

January 13, 2026

LTR 25-156

Beda Investments INC
3500 Mystic Pointe Dr, Apt 408
Aventura, FL 33180

**Re: Revocation of Certificate of Use: 2025-CU-0476
Beach and Town Hotel**

To Whom It May Concern,

In accordance with Section 115.02 of the City of Hollywood Code of Ordinances, Certificate of Use No. 2025-CU-0476 was issued to Beda Investments INC for a "Motel" formally known as Beach and Town Hotel at the property located at 1010 South Federal Highway.

In the Fall of 2025, the Planning and Urban Design Division became aware that the business known as Beach and Town Hotel, that operates at the above-referenced location under the authority of Certificate of Use No. 2025-CU-0476, has a history of violations issued by Code Compliance, the Building Division, Fire, and Police. At the date of this letter, the property has ten (10) outstanding violations, including violations that require resolution through the issuance of a building permit, as the business is operating in excess of the legally nonconforming thirty (30) units approved under 2025-CU-0476.

In accordance with Chapter 115.02 Subsections (G)(1)(2), & (3) of the Hollywood Code of Ordinances,

"If a Certificate of Use is issued subject to any conditions or restrictions, then any deviation from the conditions or restrictions shall constitute a violation of this chapter."

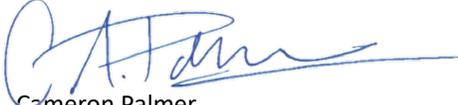
"Further, the commencement and/or maintenance of any use of property without first having complied with the requirements set forth herein shall constitute a violation of this chapter for each day that it is so maintained."

"In the event that a violation occurs, the City Manager or his or her designee may revoke a Certificate of Use Permit if the permittee fails to correct the violation of this chapter or conditions or restrictions of the permit within three days of receipt of the City Manager's or his or her designee's notice of same delivered in writing to the permittee."

The City, through the authority of the violating departments, has attempted to bring the business known as *Beach and Town Hotel* in compliance with local regulations. Despite repeated coordination and follow-up by City staff, the business has not submitted any building permit applications or other approvals to legalize or otherwise address the additional units. While building permits exist on file for the property, none authorize an increase in the approved unit count or bring the extra units into compliance

Due to the aforementioned, and in accordance with Chapter 115.02 Subsections (G)(4), Hollywood Code of Ordinances, the Office of the City Manager is hereby notifying you that the Certificate of Use (2025-CU-0476) issued on June 24, 2025, is hereby revoked. This revocation shall become effective within ten (10) days unless appealed to the City Commission.

Sincerely,



Cameron Palmer
Planning Manager

cc: George R. Keller, City Manager
Damaris Henlon, Interim City Attorney
Raelin Storey, Assistant City Manager
Andria Wingett, Director of Development of Services
Anand Balram, Chief Planner/Assistant Director of Development Services

ATTACHMENTS

ATTACHMENT A: Certificate of Use