

RESOLUTION NO. \_\_\_\_\_

(26-F-07)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, ALLOCATING ONE FLEX UNIT WITHIN THE BROADWALK HISTORIC DISTRICT COMMERCIAL (BWK-25-HD-C) FOR THE PROPERTY LOCATED AT 1402 NORTH SURF ROAD (FOLIO NO. 5142-12-01-0612); PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Development Board (“Board”) is charged with, among other things, the responsibility of considering requests for Modification, Variances, Design Review, Site Plan approval and for the award of Flexibility Units, and forwarding its recommendations to the City Commission; and

WHEREAS, Gramanzini Beach Props III LLC (the “Applicant”) petitioned the City of Hollywood for the allocation of one (1) Flexibility Unit for the property located at 1402 North Surf Road, legally described on the attached Exhibit “A,” to permit a residential use within an existing three-story commercial building; and

WHEREAS, the Planning and Urban Design Division staff (“Staff”) reviewed the Applicant’s request for a Flexibility Unit in accordance with the criteria set forth in the City’s Comprehensive Plan and the Hollywood Beach Community Redevelopment Agency (“CRA”) Master Plan, and deferred to the Board’s discretion regarding whether to forward a recommendation of approval for the requested Flexibility Unit to the City Commission; and

WHEREAS, on April 14, 2026, pursuant to Section 5.3.D.6(c) of the City’s Zoning and Land Development Regulations (“ZLDR”), the Board met and held an advertised public hearing to consider the Applicant’s requests and voted to recommend approval of the request to allocate one (1) Flexibility Unit to the property located at 1402 North Surf Road; and

WHEREAS, the City Commission has reviewed the Applicant’s request for one (1) Flexibility Unit in accordance with the criteria set forth in Sections 3.19 and 3.20 of the ZLDR, along with the staff and Board recommendations, and has determined that one (1) Flexibility Unit should be approved; and

WHEREAS, after the allocation of one (1) Flexibility Unit, 3,885 Flexibility Units will remain available for allocation citywide.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation, and consideration of the Flexibility Unit review standards set forth in Sections 3.19 and 3.20 of the Zoning and Land Development Regulations, the City Commission finds that the necessary review standards have been met, and there is hereby allocated one (1) Flexibility Unit within the Broadwalk Historic District Commercial (BWK-25-HD-C) to the property located at 1402 North Surf Road, legally described on the attached Exhibit "A."

Section 3: That the Applicant shall have up to 24 months from the date this Resolution to apply for all necessary building permits required to proceed with construction, including any permits required by the Historic Preservation Board. Failure to submit a complete permit application within the required time period shall render all approvals null and void and the one (1) Flexibility Unit shall automatically revert to citywide availability.

Section 4: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
JOSH LEVY, MAYOR

ATTEST:

\_\_\_\_\_  
PATRICIA A. CERNY, MMC  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
DAMARIS HENLON  
CITY ATTORNEY