

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 05/03/2023

Location Address: 3451-3690; 3210-3450 S Ocean Dr, Hollywood, FL 33019

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 51-42-23-17-0030; 51-42-23-06-0030; 51-42-23-06-0020; 51-42-23-17-0040

Zoning Classification: PD Land Use Classification: Diplomat Activity Center

Existing Property Use: Commercial use and parking. Sq Ft/Number of Units: 65k commercial, and parking

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): ORD 0-2019-25 See attached list of Ordinances and Resolutions

- ☐ Economic Roundtable ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: Site Plan and Design Approval of 500 key hotel

Number of units/rooms: 500 Keys. Sq Ft: 415 155 square feet

Value of Improvement: 50,000,000 Estimated Date of Completion: 2027

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: HFL LANDINGS OWNER LLC

Address of Property Owner: 55 MERCHANT STREET SUITE 1500 HONOLULU, HI 96813

Telephone: +1 646 528 4854 Fax: _____ Email Address: rdoonn@trinityinvestments.com

Name of Consultant/Representative/Tenant (circle one): Rep - LANDINGS VENTURE, LLC (Eric Fordin)

Address 2850 Tigertail Ave Telephone: 786.402.0807

Fax: _____ Email Address: eric@relatedgroup.com

Date of Purchase: 02.10.23 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Debbie. Orshefsky@hklaw.com

Address: Pedro.Schnell@relatedgroup.com

Email Address: Pedro.gassant@hklaw.com

wca@trippscott.com

breese@cpgcre.com

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CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 5/8/2023

PRINT NAME: Jeffrey S. Barry, for HFL Landings Owner LLC

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: Pedro Gassant and Debbie M. Orshefsky for Holland & Knight LLP

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for site plan/ design approval, as described above, to my property, which is hereby made by me or I am hereby authorizing Holland & Knight, LLP to be my legal representative before the applicable committees, (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of JUNE

Notary Public
State of Florida

My Commission Expires: _____ (Check One) ☐ Personally known to me; OR ☐ Produced Identification _____

Signature of Current Owner

Jeffrey S. Barry, for HFL Landings Owner
LLC
Print Name

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me

on this 8TH day of MAY, 2023,
 by _____
 Date Month Year

(1) JEFFREY BARRY

(and (2) N/A),
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.



Signature _____
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: PLANNING DIVISION / GE APPLICATION Document Date: 5/8/2023

Number of Pages: 3 Signer(s) Other Than Named Above: N/A

Holland & Knight

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Holland & Knight LLP | www.hklaw.com

Pedro Gassant
(305) 789-7430
Pedro.gassant@hklaw.com

August 21, 2023

Ms. Andria Wingett
Assistant Director, Development Services
City of Hollywood
2600 Hollywood Blvd, Suite 315
Hollywood, FL 33022-9045

Re: Preliminary Site Plan and Design Review for 500-key Hotel / File No. 23-DP-49/ Applicants' Responses

Dear Andria:

This response letter is being submitted on behalf of the Applicants, HFL Landings Owner, LLC and Landings Venture, LLC (collectively, the "Applicants") for the Diplomat Landings Site Plan Design review approval for the 500-key hotel. By this letter, we are providing responses to the Preliminary Site Plan and Design Review Committee Report identified at File No. 23-DP-49.

Below, we provide the full set of comments published by staff and provide our comment responses in [blue](#).

Application Submittal

1. Address on site plan and the one on the general application are not consistent. Reconcile.

Response: The addresses on the Application will be revised to conform to the addresses shown on the site plan.

2. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat Comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittal.

Response: Pursuant to Article 4, Section 4.4 (C) of the Administrative Rules Document: BrowardNEXT, land platted after June 4, 1953 does not require re-platting. A plat determination letter from Broward County Planning Council is unnecessary because the property is already platted and was platted on April 25, 1995.

3. Ownership & Encumbrance Report (O&E)

- a. Must be dated within 30 days of the application submittal.
- b. Indicate that the property was searched from time of platting or 1953 (earliest of the two)
- c. Provide names of the current owners.
- d. Provide names of all outstanding mortgage holders or a no lien affidavit.
- e. List and provide hard copies of all recorded and unrecorded encumbrances.

Response: Items 3a through 3e are addressed in the O&E report.

4. Alta Survey.

- a. Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced.

Response: Acknowledged and addressed.

5. Cover Letter:

- a. Is the title of the Condo-Hotel project the same as the Condo project? If so, add phasing information. If not, rename.
- b. Add preliminary and Final TAC dates.
- c. Add location map.

Response: Addressed. The Condo-Hotel's project name is Diplomat Landings Plaza. This is different from the Residential Condo. The preliminary TAC date has been provided. However, the Final TAC date is TBD as we have not yet had the Final TAC meeting. The location map has been added.

6. Site Data:

- a. Provide legal description
- b. Add plan revision dates
- c. List current zoning and land use information.
- d. Provide required setbacks, per the PD Master Development Plans and related ordinances/resolutions.
- e. Provide the amount of pervious vs. impervious space in square footage.
- f. Show required and proposed parking amounts, including handicap, guest and loading spots.
- g. Add note stating that the maximum foot-candle level at all property lines (maximum 0.5 if adjacent to residential)
- h. Include total floor area that includes a breakdown of airconditioned vs. non-air conditioned spaces.

Response: Items a through h have been addressed. Please see Site Plan package at sheets at A1.0 (addressing comments a,c,d,e,f, g), all sheets(addressing comment b), and A2.0 (addressing comment h).

7. Site Plan

- a. Demonstrate how garbage will be collected?

Response: Garbage will be collected at the trash room and wheeled out to existing garage loading zone for pick up by waste management company several times per week.

- b. Identify type of easement.

Response: Easements have been identified see ground level and site plan (A1.0, A2.0).

- c. Is retail being provided? Reconcile architectural and civil plans.

Response: Hotel restaurant and lounges have been added. Plans have been reconciled.

- d. Two-way traffic drive aisle shall be a minimum of 22'.

Response: Acknowledged.

- e. Provide dimensions where appropriate.

Response: Acknowledged.

- f. Show dimensions of sight triangles.

Response: Dimensions of sight triangle have been provided see ground level plans at A1.0

- g. Show and indicate curbing type for at-grade parking.

Response: Parking at grade of existing garage is flush with drive isles. See Civil sheets.

8. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of Board consideration.

Response: Because this application relates to a commercial use, the School Board Impact fee is not applicable.

9. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For

future Board/Committee dates on known, leave blank until staff has advised of next meeting date.

Response: The meeting dates have been provided. Dates for PDB and City Commission have been listed as TBD.

10. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sign-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

Response: Acknowledged.

Zoning

1. Identify location for mail delivery.

Response: Mail room has been provided. See sheet A2.0.

Architecture and Urban Design

1. Sheet A1.0

a. Site illustrations needs to be corrected. It does not indicate the location in context. Add a map to the base of the image.

Response: Map has been relocated to the cover sheet.

b. Provide dimensions as appropriate (e.g., cabana area). Dimensions have been provided.

Response: Dimensions have been provided.

2. Sheet A2.3

a. Tower Label indicates hotel rooms will be located on floors 5-43; however, elevations show the top floor as 42. Reconcile.

Response: The Tower is only 42 levels. The discrepancy has been revised.

b. Identify the types of easements (e.g., utility easement).

Response: Easements have been labeled.

- c. What will be located on the roof?

Response: Mechanical equipment.

- d. Ensure that all easements, setback and other instruments are properly reflected on the elevations (e.g., is the setback 16' or 18'?).

Response: Drawings have been revised. The setback as shown on A1.0 is 40 ft.

3. Retail spaces are identified on the civil drawings; however, the same is not depicted on the architectural drawings. Reconcile.

Response: Drawings have been revised.

4. Explain the use and function of amenity spaces at levels 2-4 of Architectural sheets.

Response: Amenity descriptions have been provided. See sheets A2.1, A2.2.

5. Parking garages shall be screened with architectural features and landscaping.

Response: The parking garages are existing. We are not changing the façade.

Signage

1. Provide location, size, content of any proposed signage.

Response: Location has been provided. The design is TBD.

2. For review, full signage package shall be provided.

Response: Acknowledged.

3. Include note on Site Plan indicating all signage shall be in compliance with the Zoning and Land Development Regulations.

Response: Note has been provided. See Sheet A2.0.

4. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.

Response: Acknowledged.

Lighting

1. Note maximum foot-candle level.

Response: Note has been provided. See sheet A1.0

Green Building & Environmental Sustainability

1. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third party green building certification since this project has more than 10,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include which third party certification program this project has chosen in a note on the site plan and provide green registration documentation with next submittal.

Response: National Green Building Standard certification will apply to the project. We have included the information of our third party consultant for the program.

2. Submittal shall indicate compliance with Green Building Ordinance (O-2011-06). Include a list with proposed green building practices. Include a list with a minimum of ten (10) green building practices.

Response: See green building certification Plan.

3. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces.

Response: Although we do not believe this is applicable because the parking garage is existing, we are providing 2 Electrical vehicle spaces. See Sheet A2.1.

4. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved.

Response: Acknowledged.

Engineering Comments

8. *Provide an overall site plan and on civil plans, show the existing developed uses and location, proposed project area/location, parcel identification, all existing and proposed easements, as well as items such as but not limited to property lines, non-vehicular access lines, all adjacent streets of the project with existing rights-of-way width dimensions and limits of the rights-of-way, all surrounding elements (curb cuts, edge of pavement, swale, sidewalks, etc.) on both sides of adjacent street and connectivity between existing and proposed buildings.*

Response: The requested labels have been added to the civil plans.

16. *Along the Intracoastal Waterway of the site, is there any work (i.e. seawall, boat dock, etc.) being proposed?*

Response: No work is proposed along the seawall with this project.

17. *FDOT approval is required for the proposed work within the Traffic control easement PB 158, PG. 16, TC# 8 & 32.*

Response: Acknowledged.

18. *Show the location of ADA-accessible parking and signage either existing or proposed to meet the current ADA requirements*

Response: The accessible parking spaces are shown on the north and south garage plans.

19. *On civil and architectural drawings, show all existing easements and indicate if easement(s) will be vacated or remain. For example, Turn Lane easement ORB 30631, PG.983 TC# 34 is not shown on the plans.*

Response: The easements are shown on the Site Plan and Sheets D-1.0 & 1.1 and PD-1.0 & 1.1

20. *Bus stop sign relocation on S. Ocean Drive to be coordinated with the Broward County Transit.*

Response: Acknowledged.

23. *Provide details for the ADA ramp between the public sidewalk and the building. Include all items such as ramp slopes, landings, and clear width.*

Response: The existing ADA ramp along the front of the shops to the south of the proposed hotel will continue to be utilized as the ADA access to the hotel. A note has been added to the existing ramp on Sheet PD-1.0

24. *Please identify all ADA handicap stalls and aisles on plans with the proper pavement markings and signage per code. In addition, ADA-accessible routes are required between accessible parking and the building's Lobby (to be shown on plans). For the accessible route, identify any change in elevation or slopes. If there is no change in elevation, indicate on plans the transition is flush, and label accordingly. Please add a note on the site plan stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements. (Please note ADA aisle stripping at parking stalls is to follow the accessible route to the threshold of the entrance.).*

Response: The ADA parking spaces are shown on the Sheets PMS-1.0 & 1.1, and the north and south garage plans. Additionally, the ADA signage and striping detail is shown on Sheet PMS-1.0.

25. *Provide individual dimensions for all the ADA stalls (i.e., the width of the stall and the width of the access aisle.).*

Response: The ADA parking spaces have been dimensioned on Sheets PMS-1.0 & 1.1, and the north and south garage plans.

26. *For ADA van-accessible stalls, a minimum 98" vertical clearance is required from the entrance of the garage to the ADA van-accessible stall.*

Response: Acknowledged and the van accessible spaces have been provided on the ground floor.

27. *On Civil plans, clearly show limits of the proposed work on all sheets.*

Response: The proposed work is shown on the civil plans.

28. *Civil plans show proposed changes to the driveway access aisle in front of the existing building to the north of the proposed development. However, site plan drawings exclude this scope of work to be completed under a separate permit. Please clarify the scope of work under this application and update civil and site plan drawings accordingly.*

Response: The improvements required for this project are shown on the civil plans and the site plans have been updated accordingly.

29. *Civil plans show for a proposed northbound left-turn lane entering the site. The existing crosswalk shall be considered as part of the turn lane design.*

Response: The crosswalk improvements/modifications have been added to the plans.

30. *For the existing parking garage, label all drive aisle and ramp widths and indicate parking stall widths and depths as Typical. All stalls are to be a minimum of 8.5' X 18'. For parking stalls that are adjacent to an obstruction (i.e. wall) on one side, a minimum stall width is 9.5' and 10.5' for stalls adjacent to obstructions on both sides. The proposed project will be utilizing the existing garage parking, it would need to be compliant with the current City of Hollywood ordinances and ADA requirements.*

Response: The garage plans have been updated to include the required parking, drive aisle and ADA parking space dimensions which are compliant with the City ordinances and applicable codes.

31. *Please identify the setback of all curb cuts and the separation between each curb cut from edge to edge. Curb cuts for non-residential properties shall not exceed 30% of the property frontage with a maximum 30-foot width each and a minimum separation of 50 linear feet.*

Response: The dimensions for the curb cuts has been added to the Site Plans.

32. *Please identify the apron radius flares. Flares are to be on both sides of the apron, semicircular in shape, and a minimum of 3 feet wide.*

Response: The drives include radii that are compliant with the FDOT driveway standards.

33. *Indicate if there will be any security gate at the garage entrance. If so, please indicate the type of gate and how it operates (remote, sensor, card reader, etc.). Provide space required for the gate's operation and provide sufficient vehicle queuing meeting City and FDOT requirements. All vehicle queueing shall be within the private property. If entry is not gated, a minimum of one vehicle queueing space is required (8.5'x19' minimum) by the City.*

Response: Refer to the garage plans for the locations of security gates.

34. *All driveway access shall have visibility triangles at the intersection of the property line and the driveway. Please show on the plans all visibility triangles at all driveway accesses. A visibility triangle is an area adjacent to a driveway and the private property line where the driveway intersects a street/alley. If the property line is less than 12 feet from the edge of pavement in the right-of-way provide a 12'X12' visibility triangle along the property line and driveway within the private property. If the distance is greater than 12 feet provide a 12' (along driveway on private property) X 6' (along property line) visibility triangle. All fences, walls, bushes, hedges, and any other landscaping or plant material, within the view triangle, shall provide unobstructed cross visibility at a level between 30 inches and 72 inches above ground level.*

Response: The 12' X 12' visibility triangles have been added to the Site Plan and PD Sheets.

35. *All slabs and walkways are required to be setback a minimum of 3 feet from the side property lines. Please dimension all proposed walkways and slabs and include setbacks.*

Response: The sidewalk has been modified to comply with the 3' setback requirement.

36. *This will be required for each floor of the garage. Provide pavement markings in areas of non-vehicular access and differentiate between this stripping and the stripping provided for the ADA-accessible aisles.*

Response: Refer to the typical City striping details shown on Sheet PMS-1.0 and the north and south garage plans.

37. *All pavement markings are to meet the Broward County Traffic Engineer Standard details. Adjust all stop bars/signs and directional arrows to meet these standards. Please review and include these standard details in the plan set.*

Response: Acknowledged and the plans have been revised accordingly.

