

RESOLUTION NO.: _____

(25-FV-24)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, ALLOCATING ONE FLEX UNIT WITHIN THE BEACH RESORT COMMERCIAL DISTRICT (BRT-25-C) TO THE PROPERTY LOCATED AT 300 ARIZONA STREET (FOLIO NO. 5142-1301-2050); 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 then forwarding its recommendations to the City Commission; and

WHEREAS, Robert L. Ordway, as the Trustee of the Robert L. Ordway Living Trust has requested approval for three (3) Variances and the allocation of one (1) Flexibility Unit from the City to construct a mixed-use building with lodging and residential uses located at 300 Arizona Street, as more particularly described in the attached Exhibit "A"; and

WHEREAS, the City currently has 3,887 residential Flexibility Units available for allocation citywide; and

WHEREAS, Planning and Urban Design Division staff ("staff") reviewed the Applicant's request for Variances and a Flexibility Unit in accordance with the criteria set forth in Section 5.3(F) and Sections 3.19 and 3.20 of the Zoning and Land Development Regulations, and recommended that the Board approve the variance requests and forward a recommendation of approval for the requested Flexibility Unit to the City Commission; and

WHEREAS, on November 10, 2025, pursuant to Section 5.3.D.6(c) of the Zoning and Land Development Regulations the Board met and held an advertised public hearing to consider the Applicant's requests and approved the three (3) Variances and forwarded a recommendation of approval for the allocation of one (1) Flexibility Unit; 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 City's Zoning and Land Development Regulations, 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, 3,886 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 is hereby allocating one (1) Flexibility Unit within the Beach Resort Commercial District (BRT-25-C) to the property located at 300 Arizona Street, as more particularly described in Exhibit "A."

Section 3: That the Applicant shall have up to 24 months from the date of the Variance approval by the Planning and Development Board (November 10, 2025) to apply for all necessary building permits required to proceed with construction, and failure to submit an application within the required time period shall render all approvals null and void, thereby automatically returning the one (1) Flexibility Unit back to the City.

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