

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: April 14, 2026 **FILE:** 26-F-07

TO: Planning and Development Board

VIA: Cameron Palmer, Assistant Director/ Chief Planner

FROM: Adrian Montoya, Planner II

SUBJECT: Request to allocate one (1) Flexibility Unit from the City's Unified Flexibility Zone for the property located at 1402 North Surf Road within the Broadwalk Historic District Commercial (BWK-25-HD-C) zoning district.

REQUEST

To allocate one (1) Flexibility Unit from the City's Unified Flexibility Zone for the property located at 1402 North Surf Road within the Broadwalk Historic District Commercial (BWK-25-HD-C) zoning district.

STAFF RECOMMENDATION

Determination: Staff defers to the Planning and Development Board, acting as the Local Planning Agency, regarding the recommendation to the City Commission.

BACKGROUND

The subject property, located at 1402 North Surf Road, currently consists of an existing three-story commercial building totaling approximately 7,217 square feet. The property is within the Broadwalk Historic District Commercial (BWK-25-HD-C) zoning district and has a General Business (GB) land use designation. It is also located within the Hollywood Beach Historic Overlay District and the Hollywood Beach Community Redevelopment Area (CRA).

On March 12, 2015, both the Planning and Development Board and the Historic Preservation Board at a Joint Meeting granted with conditions, Variances, Certificate of Appropriateness for Design, and Site Plan Approval via Resolution No. 09-DPV-39b (Attachment D) for the existing commercial building, and construction was completed in 2022.

The City of Hollywood's Comprehensive Plan permits residential uses on lands designated General Business when they are located within the same structure as commercial uses, provided the residential floor area does not exceed 50 percent of the total building floor area. The proposed residential unit is

approximately 2,247 square feet, which is less than 50 percent of the total floor area of the existing commercial building.

REQUEST

The Applicant is requesting a recommendation of approval to City Commission from the Planning and Development Board, acting as the Local Planning Agency, to allow the allocation of one (1) flexibility unit from the City's Unified Flexibility Zone (Attachment C) to permit residential use on the third floor of an existing commercial structure. "Flexibility Zones" were originally established by the Broward County Land Use Plan in 1977 to provide municipalities with the ability to adjust land uses at the local level without requiring direct County approval. This program is intended to support efficient municipal planning and responsiveness to local context.

In May 2023, the Broward County Planning Council formally approved the City's request to consolidate its seventeen preexisting flexibility zones into a single Unified Flexibility Zone. The City's Unified Flexibility Zone boundaries align with the municipal boundaries and eligible lands are those designated as "Residential" or "Commerce" within the BrowardNext Future Land Use Plan. At this time, the site has a Broward County land use designation of Commerce and the City of Hollywood has 3,886 flexibility units available in its Unified Flexibility Zone.

Pursuant to Section 5.3. (D) of the City's Zoning and Land Development Regulations, the Planning and Development Board, acting as the Local Planning Agency, is designated to make recommendations to the City Commission on matters including but not limited to Flexibility Unit petitions.

SITE INFORMATION

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|------------------------------|--|
| Owner/Applicant: | Gramanzini Beach Props III LLC |
| Address/Location: | 1402 North Surf Road |
| Net Area of Property: | 6,628 sq. ft. (0.15 acres) |
| Land Use: | General Business (GBUS) |
| Zoning: | Broadwalk Historic District Commercial (BWK-25-HD-C) |
| Existing Use of Land: | Commercial |

ADJACENT LAND USE

| | |
|---------------|---------------------------------|
| North: | General Business (GBUS) |
| South: | General Business (GBUS) |
| East: | Open Space and Recreation (OSR) |
| West: | General Business (GBUS) |

ADJACENT ZONING

| | |
|---------------|--|
| North: | Broadwalk Historic District Commercial (BWK-25-HD-C) |
| South: | Broadwalk Historic District Commercial (BWK-25-HD-C) |
| East: | Broadwalk |
| West: | Beach Resort Commercial District (BRT-25-C) |

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The request is partially consistent with the Comprehensive Plan, based upon the following:

Land Use Element:

Permitted Uses in Areas Designated General Business: (9) Residential uses are permitted in areas designated for general business in the following specific instances: a) Only in the same structure as a commercial use provided that the residential floor area does not exceed 50% of the total floor area of the building, and the flexibility and reserve units are available.

Goal: Promote a distribution of land uses that will enhance and improve residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.

Policy 6.3: Maintain the Zoning and Development Regulations that implement standards for different intensities and land use and residential densities as stated in the Future Land Use Categories of the *Land Use Element*.

Coastal Element:

Goal 2: To enhance and improve the Business Resort, Residential and Natural Coastal Community.

Objective 2: Reduce exposure of human life and public and private property to natural hazards in a post-disaster redevelopment plan.

CONSISTENCY WITH THE HOLLYWOOD BEACH CRA MASTER PLAN

The request is partially consistent with the Hollywood Beach CRA Master Plan, based upon the following:

Strategy 1.1., Action Item 1: Facilitate renovation of existing historic structures along the Broadwalk: “The City should encourage renovation by simplifying the approval process.”

Strategy 1.3., Action Item 1: The following zoning district is proposed to reflect the underlying land use designation and to define the character of future development on Hollywood Beach: “Broadwalk Historic District – BWK-25-HD-C: applicable to all developments within the boundaries with frontage on the beach front and Surf Road, with varying criteria established for properties north of Tyler Street and south of Harrison Street. Residential uses shall not be permitted within this zoning district.

ANALYSIS

The request is to allocate one (1) Flexibility Unit to allow for a residential use within an existing three-story commercial building. The property has a General Business (GB) future land use designation, which allows residential uses within the same structure as a commercial use provided the residential floor area does not exceed 50 percent of the total building floor area and Flexibility Units are available. The request is consistent with these criteria.

Comprehensive Plan policies for the Central Beach area prioritize commercial and seasonal activity while discouraging increases in permanent residential units. In alignment with this direction, the Hollywood Beach CRA Master Plan supports the rehabilitation of existing historic structures but does not contemplate residential uses within the Broadwalk Historic District Commercial (BWK-25-HD-C) zoning district. Consistent with that intent, the zoning district does not include parking standards for residential uses, as such uses were not anticipated at the time of its adoption. By comparison, applying the parking requirements from the Broadwalk Historic District Residential (BWK-25-HD-R) district would result in a requirement of one parking space for the proposed residential use. The site, as currently configured, does not provide any parking. Accordingly, the request raises competing policy considerations.

The City has previously approved requests to legalize existing legal nonconforming residential units on Hollywood Beach through the allocation of Flexibility Units. However, those approvals have occurred under different circumstances and site-specific contexts.

Based on the mixed policy considerations, staff defers to the Planning and Development Board, acting as the Local Planning Agency, regarding whether to recommend approval of the request to the City Commission.

ATTACHMENTS

- Attachment A: Application Package
- Attachment B: Location Map
- Attachment C: Unified Flexibility Zone Table
- Attachment D: Resolution No. 09-DPV-39b