39. *Indicate for all existing sidewalks along the site to be replaced, minimum width is 5'. Sidewalks shall be flushed through driveways and meet all ADA and FDOT requirements. FDOT details will be required.*

Response: A note has been added to the plans, refer to Sheet PD-1.0

40. *Please provide detectable warnings in compliance with FDOT. Provide FDOT standard detectable warning detail in plans.*

Response: FDOT only specifies that the detectable warnings be in compliance with Specification 527 and the detail shown on Sheet PD-2.0 has been updated with the FDOT requirements since FDOT does not have a specific detail for the detectable warnings.

41. *Note that all work within N Ocean Dr. ROW will be subject to FDOT approval.*

Response: Acknowledged and a permit will be obtained from FDOT during final engineering permitting.

42. *Please coordinate a courtesy plan review with the Florida Department of Environmental Protection (FDEP) for the boardwalk proposed.*

Response: A courtesy plan review will be provided to the Florida Department of Environmental Protection during final engineering permitting.

44. *MOT plans will be required at the time of City Building Permit review.*

Response: Acknowledged.

45. *All outside agency permits must be obtained prior to submittal/issuance of City building permit.*

Response: The outside agency permits will be obtained during final engineering permitting for the project and will be obtained prior to the building permit issuance

LANDSCAPING

1. Revise landscape legend for zoning and follow PD requirements, similar to previous Diplomat Landing project. Add Column for required and provided.

Response: The landscape legend on sheet L-1 has been updated and is now showing the required and provided information per the zoning code.

2. Mitigation trees are in addition to site requirements.

Response: Noted. The required mitigation has been revised. See sheet TD-1.

3. Change CAL to DBH on the plant descriptions.

Response: The plant descriptions have been updated to DBH. See landscape list on sheet L-1.

4. Add note: Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening.

Response: The note has been added. Please see sheet L-1.

5. All landscaping shall be warranted for 1 year after final inspection.

Response: Noted. A note has been added. Please sheet L-6.

6. Additional comments may follow upon further review of requested items and information provided.

Response: Acknowledged.

UTILITIES

1. Submit civil engineering plans indicating existing and proposed water and sewer services for initial review.

Response: Refer to Sheet U-1.0, U-1.1, U-2.0 & U-2.1.

2. Show water and sewer demand calculations on proposed utilities plans.

Response: The proposed water and sewer demand is shown on Sheet U-2.0

3. **Include the City latest applicable standard water and sewer details. The details are available on the City's website via the following link:**
<http://www.hollywoodfl.org/1169/standard-details-and-public-notice>

Response: The details have been downloaded and the applicable details have been included on Sheet U-2.0 and U-2.1.

4. This site resides currently within FEMA Flood Zone AE. With a Base Flood Elevation = 7'NAVD88. The proposed FFE should comply with the proposed Finished Floor Elevations (FFE) requirements and shall comply with the greatest of the following three (3) conditions, as applicable.
 - a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18 inches above the elevation of the crown of the adjacent road or 6-inches, at a minimum, for non-residential use.
 - b. Broward County Preliminary 2019 FEMA Maps (as recommended), available online via the following link:

<https://bcgis.maps.arcgis.com/apps/View/index.html?appid=ea44837317bd47eaa5373ce3e2f01b6e> ; OR

- c. Broward County Future Conditions 100-year Flood map 2060 (in effect as of July 2021), available online via the following link: <https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380>

Response: The building finished floor has been set at EL 8.0 NAVD which meets or exceeds the above criteria.

5. Indicate FFE for all enclosed areas on the ground floor.

Response: The building FFE is shown on each enclosed area refer to Sheets PD-1.0 and 1.1.

6. Take into consideration Broward County's Seawall Ordinance 2020-11 where the existing seawall elevation will need to be at 4' NAVD88 by 2035 and 5' NAVD88

Response: We are not impacting the seawall and therefore the Ordinance does not apply.

7. Provide perimeter cross-section across all property limits including transition areas meeting adjacent property grades.

Response: Refer to Sheet PD-3.0 for proposed cross sections.

8. Ensure all stormwater is retained onsite.

Response: Acknowledged and the project has been designed to retain its stormwater.

9. Indicate how roof drainage will be collected and connected to the on-site drainage system.

Response: The roof drainage will be collected internally with rainwater leader system which will be connected to the storm drainage system which will eventually be discharged to the existing outfall to the intercoastal.

10. Provide preliminary drainage calculations.

Response: Preliminary stormwater management report has been included with the submittal.

11. Submit the Erosion Control Plan and details.

Response: Refer to Sheets EC-1.0 and EC-1.1 for proposed erosion control plans and details.

12. Permit approval from outside agencies will be required.

Response: Acknowledged to the extent applicable.

13. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features.

Response: Acknowledged and addressed.

Building

1. No Comments.

Fire

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department.

Response: Acknowledged.

2. As this structure is a high-rise, at time of submittal, ensure compliance with Florida Fire Prevention Code (7th Ed.), NFPA 1 (2018 Ed.), NFPA 101 (2018 Ed.), and also Chapter 11 of NFPA 101 (2018 Ed.) --- "Special Structures and High-Rise Buildings." --- Provide a note on the plans.

Response: Acknowledged and addressed.

3. As per NFPA 14 (2016 Ed.) Section 6.4.5.4 --- Fire department connections shall be located not more than 100 ft. (30.5 m) from the nearest fire hydrant connected to an approved water supply. --- Please show these items on a civil plan page.

Show the location of the proposed FDC (fire department connection) within the civil pages upon next submission.

Response: Acknowledged.

4. Page U-1.0 makes mention of an inspection from PBCWUD. --- I assume this might mean Palm Beach County Water Utilities Department?

Please clarify and correct on the plans to reflect the City of Hollywood.

Response: The note has been corrected.

5. Water supply shall meet NFPA 1 (2018 Ed.) Section 18.4.5.3. --- In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., underground@hollywoodfl.org. --- After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

Response: A fire flow test was conducted, and the results and minimum fire flow calculations have been added to Sheet U-1.0.

6. As per NFPA 1 (2018 Ed.) Section 18.4.4.2, "The fire flow area of a building constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors." --- This shall be cited on the plans and state which three largest consecutive floors will be calculated to find the minimum fire flow requirement.

For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.

Response: The requested language has been cited in the minimum fire flow calculations which is shown on Sheet U-1.0 and since all floors have the same floor area no specific floors were identified.

7. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

Response: Fire note #2 on Sheet U-1.0 has been added to the plans.

8. Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2018 Ed.) Section 16.4.3.1.1. --- Provide a note on the plans.

Response: Fire note #1 on Sheet U-1.0 has been added to the plans.

9. Be advised that NFPA 1 (2018 edition) Section 11.10.1 requires that minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ.

It is strongly encouraged at this time to incorporate a 2-hour fire rated vertical chase in the event a Two Way Radio Communication Enhancement system is required at a later date.

As per NFPA 1221 (2016 edition) Section 9.6.2.1.3 --- Riser coaxial cables shall be rated as riser cables and routed through a 2-hour-rated enclosure. [72:24.3.13.8.3]

Response: Acknowledged.

10. As per NFPA 1 (2018 Ed.) Section 12.3.2 --- In new buildings three stories or greater in height, a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the RDP responsible for design. Inspections of firestop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.2. --- Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. --- Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1 (2018 Ed.) Section 12.3.2.

Response: Acknowledged.

Economic Development

1. Will there be a retail component to this project?

Response: Yes. A 4,000 square foot restaurant.

2. How many new jobs are anticipated as a result of this project?

Response : 800 construction jobs and 100 permanent jobs.

There were no comments received to respond to from public works, parks, community development, Downtown and Beach CRA and parking.

**Economic and Fiscal Impact Analysis
Diplomat Towers
Phases 1 and 2
Hollywood (Broward County), Florida**

**Prepared For:
LANDINGS VENTURE, LLC
2850 Tigertail Avenue, Suite 800
Miami, Florida 33133**

Prepared by



June 2023

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Report Disclaimer:

FEA makes no warranty, express or implied, regarding the completeness or accuracy of the base information provided to FEA that was used to generate the forecasts presented in this report. Future economic conditions not theorized in this analysis could substantially impact the rate and nature of forecasted projections within the area of study, thus resulting in outcomes that may substantially deviate from those offered in this document.

A: Study Introduction and Summary of Impacts

Florida Economic Advisors was retained by Landings Venture, LLC (the Client) to prepare an analysis which reviews the economic and fiscal impacts from the development of the *Diplomat Towers* project. The first phase of this project is comprised of 350 luxury condominium units in the City of Hollywood, while the second phase will consist of 500 condominium/hotel units.

Subject Property Area



As part of this economic and fiscal impact analysis, FEA was asked to address the following:

1. Estimated annual ad valorem taxes directly generated by the proposed project for Broward County, the City of Hollywood, and Broward County Public Schools;
2. The project's estimated impact fees;
3. Tourist development taxes for the second phase of the project;
4. Net operating fiscal impacts to the City of Hollywood from project occupancy and operation;
5. One-time construction economic impacts, and;
6. Annual ongoing economic impacts from occupancy and operation

The project includes two phases, anchored by the following high-density uses denoted in Table A.1.

Table A.1:

Diplomat Towers

Hollywood (Broward County), Florida

Development Program

Phase I (Summer 2024):	350 MF For Sale Units
Phase II (Spring 2025):	500 Condo/Hotel Units

Tables A.2 through A.4 present the summary impacts to Hollywood and Broward County (in addition to other taxing authorities) from successful construction and occupancy of the above-referenced program. Table A.2 is an aggregate summary of both project phases, while Tables A.3 through A.4 individually profile Phases 1 and 2.

For this summary table, the following information is presented:

- Ad valorem revenue generation to local and regional taxing authorities, over 5, 10, and 20-year horizons from successful project development and operation.
- Tourist development tax revenues for the second phase of the project over 5, 10, and 20-year horizons.
- Net operating fiscal impacts (general fund revenues less costs of local service provision) to the City of Hollywood over 5, 10, and 20-year horizons.
- One-time economic impacts from project construction. These impacts include output (sales), earnings (wages), and employment in Broward County that is created and/or supported during the project's construction periods.
- Annual recurring economic impacts from successful completion and operation of the project. Again, these impacts are focused on the Broward County area, and include output (sales), earnings (wages), and employment.
- Estimated impact, connection, and building permit fees to the City of Hollywood from project development.

Summary Table A.2**Diplomat Towers (Buildout, All Phases)****Hollywood (Broward County), Florida****Presentation of Economic and Fiscal Impacts**

FISCAL IMPACTS (5, 10, and 20 YEAR HORIZONS)	5-Year Period	10-Year Period	20-Year Period
I. Ad Valorem Revenue			
City of Hollywood	\$34,835,212	\$79,349,005	\$190,775,506
Broward Co. School Board	\$26,221,242	\$59,727,767	\$143,600,982
S. Florida Water Mgmt. Dist.	\$404,961	\$922,437	\$2,217,776
Everglades Construction Project	\$139,686	\$318,182	\$764,992
Okeechobee Basin	\$438,281	\$998,333	\$2,400,251
FIND	\$136,696	\$311,371	\$748,616
County Operating	\$23,625,303	\$53,814,637	\$129,384,291
County Debt Service	\$591,209	\$1,346,680	\$3,237,765
Fire/Rescue Operating	\$431,446	\$982,765	\$2,362,820
Children's Trust Authority	\$2,007,292	\$4,572,288	\$10,992,962
Total Ad Valorem Revenue	\$88,831,328	\$202,343,465	\$486,485,962
II. Tourist Development Tax	\$19,765,913	\$42,680,023	\$100,038,404
III. Net Operating Fiscal Surplus to the City of Hollywood Upon Completion	\$29,969,409	\$68,208,790	\$163,929,243
ECONOMIC IMPACTS (COUNTY)	OUTPUT	EARNINGS	EMPLOYMENT
III. Construction Economic Impacts			
Direct	\$400,000,000	\$118,105,118	1,720
Indirect & Induced	\$338,520,000	\$109,974,882	3,210
Total	\$738,520,000	\$228,080,000	4,929
IV. Recurring Annual Economic Impacts			
Direct	\$106,481,663	\$4,237,976	114
Indirect & Induced	\$83,070,240	\$36,772,934	997
Total	\$189,551,903	\$41,010,910	1,111
CAPITAL FEES (IMPACT, CONNECTION, & BUILDING)			
Multi-Modal		\$493,850	
Law Enforcement		\$374,000	
Fire Rescue		\$417,350	
Parks & Recreation		\$1,190,850	
Total Impact Fees		\$2,760,800	
Water Connection Fees		\$1,351,500	
Wastewater Connection Fees		\$1,708,500	
Building Permit Fees		\$3,080,000	
TOTAL CAPITAL FEES		\$8,900,800	

Summary Table A.3**Diplomat Towers - Phase 1****Hollywood (Broward County), Florida****Presentation of Economic and Fiscal Impacts**

FISCAL IMPACTS (5, 10, and 20 YEAR HORIZONS)	5-Year Period	10-Year Period	20-Year Period
Ad Valorem Revenue			
City of Hollywood	\$19,482,723	\$42,068,539	\$98,605,138
Broward Co. School Board	\$14,665,081	\$31,665,929	\$74,222,289
S. Florida Water Mgmt. Dist.	\$226,488	\$489,049	\$1,146,290
Everglades Construction Project	\$78,124	\$168,691	\$395,398
Okeechobee Basin	\$245,123	\$529,287	\$1,240,605
FIND	\$76,452	\$165,080	\$386,933
County Operating	\$13,213,218	\$28,530,959	\$66,874,182
County Debt Service	\$330,653	\$713,970	\$1,673,487
Fire/Rescue Operating	\$241,300	\$521,033	\$1,221,259
Children's Trust Authority	\$1,122,643	\$2,424,095	\$5,681,875
Total Ad Valorem Revenue	\$49,681,805	\$107,276,633	\$251,447,456
II. Net Operating Fiscal Surplus to the City of Hollywood Upon Completion	\$12,788,846	\$27,614,623	\$85,898,582
ECONOMIC IMPACTS (COUNTY)	OUTPUT	EARNINGS	EMPLOYMENT
III. Construction Economic Impacts			
Direct	\$200,000,000	\$59,052,559	860
Indirect & Induced	\$169,260,000	\$54,987,441	1,605
Total	\$369,260,000	\$114,040,000	2,465
IV. Recurring Annual Economic Impacts			
Direct	\$44,431,663	\$773,976	14
Indirect & Induced	\$36,222,490	\$11,849,059	349
Total	\$80,654,153	\$12,623,035	363
CAPITAL FEES (IMPACT, CONNECTION, & BUILDING)			
Multi-Modal		\$203,350	
Government Buildings		\$117,250	
Law Enforcement		\$154,000	
Fire Rescue		\$171,850	
Parks & Recreation		\$490,350	
Total Impact Fees		\$1,136,800	
Water Connection Fees		\$556,500	
Wastewater Connection Fees		\$703,500	
Building Permit Fees		\$1,540,000	
TOTAL CAPITAL FEES		\$3,936,800	

Summary Table A.4**Diplomat Towers - Phase 2****Hollywood (Broward County), Florida****Presentation of Economic and Fiscal Impacts**

FISCAL IMPACTS (5, 10, and 20 Year Horizons)	5-Year Period	10-Year Period	20-Year Period
I. Ad Valorem Revenue			
City of Hollywood	\$19,482,723	\$42,068,539	\$98,605,138
Broward Co. School Board	\$14,665,081	\$31,665,929	\$74,222,289
S. Florida Water Mgmt. Dist.	\$226,488	\$489,049	\$1,146,290
Everglades Construction Project	\$78,124	\$168,691	\$395,398
Okeechobee Basin	\$245,123	\$529,287	\$1,240,605
FIND	\$76,452	\$165,080	\$386,933
County Operating	\$13,213,218	\$28,530,959	\$66,874,182
County Debt Service	\$330,653	\$713,970	\$1,673,487
Fire/Rescue Operating	\$241,300	\$521,033	\$1,221,259
Children's Trust Authority	\$1,122,643	\$2,424,095	\$5,681,875
Total Ad Valorem Revenue	\$49,681,805	\$107,276,633	\$251,447,456
II. Tourist Development Tax	\$19,765,913	\$42,680,023	\$100,038,404
III. Net Operating Fiscal Surplus to the City of Hollywood Upon Completion	\$11,513,821	\$24,861,496	\$83,478,285
ECONOMIC IMPACTS (COUNTY)	OUTPUT	EARNINGS	EMPLOYMENT
IV. Construction Economic Impacts			
Direct	\$200,000,000	\$59,052,559	860
Indirect & Induced	\$169,260,000	\$54,987,441	1,605
Total	\$369,260,000	\$114,040,000	2,465
V. Recurring Annual Economic Impacts			
Direct	\$62,050,000	\$3,464,000	100
Indirect & Induced	\$46,847,750	\$24,923,875	648
Total	\$108,897,750	\$28,387,875	748
CAPITAL FEES (IMPACT, CONNECTION, & BUILDING)			
Multi-Modal		\$290,500	
Government Buildings		\$167,500	
Law Enforcement		\$220,000	
Fire Rescue		\$245,500	
Parks & Recreation		\$700,500	
Total Impact Fees		\$1,624,000	
Water Connection Fees		\$795,000	
Wastewater Connection Fees		\$1,005,000	
Building Permit Fees		\$1,540,000	
TOTAL CAPITAL FEES		\$4,964,000	

B: Project Economic/Fiscal Impacts, and Explanation of Analysis and Methodologies for the Study

The Phase 1 vertical development program for income-generating uses, presented in Table B.1, includes the following:

- Multifamily For-Sale Residential: 350 units

Table B.1, presented below, estimates the market value of this development at \$500 million. Assuming this value would be reflective of an assessed value, taxable values are calculated at 90% of assessed value. This would reflect a taxable value for project development of \$450 million. This valuation drives the ad valorem revenue estimates presented in later report tables.

