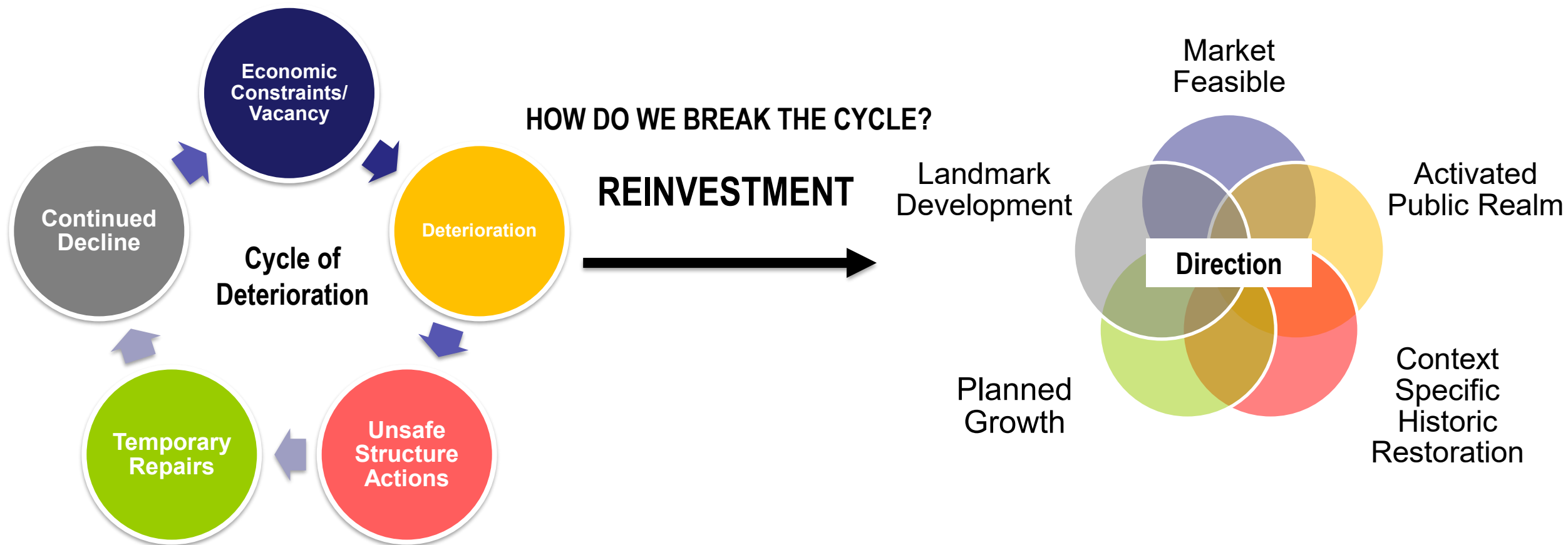
SITE OPPORTUNITIES (The Boca Raton)



SITE OPPORTUNITIES (Don CeSar)



CYCLE OF DETERIORATION VS. REINVESTMENT



EXISTING CITY FRAMEWORK

UNDER DEVELOPMENT

UNDER DEVELOPMENT

STATEMENT OF FACTS

UNDER DEVELOPMENT