

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING A REQUEST FOR AN APPEAL OF THE REVOCATION OF BEACH & TOWN'S (1010 S. FEDERAL HIGHWAY) CERTIFICATE OF USE PURSUANT TO SECTION 115.02 OF THE CITY OF HOLLYWOOD CODE OF ORDINANCES.

WHEREAS, on May 12, 2023, the City received a complaint alleging that Unit 131 of the Beach and Town Hotel ("Beach and Town"), located at 1010 S. Federal Highway, was being converted into three bedrooms without required permits; and

WHEREAS, on that date, the City inspected the property and issued violations for work without permits and issued a stop work order; and

WHEREAS, the case was closed on June 4, 2024, after permits were applied for and the property owner, Beda Investments, Inc., was advised to apply for a Certificate of Use ("CU"); and

WHEREAS, the property owner applied for a CU on September 18, 2023, and the CU was denied due to discrepancies between historical records and the number of rooms requested; and

WHEREAS, the owner reapplied on June 10, 2025, and was ultimately granted CU 2025-CU-0476 for a "Motel," as legal non-conforming which permits no more than 30 rooms; and

WHEREAS, the CU provides that if the business engages in any activity which is in violation of Federal, State, County or Local Law then the CU is subject to immediate revocation; and

WHEREAS, Beach and Town currently has several pending violations issued by Code Compliance, Building, and Fire, and an excessive amount of Police service calls; and

WHEREAS, Beach and Town is operating in excess of the legally nonconforming thirty rooms approved under 2025-CU-0476; and

WHEREAS, on January 13, 2026, the City revoked Beach and Town's CU in accordance with Section 115.02 of the Code of Ordinances; and

WHEREAS, on January 28, 2026, Beach and Town notified the City of its request for an appeal of the City revocation of the CU; and

WHEREAS, on March 25, 2026, the City Commission met and held a *de novo* hearing to consider Beach and Town’s appeal of the decision to revoke the CU.

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 a review of the Staff Summary report, supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, the City Commission finds that the appeal of the revocation of Beach & Town’s CU hereby granted/denied.

Section 3: 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