Table B.1:

Diplomat Towers

Hollywood (Broward County), Florida

**Project Valuation Assumptions - Phase 1
(2023 Dollars)**

	<u>Phase 1</u>
MARKET/JUST VALUATION	\$500,000,000
TAXABLE VALUATION @ 90%	\$450,000,000

The subject property is located in Millage District 0513 (City of Hollywood), with a total ad valorem assessment of 20.7951 mills. The various taxing authorities and their corresponding millages are listed below in Table B.2. Project taxable value is multiplied by the millage rates for each of the corresponding local and regional taxing authorities to arrive at estimates of ad valorem revenue generation for each of the local and regional authorities. These authorities include:

- The City of Hollywood
- Broward County
- Broward School Board
- Children's Trust Authority
- South Florida Water Management District
- Florida Inland Navigation District (FIND)
- Everglades Construction Project
- Okeechobee Basin

Table B.3 presents annual estimates of ad valorem revenue generation for each of the taxing authorities previously noted from project development. These estimates are calculated over a 20-year time period and assume a fully built-out and occupied project, as well as 3 percent annual escalation in property values.

Table B.2:

Diplomat Towers

Hollywood (Broward County), Florida

Applicable Ad Valorem Millages

Millage Code 0513 - City of Hollywood

City of Hollywood	
Hollywood Operating	7.4665
Hollywood Debt Service	0.6883
TOTAL CITY OF HOLLYWOOD	8.1548
Broward County Public Schools	
Operating	5.9510
Capital Outlay	0.1873
TOTAL BROWARD SCHOOLS	6.1383
Regional Millages	
S. Florida Water Mgmt. Dist.	0.0948
Everglades Construction Project	0.0327
Okeechobee Basin	0.1026
FIND*	0.0320
Countywide Millages	
County Operating	5.5306
County Debt Service	0.1384
South Broward Hospital	0.1010
Children's Services Council of Broward	0.4699

**FIND = Florida Inland Navigation District*

Table B.3:

Diplomat Towers - Phase 1

Hollywood (Broward County), Florida

Ad Valorem Revenue Estimates from Project

Year	Assessed/Txbl. Valuation	AD VALOREM REVENUE ESTIMATES											
		City of Hollywood	Broward Pub. Schools	S. Florida Water Mgmt.	Everglades Construction	Okeechobee Basin	FIND	County Operating	County Debt Service	S. Broward Hospital	Children's Services	TOTAL	
1	\$450,000,000	\$3,669,660	\$2,762,235	\$42,660	\$14,715	\$46,170	\$14,400	\$2,488,770	\$62,280	\$45,450	\$211,455	\$9,357,795	
2	\$463,500,000	\$3,779,750	\$2,845,102	\$43,940	\$15,156	\$47,555	\$14,832	\$2,563,433	\$64,148	\$46,814	\$217,799	\$9,638,529	
3	\$477,405,000	\$3,893,142	\$2,930,455	\$45,258	\$15,611	\$48,982	\$15,277	\$2,640,336	\$66,073	\$48,218	\$224,333	\$9,927,685	
4	\$491,727,150	\$4,009,937	\$3,018,369	\$46,616	\$16,079	\$50,451	\$15,735	\$2,719,546	\$68,055	\$49,664	\$231,063	\$10,225,515	
5	\$506,478,965	\$4,130,235	\$3,108,920	\$48,014	\$16,562	\$51,965	\$16,207	\$2,801,133	\$70,097	\$51,154	\$237,994	\$10,532,281	
6	\$521,673,333	\$4,254,142	\$3,202,187	\$49,455	\$17,059	\$53,524	\$16,694	\$2,885,167	\$72,200	\$52,689	\$245,134	\$10,848,249	
7	\$537,323,533	\$4,381,766	\$3,298,253	\$50,938	\$17,570	\$55,129	\$17,194	\$2,971,722	\$74,366	\$54,270	\$252,488	\$11,173,697	
8	\$553,443,239	\$4,513,219	\$3,397,201	\$52,466	\$18,098	\$56,783	\$17,710	\$3,060,873	\$76,597	\$55,898	\$260,063	\$11,508,908	
9	\$570,046,537	\$4,648,615	\$3,499,117	\$54,040	\$18,641	\$58,487	\$18,241	\$3,152,699	\$78,894	\$57,575	\$267,865	\$11,854,175	
10	\$587,147,933	\$4,788,074	\$3,604,090	\$55,662	\$19,200	\$60,241	\$18,789	\$3,247,280	\$81,261	\$59,302	\$275,901	\$12,209,800	
11	\$604,762,371	\$4,931,716	\$3,712,213	\$57,331	\$19,776	\$62,049	\$19,352	\$3,344,699	\$83,699	\$61,081	\$284,178	\$12,576,094	
12	\$622,905,242	\$5,079,668	\$3,823,579	\$59,051	\$20,369	\$63,910	\$19,933	\$3,445,040	\$86,210	\$62,913	\$292,703	\$12,953,377	
13	\$641,592,399	\$5,232,058	\$3,938,287	\$60,823	\$20,980	\$65,827	\$20,531	\$3,548,391	\$88,796	\$64,801	\$301,484	\$13,341,978	
14	\$660,840,171	\$5,389,019	\$4,056,435	\$62,648	\$21,609	\$67,802	\$21,147	\$3,654,843	\$91,460	\$66,745	\$310,529	\$13,742,237	
15	\$680,665,376	\$5,550,690	\$4,178,128	\$64,527	\$22,258	\$69,836	\$21,781	\$3,764,488	\$94,204	\$68,747	\$319,845	\$14,154,505	
16	\$701,085,337	\$5,717,211	\$4,303,472	\$66,463	\$22,925	\$71,931	\$22,435	\$3,877,423	\$97,030	\$70,810	\$329,440	\$14,579,140	
17	\$722,117,898	\$5,888,727	\$4,432,576	\$68,457	\$23,613	\$74,089	\$23,108	\$3,993,745	\$99,941	\$72,934	\$339,323	\$15,016,514	
18	\$743,781,435	\$6,065,389	\$4,565,554	\$70,510	\$24,322	\$76,312	\$23,801	\$4,113,558	\$102,939	\$75,122	\$349,503	\$15,467,009	
19	\$766,094,878	\$6,247,351	\$4,702,520	\$72,626	\$25,051	\$78,601	\$24,515	\$4,236,964	\$106,028	\$77,376	\$359,988	\$15,931,020	
20	\$789,077,724	\$6,434,771	\$4,843,596	\$74,805	\$25,803	\$80,959	\$25,250	\$4,364,073	\$109,208	\$79,697	\$370,788	\$16,408,950	
99	\$8,151,931,748	\$66,477,373	\$50,039,003	\$772,803	\$266,568	\$836,388	\$260,862	\$45,085,074	\$1,128,227	\$823,345	\$3,830,593	\$169,520,236	
TOTALS (20 Year):		\$98,605,138	\$74,222,289	\$1,146,290	\$395,398	\$1,240,605	\$386,933	\$66,874,182	\$1,673,487	\$1,221,259	\$5,681,875	\$251,447,456	

Table B.4 illustrates the applicable impact fee schedule for the Phase 1 portion of the project, given the subject property's location:

Table B.4: City Impact Fees Hollywood (Broward County), Florida				
	MF (Per DU)	Office (Per Sq. Foot)	Retail (Per Sq. Foot)	Hotel (Per Room/SF)
Multi-Modal	\$581.00	\$0.0000	\$0.0000	\$570.00
Government Buildings	\$335.00	\$0.0000	\$0.0000	\$305.00
Law Enforcement	\$440.00	\$0.0000	\$0.0000	\$400.00
Fire Rescue	\$491.00			\$447.00
Parks & Recreation	\$1,401.00			\$1,355.00
<i>Source: City of Hollywood Planning Department</i>				

Tables B.5 and B.6 summarize connection fees (water & wastewater) and building permit fees for the City of Hollywood.

Table B.5: City Water & Wastewater Connection Fees Hollywood (Broward County), Florida	
Water	\$1,590.00 per ERC
Wastewater	\$2,010.00 per ERC
Table B.6: City Building Permit Fee Hollywood (Broward County), Florida	
Rate	0.77% of construction value

Given the aforementioned schedules, Table B.7 profiles the estimated impact fees generated by the Phase 1 portion of Diplomat Towers, while Table B.8 summarizes projected Phase 1 connection and building permit fees.

Table B.7:**Diplomat Towers - Phase 1 Impact Fees
Hollywood (Broward County), Florida**

Based on Retail Inventory of; - sq. feet retail
Office Inventory of; - sq. feet office
and Multifamily Residential Inventory of 350 dwelling units
and Hotel Inventory of 0 0 sq. ft. - rooms

	<u>Retail</u>	<u>Multifamily</u>	<u>Office</u>	<u>Hotel</u>	<u>Total</u>
Multi-Modal	\$0	\$203,350	\$0	\$0	\$203,350
Government Buildings	\$0	\$117,250	\$0	\$0	\$117,250
Law Enforcement	\$0	\$154,000	\$0	\$0	\$154,000
Fire Rescue		\$171,850			\$171,850
Parks & Recreation		\$490,350			\$490,350
Total Impact Fees	\$0	\$1,136,800	\$0	\$0	\$1,136,800

Table B.8:**Diplomat Towers - Phase 1 Connection & Building Permit Fees
Hollywood (Broward County), Florida**

Water	\$556,500
Wastewater	\$703,500
Building Permit	\$1,540,000

Based on the rates denoted in Tables B.4 through B.6, and the project's overall mix and intensity of uses, construction for the Phase 1 development is estimated to generate \$3,936,800 in capital fees.

Fiscal impact analysis, as defined by Burchell, et. al. in *The New Practitioner's Guide to Fiscal Impact Analysis*, is "a projection of the direct, current, public costs and revenues associated with residential or nonresidential growth to the local jurisdiction in which this growth takes place." The Icon fiscal analysis is the product of a customized input-output model based on the proposed (FY 2022-23) general fund budget structure of the City of Hollywood. The model uses a modified-per capita, average cost approach to determining net fiscal impacts. The "modified" per capita reference to the fiscal methodology indicates that operating revenue and cost projections are not *solely* based on new population growth.

Table B.9**Diplomat Towers****Fiscal Impact Analysis - City of Hollywood General Fund FY 2022/23**

General Fund Revenue Sources

Ad Valorem Taxes	149,105,636
Franchise Fees & Utility Service Taxes	35,517,000
Charges for Services/Fees	45,714,711
Intergovernmental Revenues	19,779,000
Licenses & Permits	2,570,000
Fines & Forfeitures	710,500
Miscellaneous Revenues	1,834,000
Other Financing Sources (Reimbursements)	24,014,381
Transfers In (intragovernmental Revenue)	7,101,562
TOTALS	286,346,790
Less Ad Val, Transfers In	130,139,592

GF Expenditures by Function

Police	98,784,626
Fire-Rescue & Beach Safety	71,167,677
Parks, Recreation, & Cultural Arts	13,208,567
Public Works	15,109,024
Special Offices	15,054,590
Financial Services	5,396,569
Development Services/Design & CM	14,323,032
Non-Departmental	53,302,705
Fund Balance Reserve	41,289,450
TOTALS	327,636,240
Less Fund Balance Reserve	286,346,790

In order to enhance the forecast accuracy of the fiscal model, several adjustments have been made:

- Ad valorem revenue projections are based on estimates of the future value of new residential and nonresidential development, applying local millages to the projected annual values.
- Major revenue and expense items were allocated across the local population and employment base, as opposed to just the population. This helps to account for the fact that the city budget serves residents *and* employees, as well as residential *and* nonresidential development. To illustrate, we look at the modified per capita allocation for Public Works in the City of Hollywood. Budget estimates indicate a FY 2022-23

general fund expenditure of \$15.1 million. This cost allocation is divided by a city population of 154,909 and employment base of 80.946:

$$\frac{\$15,109,024}{154,909 + 80,946} = \$64.06 \text{ per capita/employee}$$

The “employee” factor in the formula denominator is used as a proxy for local businesses served by City government functions and should not be mis-interpreted as an FTE employment estimate. The per capita/employee estimates are applied to the forecasts of population and employment growth, in order to generate projections of annual non-ad valorem operating revenue and costs attributable to the City of Hollywood from new population and employment within the Icon development. The non-ad valorem aggregate revenue and cost metrics used for this project are as follows:

- Total non-ad valorem operating revenue: \$551.78 per capita/employee
(this estimate also nets out transfers in as revenue sources)
- Total operating expenditures (less fund balance): \$1,214.08 per capita/employee

The “netting out” of the aforementioned budget items is necessary to isolate revenue and expenditure categories that are only attributable to new growth and development, as is the case with this project.

The buildout resident population for Phase 1 is estimated at 700 persons (@ 2.0 persons per household), and the attendant employment base is projected to be 14 FTE workers, considering the multifamily for-sale uses.

Given the aforementioned methodology and assumptions, Table B.10 illustrates the annual net fiscal impacts to the City of Hollywood from Phase 1 over a 20-year horizon. In total, this phase is estimated to generate a \$85.9 million operating fiscal surplus to the City of Hollywood for the 20-year period following full project construction and occupancy.

