

April 29, 2026,

LTR26-058

Keith M. Poliakoff  
Government Law Group  
200 S. Andrews Ave., Suite 601  
Ft. Lauderdale, FL 33301

**Re: Zoning verification for the property municipally known as 101 North Ocean Drive, pursuant to the folio numbers in Attachment F**

To whom it may concern:

The subject property has a Future Land Use designation of 'General Business' (GBUS) according to the City's Comprehensive Plan, and is zoned 'Broadwalk Historic District Commercial' (BWK-25-HD-C). Enclosed is a copy of the Zoning and Land Development Regulations which outlines all the permitted uses and the minimum development standards for the Broadwalk Historic District Commercial (BWK-25-HD-C) (Section 4.6).

The property falls within the boundaries of the Hollywood Beach Historic District and is situated within the jurisdiction of the Beach Community Redevelopment Agency. The Hollywood Beach Resort was originally constructed in 1925. Due to the historical nature of the hotel, the City does not have any records relating to planning approval of the original structure. According to records from the Planning and Urban Design Division, a Regulatory Certificate of Appropriateness for Design was granted on July 30, 2009 (09-C-31), allowing façade renovations within the Historic District.

While originally established as a hotel, the majority of the Property underwent a transition into a condominium on July 29, 1986, which is documented in the Declaration of Condominium establishing the Hollywood Beach Resort, a Condominium (the "Condo Declaration"), recorded in Official Records Book 13593, at Page 406 and filed by Greenspoon, Marder & Freeman and registered with the Florida Department of Business and Professional Regulation. This Condo Declaration created a condominium comprising of 363 residential units and two units (unit 100 and unit 200) designated for commercial spaces indicated on the section of By-Laws of Hollywood Beach Hotel owners Association, Inc. (see attachment L and I for details). There was a portion of the sixth (6<sup>th</sup>) floor of the Property that was not included in the creation of the condominium.

Prior to the formation of the condominium, on July 15<sup>th</sup> 1983, a portion of the sixth (6<sup>th</sup>) floor of the Property was converted into a timeshare form of ownership, which is documented in the Declaration of Covenants, Conditions and Restrictions for the Hollywood Beach Hotel (the “Timeshare Declaration”), recorded in Official Records Book 11403, at Page 304 and filed by Greenspoon, Marder & Freeman and registered with the Florida Department of Business and Professional Regulation. This Timeshare Declaration created timeshare accommodations comprised of 38 units identified as Parcel A in Exhibit ‘C’ (see attachment K for details). The 6th floor of Parcel A was designated for 38 units (24 one-bedroom/one-bath and 14 studios). However, Exhibit ‘C’ and the floor plans in the condominium documents (attachment K and J) do not show these timeshare units, as they are marked as ‘not included’.

The breakdown list from Exhibit ‘C’ (see attachment L for details) indicates a total of 30 units exclusively located on the 6th floor, in addition to 38 timeshare units. As a result, there are a total of sixty-eight (68) units on the sixth floor of the property, contributing to the overall unit count of 401 units. The timeshare units’ allocation is further illustrated in the floor plans of Exhibit ‘B’, specifically for the 6th floor (see attachment J for details). These units are shown as not included in the floor plans, as they are excluded from the declaration of condominium documents.

This Condo Declaration was officially terminated on March 27, 2024, as indicated by the Certificate of Termination for Hollywood Beach, a Resort Condominium Project# PR67231 (see attachment M for details). The condominium’s termination was officially recorded as instrument #118731737 with the Broward County Commission, on March 14, 2023.

Additionally, Broward County Property appraisal records indicate that the development comprises the following components (see attachment F for details):

- 514213020014: Resort amenities and commercial spaces (unit # unknown)
- 514213020013: Common areas, including grade parking facing the Beach
- 514213020012: Florida Department of Transportation
- 514213CD0040: Public parking
- 514213CD0030: Public parking stairs
- 514213CD0020: Common areas
- 514213CD0010: Common areas
- 514213BD9998: Condominium with 94 apartments
- 514213BJ0030-514213BJ2510: Unified 249 folios representing 249 residential units.

Any modifications to any existing structure or changes of use will require the issuance of Building Permits. The City of Hollywood requires any new construction or change of use to comply with all applicable codes and ordinances including, but not limited to, building occupancy codes, fire department code regulations, applicable zoning and land use laws, landscaping, parking requirements, provisions for applicable sanitary sewer, water, storm drainage and other utilities. A Certificate of Use is required for a New Business, Relocation of an Existing Business, New Owner of Business (Transfer of Ownership), and Rental of Apartment Units.

This letter is informational in nature. It should not be interpreted as either support for or opposition to any referenced development. If you have any additional questions, please contact the Planning Division at (954) 921-3471, Option 3.

Sincerely,



Cameron Palmer, AICP, MCIP-I  
Chief Planner, Assistant Director of Development Services

**Enclosures:**

- |               |   |
|---------------|---|
| Attachment A: | Zoning and Land Development Regulations Article 4, Section 4.6                              |
| Attachment B: | Nonconforming Structures and Uses Article 3, Section 3.12                                   |
| Attachment C: | Copy of the tax roll from Broward County Property Appraiser                                 |
| Attachment D: | Aerial photo(s)   |
| Attachment E: | Resolution No. 09-C-31  |
| Attachment F: | Report Folio # breakdown list from BCPA report  |
| Attachment G: | Declaration of Condominium HBHR   |
| Attachment H: | HBHOA Declarations of Covenants   |
| Attachment I: | By-Laws of Hollywood Beach Hotel owners Association, Inc.                                   |
| Attachment J: | Exhibit "B" floor plans – 6 level only  |
| Attachment K: | Exhibit "C" mentioned on Declaration of Covenants   |
| Attachment L: | Report Unit # breakdown list from By-Laws of Hollywood Beach Hotel owners Association, Inc. |
| Attachment M: | Certificate of Termination for Hollywood Beach, A Resort Condominium (Project# PR67231)     |