Table B.10:
Diplomat Towers
Annual Operating (General Fund) Fiscal Impacts to the City
of Hollywood Upon Phase 1 Completion

<u>Year</u>	<u>Ad Valorem Revenues</u>	<u>Non Ad-Valorem Revenues</u>	<u>Operating Expenditures</u>	<u>Net Fiscal Impact</u>
1	\$3,669,660	\$393,969	\$866,853	\$3,196,776
2	\$3,779,750	\$405,789	\$892,859	\$3,292,680
3	\$3,893,142	\$417,962	\$919,644	\$3,391,460
4	\$4,009,937	\$430,501	\$947,234	\$3,493,204
5	\$4,130,235	\$443,416	\$975,651	\$3,598,000
6	\$4,254,142	\$456,719	\$1,004,920	\$3,705,940
7	\$4,381,766	\$470,420	\$1,035,068	\$3,817,118
8	\$4,513,219	\$484,533	\$1,066,120	\$3,931,632
9	\$4,648,615	\$499,069	\$1,098,103	\$4,049,581
10	\$4,788,074	\$514,041	\$1,131,047	\$4,171,068
11	\$4,931,716	\$529,462	\$1,164,978	\$4,296,200
12	\$5,079,668	\$545,346	\$1,199,927	\$4,425,086
13	\$5,232,058	\$561,706	\$1,235,925	\$4,557,839
14	\$5,389,019	\$578,557	\$1,273,003	\$4,694,574
15	\$5,550,690	\$595,914	\$1,311,193	\$4,835,411
16	\$5,717,211	\$613,792	\$1,350,529	\$4,980,474
17	\$5,888,727	\$632,205	\$1,391,045	\$5,129,888
18	\$6,065,389	\$651,172	\$1,432,776	\$5,283,784
19	\$6,247,351	\$670,707	\$1,475,759	\$5,442,298
20	\$6,434,771	\$690,828	\$1,520,032	\$5,605,567
20-Year	\$98,605,138	\$10,586,107	\$23,292,664	\$85,898,582

We now turn to the discussion of estimated economic impacts to the Broward County economy from the construction and occupancy of the Phase 1 development. While fiscal impact analysis focuses on revenues and costs attributable to local government from the development and operation of a project, economic impact analysis addresses matters related to the creation and sustainability of business activities. These activities are frequently measured in terms of business output (sales), job creation, and employee earnings. Another distinguishing feature of economic impact analysis is its ability to measure the dynamic nature of economic relationships, where the operation of a single enterprise spins off additional business activity in other supporting industry sectors. Economists use a technique called *multiplier analysis* to estimate what the overall impacts to an area may be, from a single economic activity or event. For purposes of this work program, FEA employed the RIMS-II Regional Input-Output Modeling System to estimate the expected economic

impacts to Broward County from the project's Phase 1 development. Further technical descriptions of the RIMS-II system are provided at the end of this report section.

In order to have a basic understanding of the direct economic activity that will be created by the construction of the Phase 1 multifamily for-sale residences, we first need to determine the number of construction personnel that will be working onsite, and what level of output and earnings they will generate. This methodology is summarized in Table B.11.

Table B.11:	
Diplomat Towers, Phase 1	
Hollywood (Broward County), Florida	
Estimates of Direct Economic Activity from Construction	
1 Total Value of Construction, United States (March 2023)	\$1,834,692,000,000
2 Total Construction Employment, United States (March 2023)	7,888,000
3 Constuction Value Output Per Employee (1 / 2)	\$232,593
4 Construction Value of Phase 1 Project	\$200,000,000
5 Estimated # of Construction Employees, Phase 1 Project (4 / 3)	860
6 Avg. Construction Wage, Broward County (Q3 2022)	\$68,676
7 Aggregate Construction Employee Earnings, Phase 1 Project (5 x 6)	\$59,052,559
<i>Footnotes:</i>	
<i>(1) Source: U.S. Bureau of the Census</i>	
<i>(2) Source: U.S. Department of Labor, Federal Reserve Bank of St. Louis</i>	
<i>(4) Source: Client</i>	
<i>(6) Source: Florida Department of Economic Opportunity</i>	

Aggregate labor estimates indicate that the 7.89 million construction employees in the United States were responsible for creating \$1.83 trillion worth of annual construction value, for a value per employee of \$232,593. Applying that value per employee to the subject property's estimated \$200 million construction value would suggest the project will directly employ 860 full-time equivalent (FTE) construction workers. At an average annual wage of \$68,876, these workers would realize \$59.1 million in aggregate annual earnings for the project's construction life. This means that direct construction economic impacts for the Phase 1 project are as follows:

- Output: \$200,000,000
- Earnings: \$59,052,559
- Employment: 860 FTE Jobs

Now with an understanding of the direct economic impacts, we transition to the RIMS-II multiplier model to see how much additional economic activity would be generated or supported in Broward County as a result of project construction.

Two additional waves of economic activity will be generated from the onsite construction activity at the Phase 1 development. These are called *indirect* and *induced* impacts. Indirect impacts result from the activity of area businesses who would be direct suppliers to the construction companies building the project. Examples could include building materials suppliers, accountants, or other businesses supporting the construction firms building the project. Induced impacts are those impacts created from the spending of the construction employees at local area businesses for personal goods and services. In this case, think grocers, dry cleaners, restaurants, etc.

Table B.12:
Diplomat Towers, Phase 1
Hollywood (Broward County), Florida
Estimates of Total Economic Activity from Construction

Economic Variable	RIMS-II Multipliers	Direct Impacts	Indirect/Induced Impacts	Total Impacts
Output	1.8463	\$200,000,000	\$169,260,000	\$369,260,000
Earnings	0.5702	\$59,052,559	\$54,987,441	\$114,040,000
Employment	12.3233	860	1,605	2,465

The RIMS-II final demand multipliers, developed by the U.S. Department of Commerce, are a result of systematic analysis conducted by regional economists that evaluate changes in the economic output of all area industries resulting from changes in a single industry. All multipliers are driven from direct output, and result in total impact projections for output, employment, and earnings. From these direct and total impact estimates, analysts can “back into” calculations for indirect and induced output, earnings, and employment for the market.

Thus, while Phase 1 construction will generate \$200.0 million in direct business output, \$169.3 million in direct employee earnings, and 860 FTE jobs, economic spinoff effects will create or support an additional \$169.3 million in output, \$55 million in earnings, and 1,605 jobs. This creates total economic activity in Broward County of \$369.3 million in business output, \$114.0 million in earnings, and 2,465 FTE jobs.

An important note: These impacts are evaluated as “one-time” impacts for the construction life of the project and should not be interpreted as recurring impacts once the project is completed. All values are shown in current year dollars.

Permanent (recurring) economic impacts for the Phase 1 development will come from the direct spending of households living in the project. Aggregate spending is estimated at \$125.9 million by the 350 households, with an average income of \$476,190 per household and local retail spending of \$126,946 per household. Table B.13 summarizes these annual, ongoing impacts.

Table B.13:
Diplomat Towers, Phase 1
Hollywood (Broward County), Florida
Estimates of Total Economic Activity from Sell-Out & Occupancy

Multifamily For-Sale

Economic Variable	RIMS-II Multipliers	Direct Impacts	Indirect/Induced Impacts	Total Impacts
Output**	1.0903	\$44,431,663	\$36,222,490	\$80,654,153
Earnings	0.2841	\$773,976	\$11,849,059	\$12,623,035
Employment	8.1773	14	349	363

Once the Phase 1 development is fully built-out and sold, the project will generate \$44.4 million in direct business output, \$773,976 in direct employee earnings, and 14 FTE jobs. The economic spinoff effects will create or support an additional \$36.2 million in output, \$11.8 million in earnings, and 349 jobs. This creates total economic activity in Broward County of \$80.7 million in business output, \$12.6 million in earnings, and 363 FTE jobs; with much of this impact occurring in and around Hollywood.

An important note: These impacts are evaluated as recurring, annual impacts for the duration of the project's life, once it is completed. All values are shown in current year dollars. The economic impacts to Broward County from the proposed development program were estimated using the RIMS-II economic impact model methodology.

RIMS II multipliers can be estimated for any region composed of one or more counties and for any industry, or group of industries, in the national I-O table. These multipliers are best suited for estimating the impacts of small changes on a regional economy. To effectively use the multipliers for impact analysis, users must provide geographically and industrially detailed information on the initial changes in output, earnings, or employment that are associated with the project or program under study. The multipliers can then be used to estimate the total impact of the project or program on regional output, earnings, and employment.

Systematic analysis of economic impacts must account for the inter-industry relationships within regions because these relationships largely determine how regional economies are likely to respond to project and program changes. Thus, regional input-output (I-O) multipliers, which account for inter-industry relationships within regions, are useful tools for conducting economic impact analysis.

RIMS II is based on an accounting framework called an I-O table. For each industry, an I-O table shows the industrial distribution of inputs purchased and outputs sold. A typical I-O table in RIMS II is derived mainly from two data sources: The U.S. Bureau of Economic Analysis (BEA) national I-O table, which shows the input and output structure of nearly 500

U.S. industries, and BEA's regional economic accounts, which are used to adjust the national I-O table to show a region's industrial structure and trading patterns.

The national I-O table, which shows the input and output structure for approximately 500 industries. Since a particular region may not contain all the industries found at the national level, some direct input requirements cannot be supplied by that region's industries. Input requirements that are not produced in a study region are identified using BEA's regional economic accounts.

The RIMS II method for estimating regional I-O multipliers can be viewed as a three-step process. In the first step, the producer portion of the national I-O table is made region-specific by using four-digit SIC location quotients. In the second step, the household column from the national I-O table is made region-specific. In the last step, the Leontief inversion approach is used to estimate multipliers. This inversion approach produces output, earnings, and employment multipliers, which can be used to trace the impacts of changes in final demand on the directly and indirectly affected industries.

Empirical tests indicate that RIMS II yields multipliers that are not substantially different in magnitude from those generated by regional I-O models based on highly specified and expensive surveys. For example, a comparison of 224 industry-specific multipliers from survey-based tables for Texas, Washington, and West Virginia indicates that RIMS II average multipliers overstate the average multipliers from the survey-based tables by approximately 5 percent. For the majority of individual industry-specific multipliers, the difference between RIMS II and survey-based multipliers is less than 10 percent. In addition, RIMS II and survey multipliers show statistically similar distributions of affected industries.

Industry Category	Spending has to be classified by spending category consistent with the industry classification used by RIMS (see section below on spending categories).
Year of Expenditure	The time of expenditure needs to be specified in order to determine the time period of the economic consequences and in order to adjust the spending to current dollars for use in the estimation of jobs. The RIMS models were calibrated on current dollars and the estimate of jobs requires spending inputs in terms of current dollars.
Location	The spending location also needs to be specified so that the multipliers for the appropriate region can be applied.

In order to apply RIMS II multipliers, direct economic data for the project in question is required. The results of a RIMS II analysis are expressed in terms of three measures of economic activity: Earnings (sometimes expressed as wages and salaries), Output (sometimes referred to as economic activity, or sales), and Jobs.

Earnings	Earnings refers to a measure, expressed in millions of dollars, of the change in the value earnings that are received by households from the production of regional goods and services for the time period covered by the cost estimate.
Output	This is a measure of the economic activity created by the spending. It refers to the change in the dollar value of production in all sectors of the economy to satisfy the new demands resulting from spending. Each time a dollar changes hands for products or services it increases the measure of output. By including products as well as labor, the output measure is inclusive of and typically significantly larger than the measure of earnings. Economic output is typically referred to as the Gross Domestic Product (GDP) at the national level. The measure of output is in the same year dollars as the measure of spending used in the calculation.
Jobs	This measure refers to the employment or jobs expressed as full-time person years of employment. The measure refers to person years of employment, regardless of the term over which spending is aggregated in the input. Jobs are estimated by adjusting the year of spending to calibration year dollars. The jobs multipliers are expressed in terms of jobs per million dollars of spending.

For more technical detail on the RIMS II economic impact modeling process, the RIMS-II model user's guide may be accessed from the U.S. Department of Commerce Bureau of Economic Analysis at <https://www.bea.gov/resources/methodologies/RIMSI-user-guide>.

C: Phase 2 Economic and Fiscal Impacts

The Phase 2 vertical development program for income-generating uses, presented in Table A.1, includes the following:

- Condo/Hotel: 500 units

For this section, methodology discussions and procedural tables will not be presented, as they would reflect a redundancy from the information presented in Section B of the report. The remaining report sections will predominantly present output tables for each phase.

Table C.1:	
Diplomat Towers	
Hollywood (Broward County), Florida	
Project Valuation Assumptions - Phase 2	
(2023 Dollars)	
	<u>Phase 1</u>
MARKET/JUST VALUATION	\$500,000,000
TAXABLE VALUATION @ 90%	\$450,000,000

Table C.2:	
Diplomat Towers	
Hollywood (Broward County), Florida	
Applicable Ad Valorem Millages	
<i>Millage Code 0513 - City of Hollywood</i>	
City of Hollywood	
Hollywood Operating	7.4665
Hollywood Debt Service	0.6883
TOTAL CITY OF HOLLYWOOD	8.1548
Broward County Public Schools	
Operating	5.9510
Capital Outlay	0.1873
TOTAL BROWARD SCHOOLS	6.1383
Regional Millages	
S. Florida Water Mgmt. Dist.	0.0948
Everglades Construction Project	0.0327
Okeechobee Basin	0.1026
FIND*	0.0320
Countywide Millages	
County Operating	5.5306
County Debt Service	0.1384
South Broward Hospital	0.1010
Children's Services Council of Broward	0.4699

**FIND = Florida Inland Navigation District*

Table C.3:

Diplomat Towers - Phase 2

Hollywood (Broward County), Florida

Ad Valorem Revenue Estimates from Project

Year	Assessed/Txbl. Valuation	AD VALOREM REVENUE ESTIMATES										
		City of Hollywood	Broward Pub. Schools	S. Florida Water Mgmt.	Everglades Construction	Okeechobee Basin	FIND	County Operating	County Debt Service	S. Broward Hospital	Children's Services	TOTAL
1	\$450,000,000	\$3,669,660	\$2,762,235	\$42,660	\$14,715	\$46,170	\$14,400	\$2,488,770	\$62,280	\$45,450	\$211,455	\$9,357,795
2	\$463,500,000	\$3,779,750	\$2,845,102	\$43,940	\$15,156	\$47,555	\$14,832	\$2,563,433	\$64,148	\$46,814	\$217,799	\$9,638,529
3	\$477,405,000	\$3,893,142	\$2,930,455	\$45,258	\$15,611	\$48,982	\$15,277	\$2,640,336	\$66,073	\$48,218	\$224,333	\$9,927,685
4	\$491,727,150	\$4,009,937	\$3,018,369	\$46,616	\$16,079	\$50,451	\$15,735	\$2,719,546	\$68,055	\$49,664	\$231,063	\$10,225,515
5	\$506,478,965	\$4,130,235	\$3,108,920	\$48,014	\$16,562	\$51,965	\$16,207	\$2,801,133	\$70,097	\$51,154	\$237,994	\$10,532,281
6	\$521,673,333	\$4,254,142	\$3,202,187	\$49,455	\$17,059	\$53,524	\$16,694	\$2,885,167	\$72,200	\$52,689	\$245,134	\$10,848,249
7	\$537,323,533	\$4,381,766	\$3,298,253	\$50,938	\$17,570	\$55,129	\$17,194	\$2,971,722	\$74,366	\$54,270	\$252,488	\$11,173,697
8	\$553,443,239	\$4,513,219	\$3,397,201	\$52,466	\$18,098	\$56,783	\$17,710	\$3,060,873	\$76,597	\$55,898	\$260,063	\$11,508,908
9	\$570,046,537	\$4,648,615	\$3,499,117	\$54,040	\$18,641	\$58,487	\$18,241	\$3,152,699	\$78,894	\$57,575	\$267,865	\$11,854,175
10	\$587,147,933	\$4,788,074	\$3,604,090	\$55,662	\$19,200	\$60,241	\$18,789	\$3,247,280	\$81,261	\$59,302	\$275,901	\$12,209,800
11	\$604,762,371	\$4,931,716	\$3,712,213	\$57,331	\$19,776	\$62,049	\$19,352	\$3,344,699	\$83,699	\$61,081	\$284,178	\$12,576,094
12	\$622,905,242	\$5,079,668	\$3,823,579	\$59,051	\$20,369	\$63,910	\$19,933	\$3,445,040	\$86,210	\$62,913	\$292,703	\$12,953,377
13	\$641,592,399	\$5,232,058	\$3,938,287	\$60,823	\$20,980	\$65,827	\$20,531	\$3,548,391	\$88,796	\$64,801	\$301,484	\$13,341,978
14	\$660,840,171	\$5,389,019	\$4,056,435	\$62,648	\$21,609	\$67,802	\$21,147	\$3,654,843	\$91,460	\$66,745	\$310,529	\$13,742,237
15	\$680,665,376	\$5,550,690	\$4,178,128	\$64,527	\$22,258	\$69,836	\$21,781	\$3,764,488	\$94,204	\$68,747	\$319,845	\$14,154,505
16	\$701,085,337	\$5,717,211	\$4,303,472	\$66,463	\$22,925	\$71,931	\$22,435	\$3,877,423	\$97,030	\$70,810	\$329,440	\$14,579,140
17	\$722,117,898	\$5,888,727	\$4,432,576	\$68,457	\$23,613	\$74,089	\$23,108	\$3,993,745	\$99,941	\$72,934	\$339,323	\$15,016,514
18	\$743,781,435	\$6,065,389	\$4,565,554	\$70,510	\$24,322	\$76,312	\$23,801	\$4,113,558	\$102,939	\$75,122	\$349,503	\$15,467,009
19	\$766,094,878	\$6,247,351	\$4,702,520	\$72,626	\$25,051	\$78,601	\$24,515	\$4,236,964	\$106,028	\$77,376	\$359,988	\$15,931,020
20	\$789,077,724	\$6,434,771	\$4,843,596	\$74,805	\$25,803	\$80,959	\$25,250	\$4,364,073	\$109,208	\$79,697	\$370,788	\$16,408,950
99	\$8,151,931,748	\$66,477,373	\$50,039,003	\$772,803	\$266,568	\$836,388	\$260,862	\$45,085,074	\$1,128,227	\$823,345	\$3,830,593	\$169,520,236
TOTALS (20 Year):		\$98,605,138	\$74,222,289	\$1,146,290	\$395,398	\$1,240,605	\$386,933	\$66,874,182	\$1,673,487	\$1,221,259	\$5,681,875	\$251,447,456

Table C.4:
Diplomat Towers - Phase 2
Hollywood (Broward County), Florida
Tourist Development Tax Revenue
Generation Estimates

Year	@ 6% Rate
	6.00%
1	\$3,723,000
2	\$3,834,690
3	\$3,949,731
4	\$4,068,223
5	\$4,190,269
6	\$4,315,977
7	\$4,445,457
8	\$4,578,820
9	\$4,716,185
10	\$4,857,671
11	\$5,003,401
12	\$5,153,503
13	\$5,308,108
14	\$5,467,351
15	\$5,631,372
16	\$5,800,313
17	\$5,974,322
18	\$6,153,552
19	\$6,338,158
20	\$6,528,303
Totals	\$100,038,404

Table C.5:
City Impact Fees
Hollywood (Broward County), Florida

	MF (Per DU)	Office (Per Sq. Foot)	Retail (Per Sq. Foot)	Hotel (Per Room/SF)
Multi-Modal	\$581.00	\$0.0000	\$0.0000	\$570.00
Government Buildings	\$335.00	\$0.0000	\$0.0000	\$305.00
Law Enforcement	\$440.00	\$0.0000	\$0.0000	\$400.00
Fire Rescue	\$491.00			\$447.00
Parks & Recreation	\$1,401.00			\$1,355.00

Source: City of Hollywood Planning Department

Table C.6:
City Water & Wastewater Connection Fees
Hollywood (Broward County), Florida

Water	\$1,590.00 per ERC
Wastewater	\$2,010.00 per ERC

Table C.7:
City Building Permit Fee
Hollywood (Broward County), Florida

Rate	0.77% of construction value
------	-----------------------------

Table C.8:
Diplomat Towers - Phase 2 Impact Fees
Hollywood (Broward County), Florida

Based on Retail Inventory of; - *sq. feet retail*
Office Inventory of; - *sq. feet office*
and Multifamily Residential Inventory of 0 *dwelling units*
and Condo Hotel Inventory of 0 *500 sq. ft. - rooms*

	<u>Retail</u>	<u>Multifamily</u>	<u>Office</u>	<u>Hotel</u>	<u>Total</u>
Multi-Modal	\$0	\$290,500	\$0	\$0	\$290,500
Government Buildings	\$0	\$167,500	\$0	\$0	\$167,500
Law Enforcement	\$0	\$220,000	\$0	\$0	\$220,000
Fire Rescue		\$245,500			\$245,500
Parks & Recreation		\$700,500			\$700,500
Total Impact Fees	\$0	\$1,624,000	\$0	\$0	\$1,624,000

** Assumes Condo Hotel Units will have fees levied as MF Residential*

Table C.9:
Diplomat Towers - Phase 2 Connection & Building Permit Fees
Hollywood (Broward County), Florida

Water	\$795,000
Wastewater	\$1,005,000
Building Permit	\$1,540,000

Table C.10**Diplomat Towers****Fiscal Impact Analysis - City of Hollywood General Fund FY 2022/23**

General Fund Revenue Sources

Ad Valorem Taxes	149,105,636
Franchise Fees & Utility Service Taxes	35,517,000
Charges for Services/Fees	45,714,711
Intergovernmental Revenues	19,779,000
Licenses & Permits	2,570,000
Fines & Forfeitures	710,500
Miscellaneous Revenues	1,834,000
Other Financing Sources (Reimbursements)	24,014,381
Transfers In (intragovernmental Revenue)	7,101,562
TOTALS	286,346,790
Less Ad Val, Transfers In	130,139,592

GF Expenditures by Function

Police	98,784,626
Fire-Rescue & Beach Safety	71,167,677
Parks, Recreation, & Cultural Arts	13,208,567
Public Works	15,109,024
Special Offices	15,054,590
Financial Services	5,396,569
Development Services/Design & CM	14,323,032
Non-Departmental	53,302,705
Fund Balance Reserve	41,289,450
TOTALS	327,636,240
Less Fund Balance Reserve	286,346,790

Table C.11**Diplomat Towers****Annual Operating (General Fund) Fiscal Impacts to the City
of Hollywood Upon Phase 2 Completion**

<u>Year</u>	<u>Ad Valorem Revenues</u>	<u>Non Ad-Valorem Revenues</u>	<u>Operating Expenditures</u>	<u>Net Fiscal Impact</u>
1	\$3,669,660	\$469,011	\$1,031,968	\$3,106,703
2	\$3,779,750	\$483,082	\$1,062,927	\$3,199,905
3	\$3,893,142	\$497,574	\$1,094,815	\$3,295,902
4	\$4,009,937	\$512,501	\$1,127,659	\$3,394,779
5	\$4,130,235	\$527,876	\$1,161,489	\$3,496,622
6	\$4,254,142	\$543,713	\$1,196,334	\$3,601,521
7	\$4,381,766	\$560,024	\$1,232,224	\$3,709,566
8	\$4,513,219	\$576,825	\$1,269,190	\$3,820,853
9	\$4,648,615	\$594,129	\$1,307,266	\$3,935,479
10	\$4,788,074	\$611,953	\$1,346,484	\$4,053,543
11	\$4,931,716	\$630,312	\$1,386,878	\$4,175,150
12	\$5,079,668	\$649,221	\$1,428,485	\$4,300,404
13	\$5,232,058	\$668,698	\$1,471,339	\$4,429,416
14	\$5,389,019	\$688,759	\$1,515,480	\$4,562,299
15	\$5,550,690	\$709,422	\$1,560,944	\$4,699,168
16	\$5,717,211	\$730,704	\$1,607,772	\$4,840,143
17	\$5,888,727	\$752,625	\$1,656,005	\$4,985,347
18	\$6,065,389	\$775,204	\$1,705,686	\$5,134,907
19	\$6,247,351	\$798,460	\$1,756,856	\$5,288,955
20	\$6,434,771	\$822,414	\$1,809,562	\$5,447,623
20-Year	\$98,605,138	\$12,602,508	\$27,729,362	\$83,478,285

Table C.12**Diplomat Towers, Phase 2****Hollywood (Broward County), Florida****Estimates of Direct Economic Activity from Construction**

1 Total Value of Construction, United States (March 2023)	\$1,834,692,000,000
2 Total Construction Employment, United States (March 2023)	7,888,000
3 Constuction Value Output Per Employee (1 / 2)	\$232,593
4 Construction Value of Phase 1 Project	\$200,000,000
5 Estimated # of Construction Employees, Phase 1 Project (4 / 3)	860
6 Avg. Construction Wage, Broward County (Q3 2022)	\$68,676
7 Aggregate Construction Employee Earnings, Phase 1 Project (5 x 6)	\$59,052,559

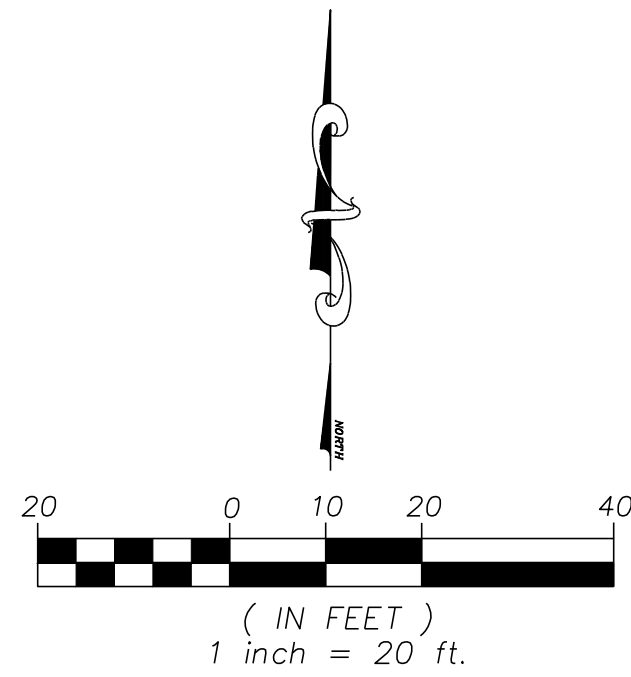
*Footnotes:**(1) Source: U.S. Bureau of the Census**(2) Source: U.S. Department of Labor, Federal Reserve Bank of St. Louis**(4) Source: Client**(6) Source: Florida Department of Economic Opportunity***Table C.13****Diplomat Towers, Phase 2****Hollywood (Broward County), Florida****Estimates of Total Economic Activity from Construction**

Economic Variable	RIMS-II Multipliers	Direct Impacts	Indirect/Induced Impacts	Total Impacts
Output	1.8463	\$200,000,000	\$169,260,000	\$369,260,000
Earnings	0.5702	\$59,052,559	\$54,987,441	\$114,040,000
Employment	12.3233	860	1,605	2,465

Table C.14:**Diplomat Towers, Phase 2****Hollywood (Broward County), Florida****Estimates of Total Economic Activity from Occupancy***Condo/Hotel*

Economic Variable	RIMS-II Multipliers	Direct Impacts	Indirect/Induced Impacts	Total Impacts
Output**	1.755	\$62,050,000	\$46,847,750	\$108,897,750
Earnings	0.4575	\$3,464,000	\$24,923,875	\$28,387,875
Employment	12.0526	100	648	748

File Name: P:\Projects\2023\237594 Diplomat Hotel & Landings\Survey\SKETCH\23-7594-V-B5-Related Group Diplomat-Tower Parcel ALTA July 2023.dwg - (Plotted by: Steve Watts on Thursday, July 13, 2023 12:16:53 PM)



ABBREVIATIONS

B.C.R. = BROWARD COUNTY RECORDS
BLDG. = BUILDING
CLF = CHAIN LINK FENCE
COL. = COLUMN
CONC. = CONCRETE
CBS = CONCRETE BLOCK W STUCCO
C&G = CURB & GUTTER
E-O-P = EDGE-OF-PAVEMENT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
FPL = FLORIDA POWER & LIGHT
FND. = FOUND
IRC = IRON ROD & CAP
LB = LICENSED BUSINESS
N&D = NAIL AND DISK
NAVD88 = NORTH AMERICAN DATUM OF 1988
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
P.B. = PLAT BOOK
PSM = PROFESSIONAL SURVEYOR & MAPPER
R/W = RIGHT-OF-WAY
S.R. = STATE ROAD
TC = TITLE COMMITMENT
W = WITH

ABBREVIATIONS

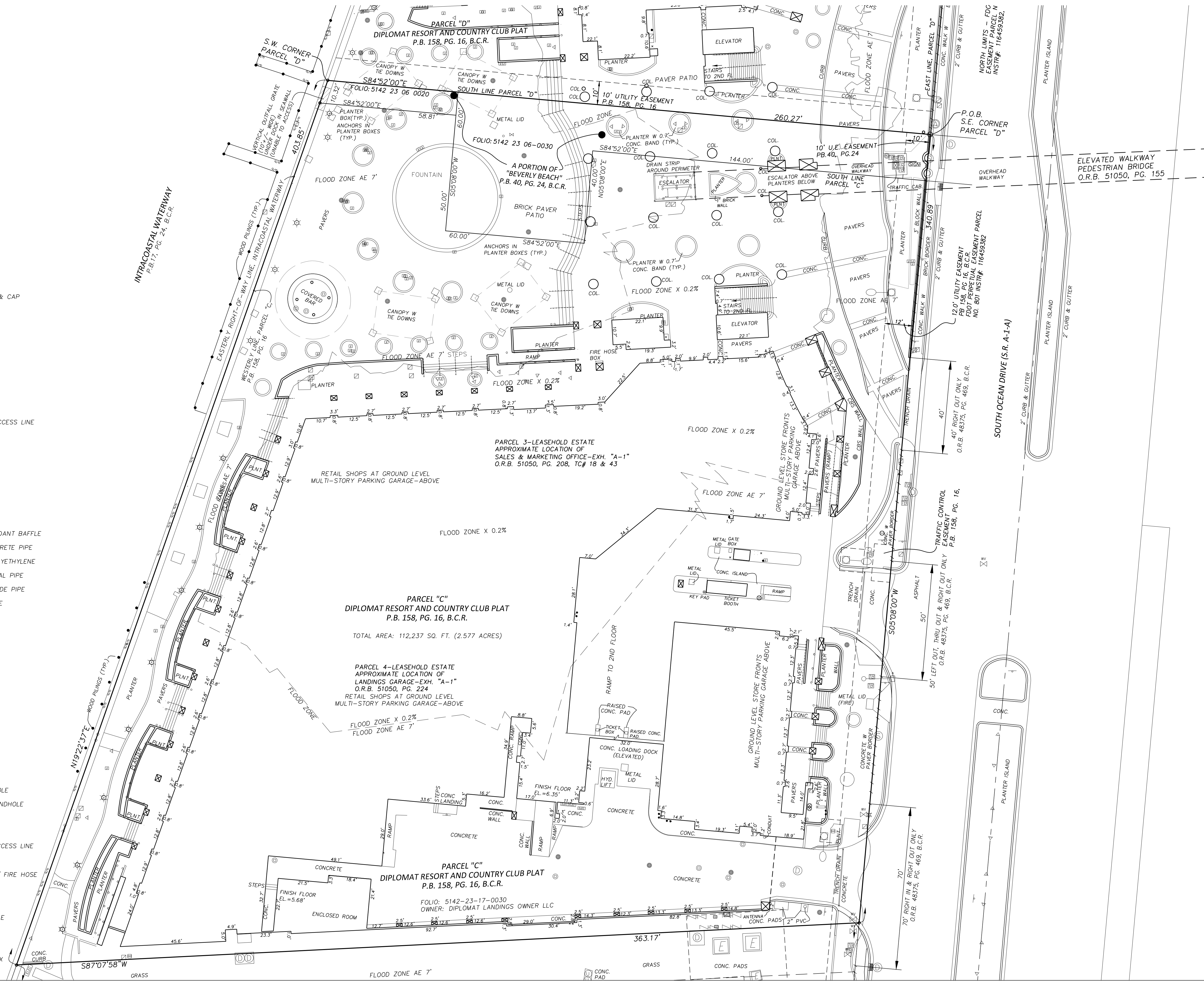
FIRC = FOUND IRON ROD & CAP
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TYP. = TYPICAL
ISL. = ISLAND
PLNT = PLANTER
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EL. = ELEVATION
NVAL = NON-VEHICULAR ACCESS LINE
MH = MANHOLE
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RCP = REINFORCED CONCRETE PIPE
HDPE = HIGH DENSITY POLYETHYLENE
CMP = CORRUGATED METAL PIPE
PVC = POLYVINYL CHLORIDE PIPE
DIP = DUCTILE IRON PIPE

SYMBOL LEGEND

— = BACKFLOW PREVENTOR
● = BOLLARD
● = WOOD PILING
■ = CATCH BASIN
⊖ = CLEANOUT
⊗ = COLUMN
⊕ = CROSS WALK SIGNAL POLE
⊙ = DRAINAGE MANHOLE
⌞ = DOUBLE PREVENTION CHECK VALVE
□ = ELECTRIC BOX
⊗ = ELECTRIC HANDHOLE
⊞ = ELECTRIC METER/RACK
— = FENCE
□ = FIBER OPTIC
⊗ = FIRE HYDRANT
○ = FOUND PROPERTY CORNER
□ = FPL TRANSFORMER PAD
⊞ = GAS METER
⊗ = GAS VALVE
⊞ = IRRIGATION VALVE

SYMBOL LEGEND

○ = LAMP POST
⊕ = MAST ARM
⊙ = METAL LIGHT POLE
⊙ = SANITARY MANHOLE
⊙ = SANITARY VALVE
⊙ = SIGN
⊙ = TELEPHONE HANDHOLE
⊙ = TRAFFIC SIGNAL HANDHOLE
⊙ = WATER METER
⊙ = WATER VALVE
— = NON-VEHICULAR ACCESS LINE
⊙ = TRASH CAN
⊙ = FIRE CONNECTION / FIRE HOSE
⊙ = YARD DRAIN
⊙ = CURB INLET
⊙ = BELLSOUTH MANHOLE
⊙ = GROUND LIGHT
⊙ = DOCK ANCHOR
⊙ = TRAFFIC SIGNAL BOX
⊙ = UNKNOWN MANHOLE



OVERLAP - SEE SHEET 3

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

SURVEY
DATE July 2023
DRAWN SMW
DATE MAY 2023
CHECKED SMW
DATE

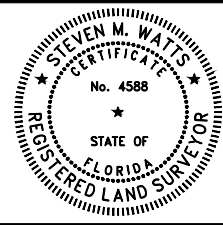


Calvin, Giordano & Associates, Inc.
A SAFEBUILD COMPANY
1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
Phone: 954.921.7781 • Fax: 954.921.8807
Certificate of Authorization 6791

ALTA/NSPS LAND TITLE SURVEY
MAP OF BOUNDARY SURVEY
THE RELATED GROUP

TOWER PARCEL
DIPLOMAT LANDINGS - DIPLOMAT BEACH RESORT
CITY OF HOLLYWOOD, BROWARD COUNTY, FL

NOT VALID WITHOUT THE
SIGNATURE AND THE
SEAL OF A FLORIDA
LICENSED SURVEYOR &
MAPPER
STEVEN M. WATTS
PSM NO. 4588



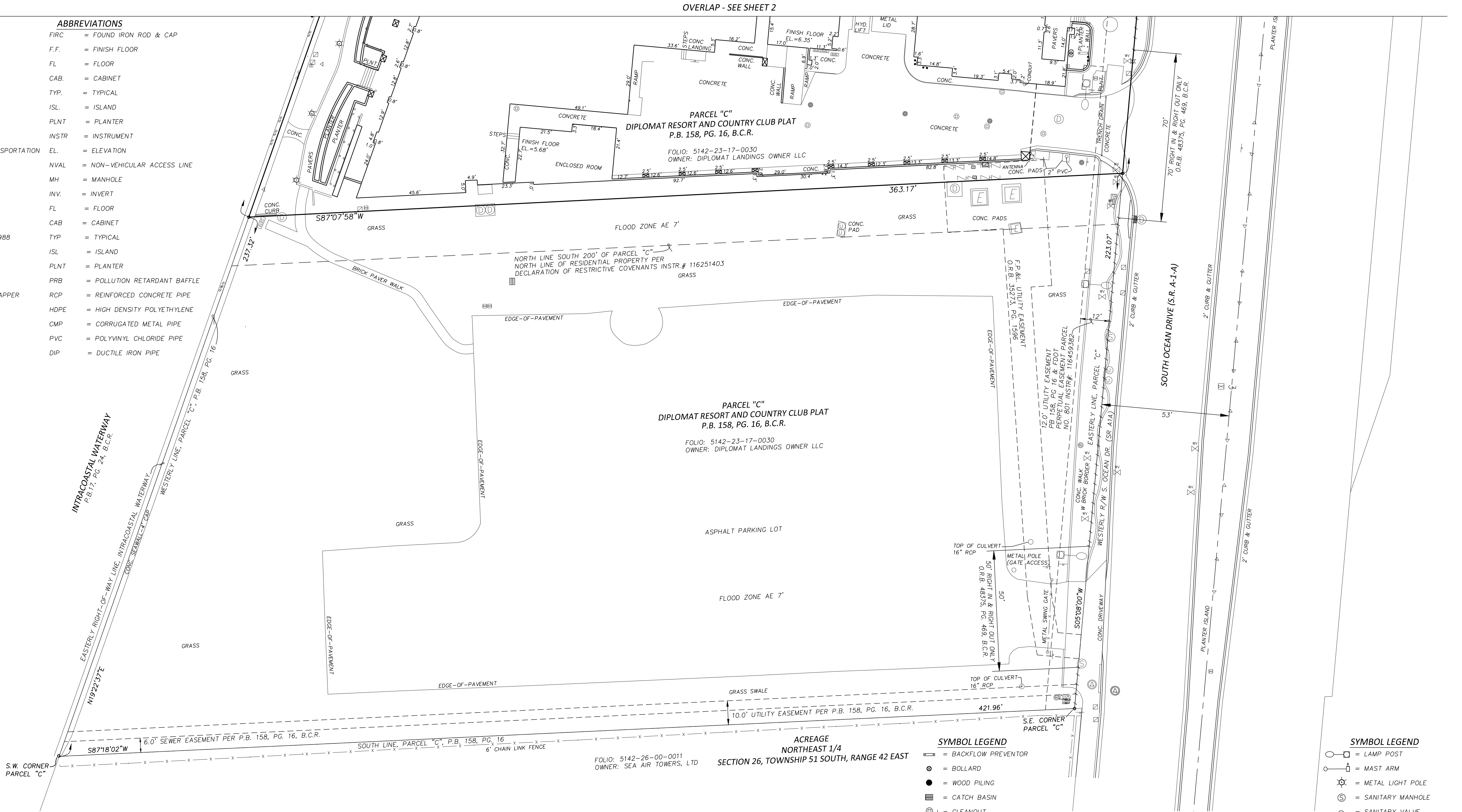
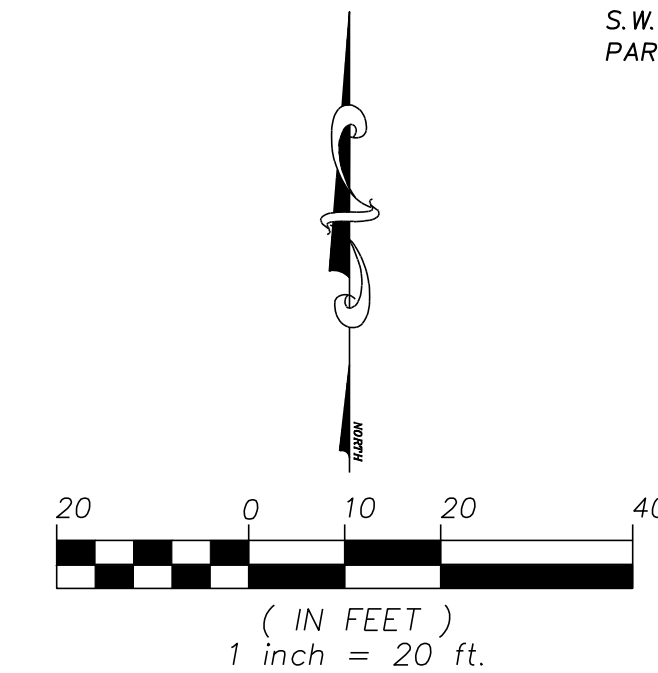
SCALE 1"=20'
PROJECT NO.
23-7594
CAD FILE

SHEET:
2 OF 3

File Name: P:\Projects\2023\237594 Diplomat Hotel & Landing\Survey\SKETCH\23-7594-V-B5-Related Group Diplomat-Tower Parcel ALTA July 2023.dwg - (Plotted by: Steve Watts on Thursday, July 13, 2023 12:18:18 PM)

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	= YARD DRAIN
	= CURB INLET
	= BELLMOUTH MANHOLE
	= GROUND LIGHT
	= DOCK ANCHOR
	= TRAFFIC SIGNAL BOX
	= UNKNOWN MANHOLE

SURVEY	DATE	May 2023
DRAWN	SMW	JULY 2023
CHECKED	SMW	DATE

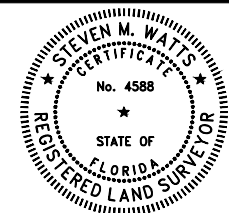


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LICENSED SURVEYOR &
MAPPER
STEVEN M. WATTS
PSM NO. 4588



SCALE
1"=20'
PROJECT NO.
23-7594
CAD FILE

SHEET:
3 OF 3

PROJECT TEAM

DEVELOPER:



DEVELOPER:



ARCHITECTURE:



LANDSCAPE ARCHITECTURE:



CIVIL ENGINEERING:



ZONING ATTORNEY:

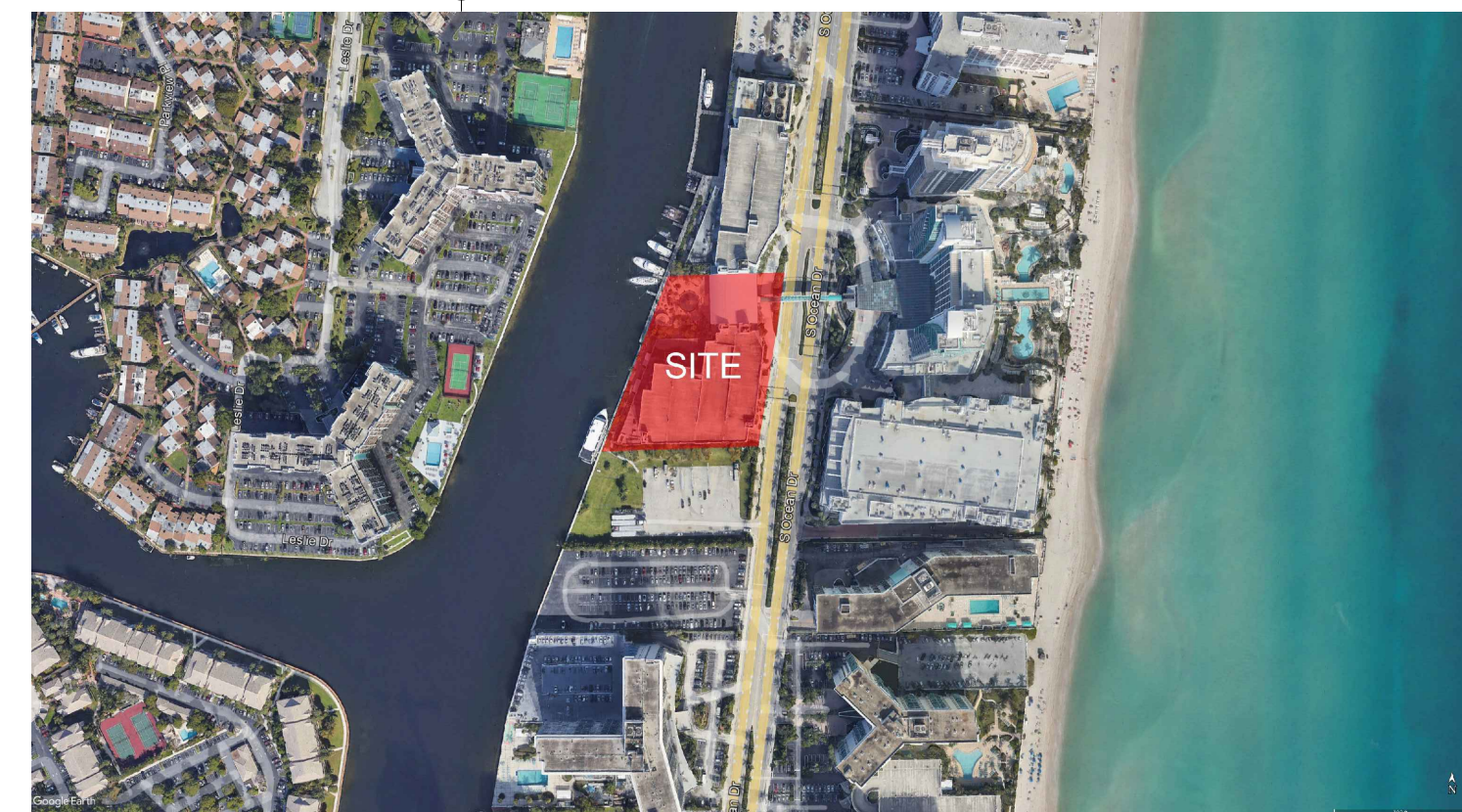


DIPLOMAT LANDING PLAZA

HOLLYWOOD, FL



LOCATION MAP



PRELIMINARY & FINAL TECHNICAL ADVISORY COMMITTEE:
-DATE: PRE-TAC 06/05/2023 & FINAL-TAC TBD

INDEX OF SHEETS

ARCHITECTURE

A0.0	COVER SHEET
A1.0	SITE PLAN / DATA
A2.0	GROUND LEVEL PLAN
A2.1	AMENITY LEVEL 2
A2.2	AMENITY LEVELS 3-4
A2.3	TOWER LEVELS 5-6
A2.4	TOWER LEVEL 7
A2.5	TOWER LEVEL 8-15
A2.6	TOWER LEVEL 16-42
A2.4	ROOF PLAN
A3.0	TYPICAL LOWER LEVEL PLAN
A3.1	TYPICAL UPPER LEVEL PLAN
A4.0	BUILDING ELEVATIONS
A4.1	BUILDING ELEVATIONS

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DESIGN REVIEW
DIPLOMAT LANDING
3724: 3451-3690 S. OCEAN DRIVE, HOLLYWOOD, FL

COVER SHEET

revisions:
04-17-23 REV:1 BLDG DEPT.
08-15-23 REV:2 BLDG DEPT.

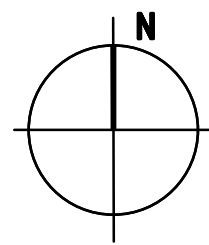
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LF/SP/JG/AB

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08/15/2023

sheet no:

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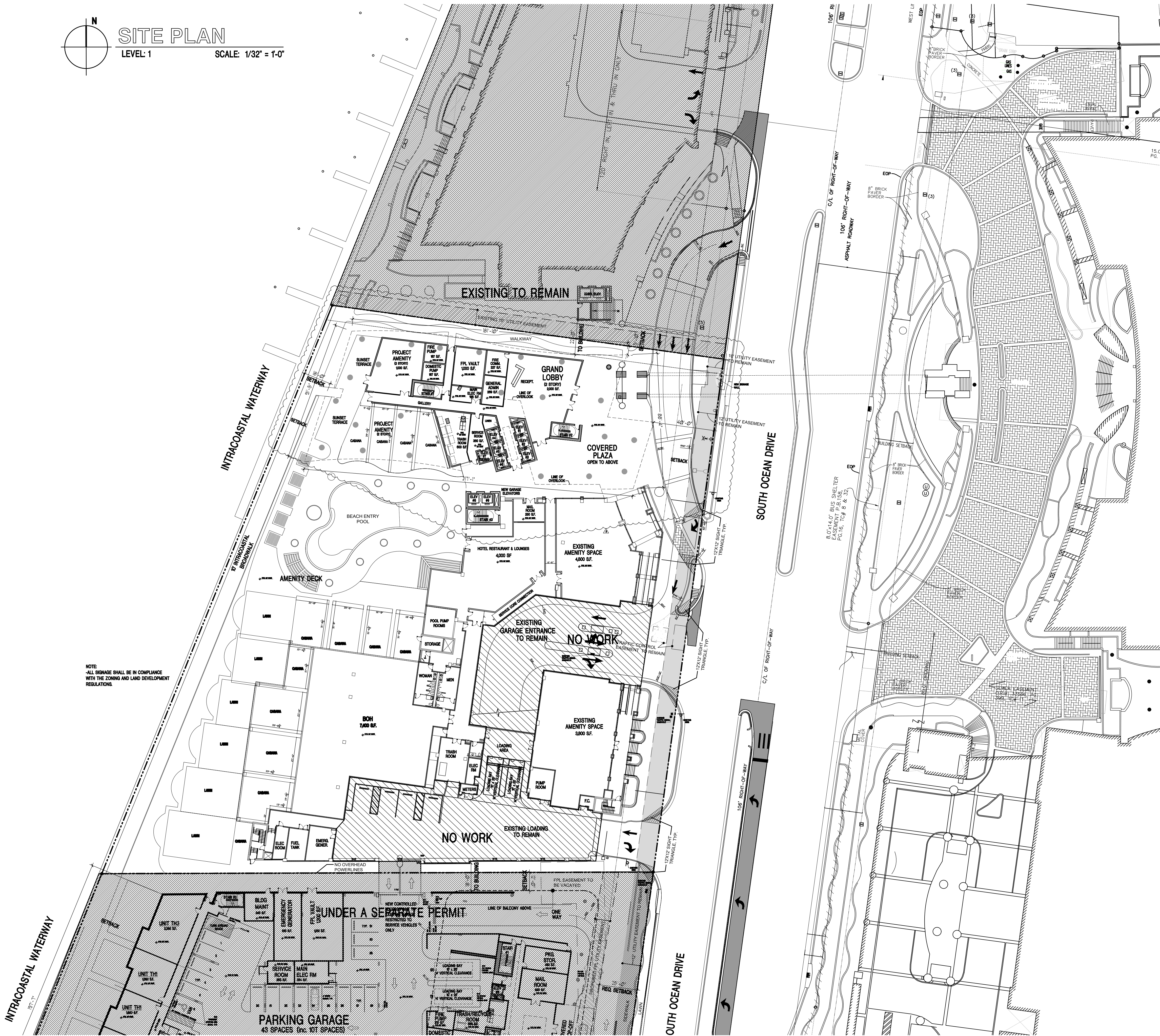
project:
3908



SITE PLAN

LEVEL: 1

SCALE: 1/32" = 1'-0"



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL "C", DIPLOMAT RESORT AND COUNTRY CLUB PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, PAGE 16, AND THAT PORTION OF "BEVERLY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 24, LYING BETWEEN SAID PARCEL "C" AND PARCEL "D" OF SAID DIPLOMAT RESORT AND COUNTRY CLUB PLAT, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL "D", SAID POINT BEING LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN DRIVE (STATE ROAD A-1-A) AS SHOWN ON SAID DIPLOMAT RESORT AND COUNTRY CLUB PLAT;

THENCE S 05°08'00" W ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN DRIVE (STATE ROAD A-1-A) AND ALONG THE EASTERLY LINE OF SAID PARCEL "C", A DISTANCE OF 340.89 FEET;

THENCE S 87°07'58" W A DISTANCE OF 363.17 FEET TO THE WESTERLY LINE OF SAID PARCEL "C", SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS SHOWN ON PLAT BOOK 17, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE N 19°22'37" E ALONG THE SAID WESTERLY LINE OF PARCEL "C" AND ALONG THE SAID EASTERLY LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 403.85 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "D";

THENCE S 84°52'00" E ALONG THE SAID SOUTH LINE OF PARCEL "D", A DISTANCE OF 260.27 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATED WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 112,237 SQUARE FEET (2.577 ACRES), MORE OR LESS.

ZONING DATA

PROPERTY ZONING: PD LAND USE: DIPLOMAT ACTIVITY CENTER	BUILDING SETBACKS	
	REQUIRED	PROPOSED
HOTEL KEYS:		
PROPOSED 500 KEYS		
FRONT: SOUTH OCEAN DRIVE	25'-0"	40'-0"
REAR: INTRACOASTAL	N/A	18'-0"
SIDE: NORTH	N/A	5'-10"
SIDE: SOUTH	N/A	0'-0"
HEIGHT OF STRUCTURES	ALLOWED 457'-0"	PROPOSED 443'-8"
IMPERVIOUS & PERVIOUS		
IMPERVIOUS	113,697 SF	59.4%
PERVIOUS	20,831 SF	10.9%
BUILDING AREA	56,786 SF	29.7%
TOTAL GROSS AREA	191,314 SF	100%

KEY BREAKDOWN

KEY TYPE	S.F.	1st LOBBY LV.	2nd-4th AMENITY LV.	5th-15th TOWER LV.	16th-42th TOWER LV.	TOTAL KEY	NET SALEABLE
KEY S1 (S/1BA)	590	-	-	2Ux11L=22	2Ux27L=54	76	44,840 SF
KEY S2 (S/1BA)	610	-	-	1Ux11L=11	1Ux27L=27	38	23,180 SF
KEY S3 (S/1BA)	420	-	-	1Ux11L=11	-	11	4,620 SF
KEY S4 (S/1BA)	457	-	-	4Ux11L=44	-	44	20,108 SF
KEY S5 (S/1BA)	370	-	-	1Ux11L=11	-	11	4,070 SF
KEY A1 (1BD/1BA)	690	-	-	2Ux11L=22	2Ux27L=54	76	52,440 SF
KEY A2 (1BD/1BA)	900	-	-	-	2Ux27L=54	54	48,600 SF
KEY A3 (1BD/1BA)	910	-	-	1Ux11L=11	1Ux27L=27	38	34,580 SF
KEY A4 (1BD/1BA)	721	-	-	1Ux11L=11	-	11	7,931 SF
KEY A5 (1BD/1BA)	755	-	-	1Ux11L=11	-	11	8,305 SF
KEY B1 (2BD/2BA)	1,130	-	-	-	1Ux27L=27	27	30,510 SF
KEY B2 (2BD/2BA)	1,140	-	-	-	1Ux27L=27	27	30,780 SF
KEY B3 (2BD/2BA)	1,220	-	-	1Ux11L=11	1Ux27L=27	38	46,360 SF
KEY B4 (2BD/2BA)	1,275	-	-	1Ux11L=11	1Ux27L=27	38	48,450 SF
TOTAL	-	-	-	176	324	500	404,774 SF

AVERAGE SF/ HOTEL KEY: 809 S.F.

PARKING

OFF-STREET PARKING:

REQUIRED: HOTEL: 500 UNITS X .68 = 340 SPACES
HOTEL RESTAURANTS & LOUNGES: (4,000 SF / 100) .65 = 26 SPACES
*366 SPACES
* ADA PARKING REQUIREMENT : 2% OUT OF THE 366 PARKING SPACES REQUIRED MUST BE ADA ACCESSIBLE
2% X 366 = 8 ADA SPACES

PROVIDED: 366 PARKING SPACES

+ EXISTING SOUTH P.G. 332 SPACES *INCLUDES 9 ADA SPACES
+ EXISTING NORTH P.G. 34 SPACES

HOTEL LOADING:

PER ORDINANCE: 02000-31 2 EXISTING COMMERCIAL BERTH
PROVIDED: 2 EXISTING COMMERCIAL BERTH (10' X 25')

2

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DESIGN REVIEW
DIPLOMAT LANDING
3724: 3451-3690 S. OCEAN DRIVE, HOLLYWOOD, FL

revision:
04-17-23 REV:1 BLDG DEPT.
08-15-23 REV:2 BLDG DEPT.

drawn by: LF/SJ/JG/AB

date: 08/15/2023

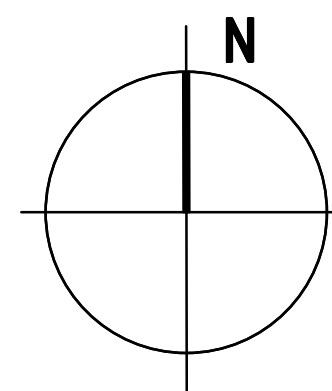
sheet no:

A1.0

project: 3908

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AREA CALCULATIONS

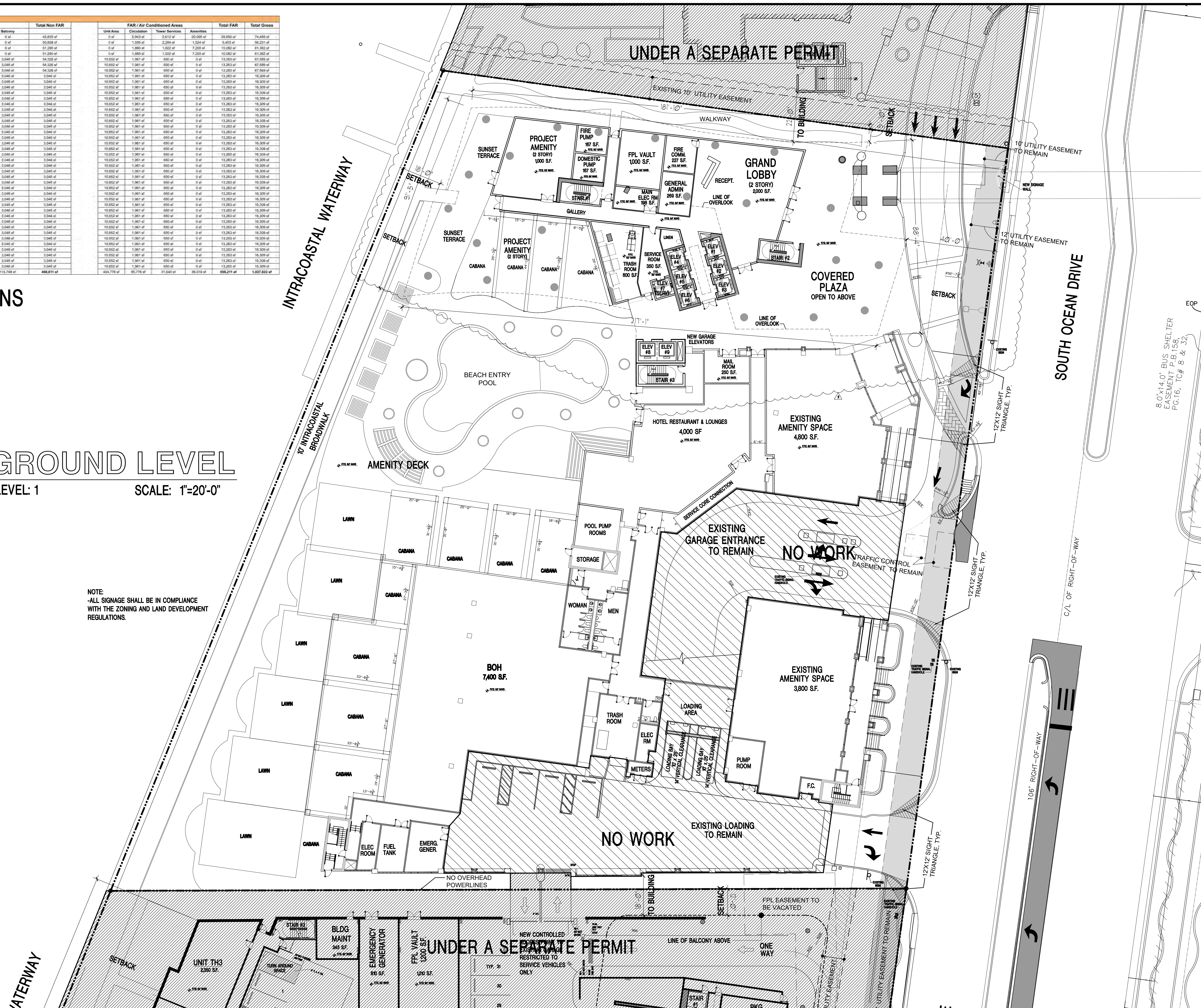


GROUND LEVEL

LEVEL: 1

SCALE: 1"=20'-0"

NOTE:
-ALL SIGNAGE SHALL BE IN COMPLIANCE
WITH THE ZONING AND LAND DEVELOPMENT
REGULATIONS.



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DESIGN REVIEW

DESIGN REVIEW

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08-15-23 REV-2: BLDG DEPT.

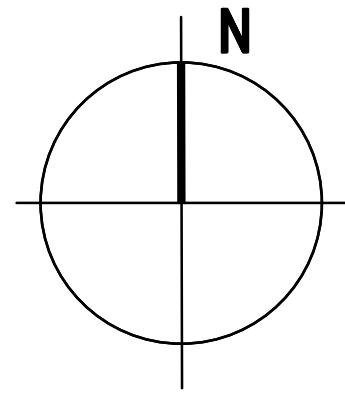
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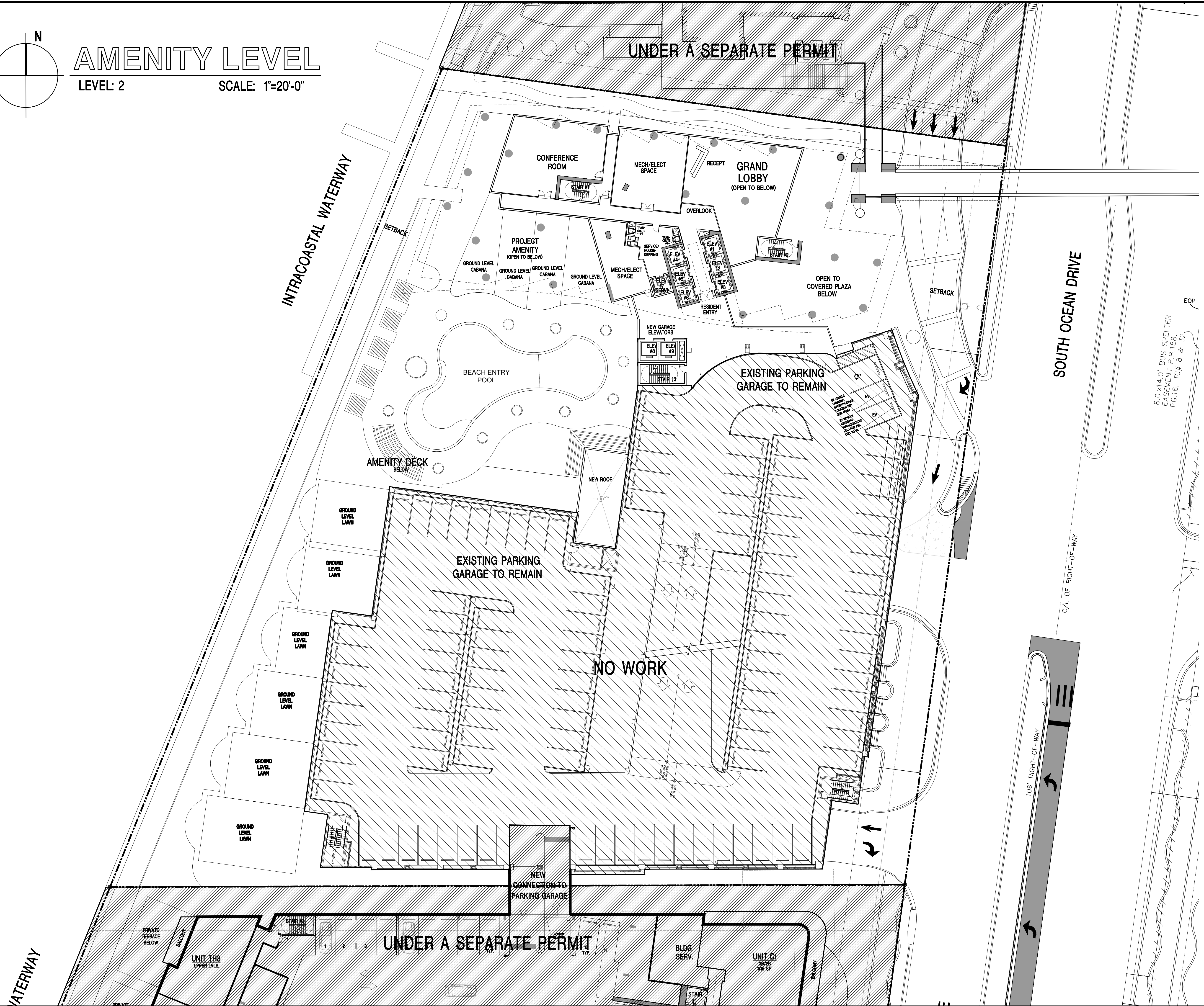
project: 3908



AMENITY LEVEL

LEVEL: 2

SCALE: 1"=20'-0"



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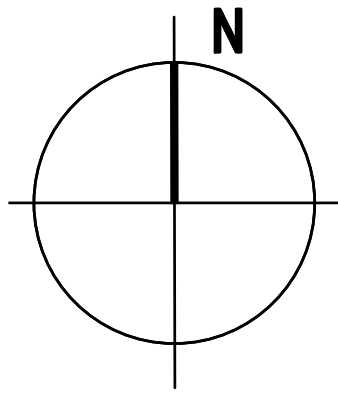
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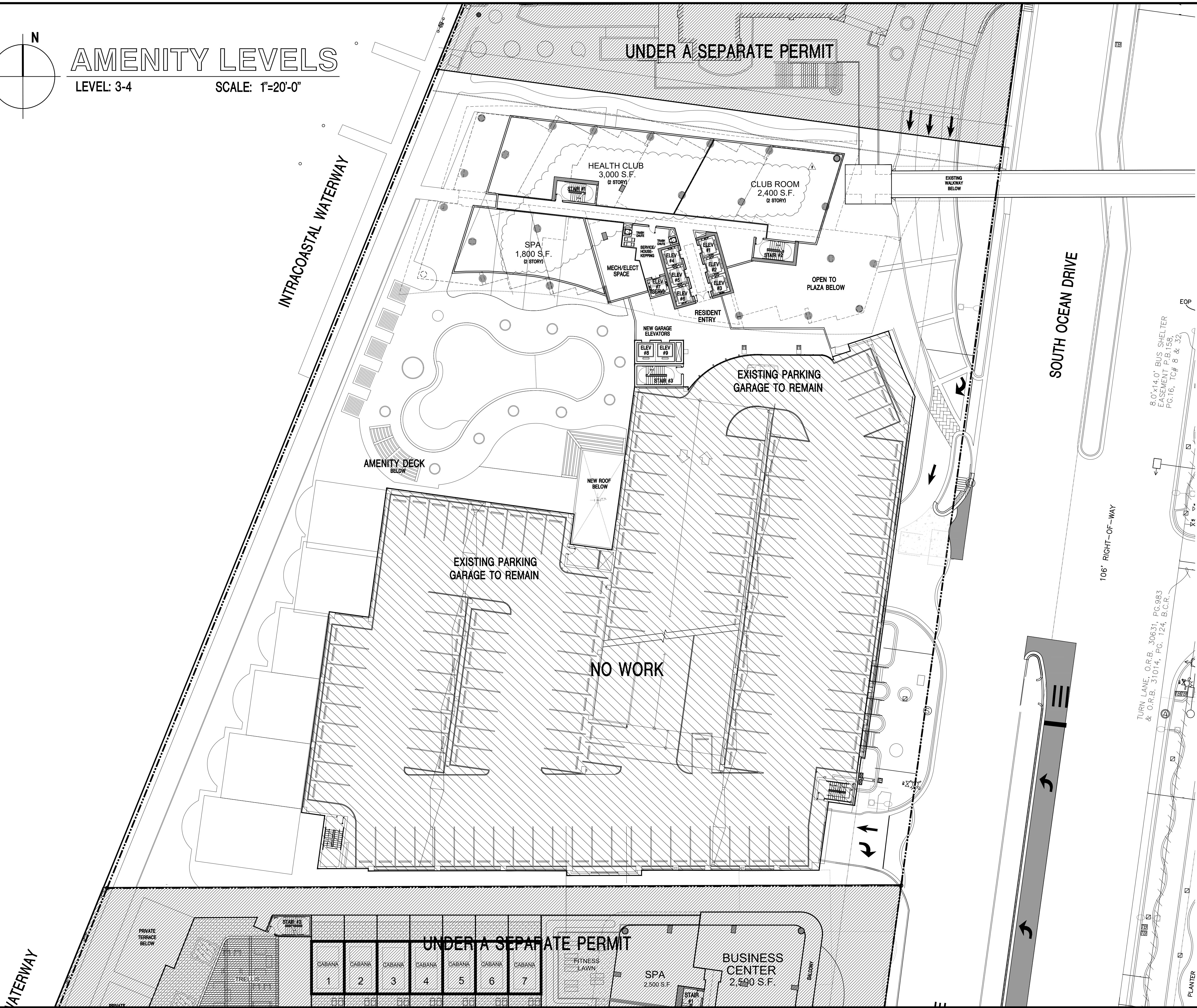
project: 3908



AMENITY LEVELS

LEVEL: 3-4

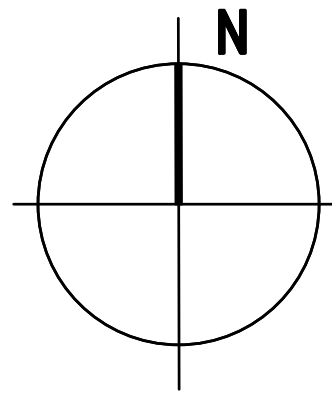
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project: 3908



TOWER LEVELS

LEVELS: 5-6

SCALE: 1"=20'-0"

INTRACOASTAL WATERWAY

UNDER A SEPARATE PERMIT

SOUTH OCEAN DRIVE

AMENITY DECK
BELOW

EXISTING PARKING
GARAGE BELOW
TO REMAIN

NO WORK

UNDER A SEPARATE PERMIT

CABANAS BELOW

UNIT B3
28/28
1800 SF

UNIT C1
38/38
1875 SF

8.0'x14.0' BUS SHELTER
EASEMENT P.B.158,
PG.16, TC# 8 & 32

106' RIGHT-OF-WAY

TURN LANE, O.R.B. 30631, PG.983
& O.R.B. 31014, PG. 124, B.C.R.

DESIGN REVIEW

DIPLOMAT LANDING

3724; 3451-3690 S. OCEAN DRIVE, HOLLYWOOD, FL

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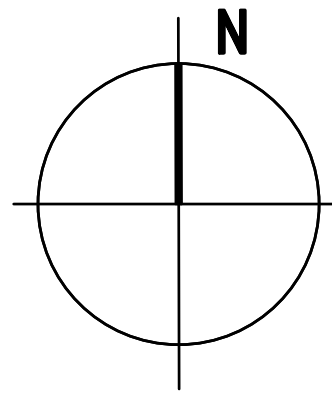
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project: 3908

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Architects, PA

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TOWER LEVELS

LEVEL: 7

SCALE: 1"=20'-0"

INTRACOASTAL WATERWAY

UNDER A SEPARATE PERMIT

SOUTH OCEAN DRIVE

AMENITY DECK
BELOW

NO WORK

EXISTING PARKING
GARAGE BELOW
TO REMAIN

NEW ROOF
BELOW

RESIDENT
ENTRY

ELEV #8

ELEV #9

STAIR #3

ELEV #7

ELEV #8

ELEV #9

ELEV #10

ELEV #11

ELEV #12

ELEV #13

ELEV #14

ELEV #15

ELEV #16

ELEV #17

ELEV #18

ELEV #19

ELEV #20

ELEV #21

ELEV #22

ELEV #23

ELEV #24

ELEV #25

ELEV #26

ELEV #27

ELEV #28

ELEV #29

ELEV #30

ELEV #31

ELEV #32

UNDER A SEPARATE PERMIT

CABANAS BELOW

UNIT B3

2870

1800 SF

UNIT C1

3870

1875 SF

STAIR #1

FITNESS

LAWN

BALCONY

BALCONY

PRIVATE
TERRACE
BELOW

TRELLIS

8.0'x14.0' BUS SHELTER
EASEMENT P.B.158,
PG.16, TC# 8 & 32

106' RIGHT-OF-WAY

TURN LANE, O.R.B. 30631, PG.983
& O.R.B. 31014, PG. 124, B.C.R.

PLANTER

DESIGN REVIEW

DIPLOMAT LANDING

3724; 3451-3690 S. OCEAN DRIVE, HOLLYWOOD, FL

revisions:
04-17-23 REV:1 BLDG DEPT.
08-15-23 REV:2 BLDG DEPT.

drawn by: LF/SP/JG/AB

date: 08/15/2023

sheet no:

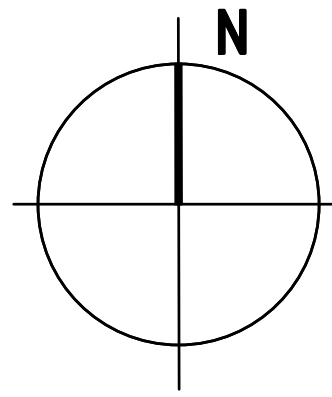
A2.4

project: 3908

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Architects, PA

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TOWER LEVELS

LEVELS: 8-15

SCALE: 1"=20'-0"

INTRACOASTAL WATERWAY

AMENITY DECK
BELOW

EXISTING PARKING
GARAGE BELOW
TO REMAIN

NO WORK

UNDER A SEPARATE PERMIT

SOUTH OCEAN DRIVE

106' RIGHT-OF-WAY

8.0'x14.0' BUS SHELTER
EASEMENT P.B.158,
PG.16, TC# 8 & 32

TURN LANE, O.R.B. 30631, PG.983
& O.R.B. 31014, PG. 124, B.C.R.

PLANTER

WATERWAY

PRIVATE
TERRACE
BELOW

UNDER A SEPARATE PERMIT
CABANAS BELOW

UNIT B3
28/28
1800 SF

UNIT C1
18/28
1676 SF

STAIR
#1

FITNESS
LAWN

BALCONY

BALCONY

DESIGN REVIEW

DIPLOMAT LANDING

3724; 3451-3690 S. OCEAN DRIVE, HOLLYWOOD, FL

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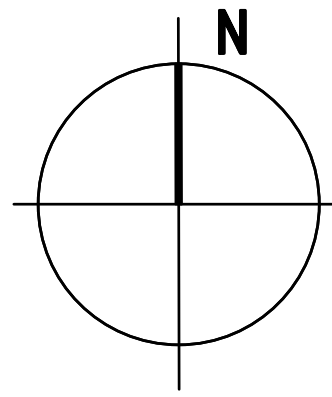
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project: 3908

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TOWER LEVELS

LEVELS: 16-42

SCALE: 1"=20'-0"

INTRACOASTAL WATERWAY

AMENITY DECK
BELOW

EXISTING PARKING
GARAGE BELOW
TO REMAIN

NO WORK

UNDER A SEPARATE PERMIT

UNDER A SEPARATE PERMIT

CABANAS BELOW

UNIT B3
28/29
1800 SF

UNIT C1
36/38
1875 SF

SOUTH OCEAN DRIVE

106' RIGHT-OF-WAY

8.0'x14.0' BUS SHELTER
EASEMENT P.B.158,
PG.16, TC# 8 & 32

TURN LANE, O.R.B. 30631, PG.983
& O.R.B. 31014, PG. 124, E.C.R.

DESIGN REVIEW

DIPLOMAT LANDING

3724; 3451-3690 S. OCEAN DRIVE, HOLLYWOOD, FL

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drawn by: LF/SP/JG/AB

date: 08/15/2023

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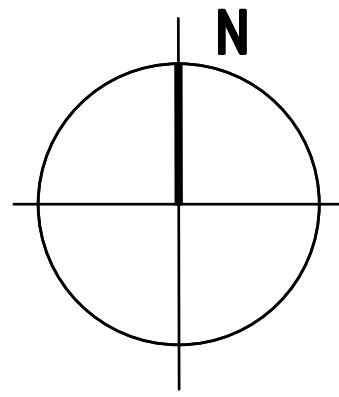
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project: 3908

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ROOF PLAN

LEVEL: ROOF

SCALE: 1"=20'-0"



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DESIGN REVIEW
DIPLOMAT LANDING
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date: 08/15/2023
sheet no: A2.7
project: 3908



TYPICAL LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"

DESIGN REVIEW
DIPLOMAT LANDING
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date:
08/15/2023

sheet no:
A3.0

project:
3908

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TYPICAL UPPER LEVEL PLAN

SCALE: 1/8" = 1'-0"

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DESIGN REVIEW
DIPLOMAT LANDING
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revisions:
04-17-23 REV:1: BLDG DEPT.
08-15-23 REV:2: BLDG DEPT.

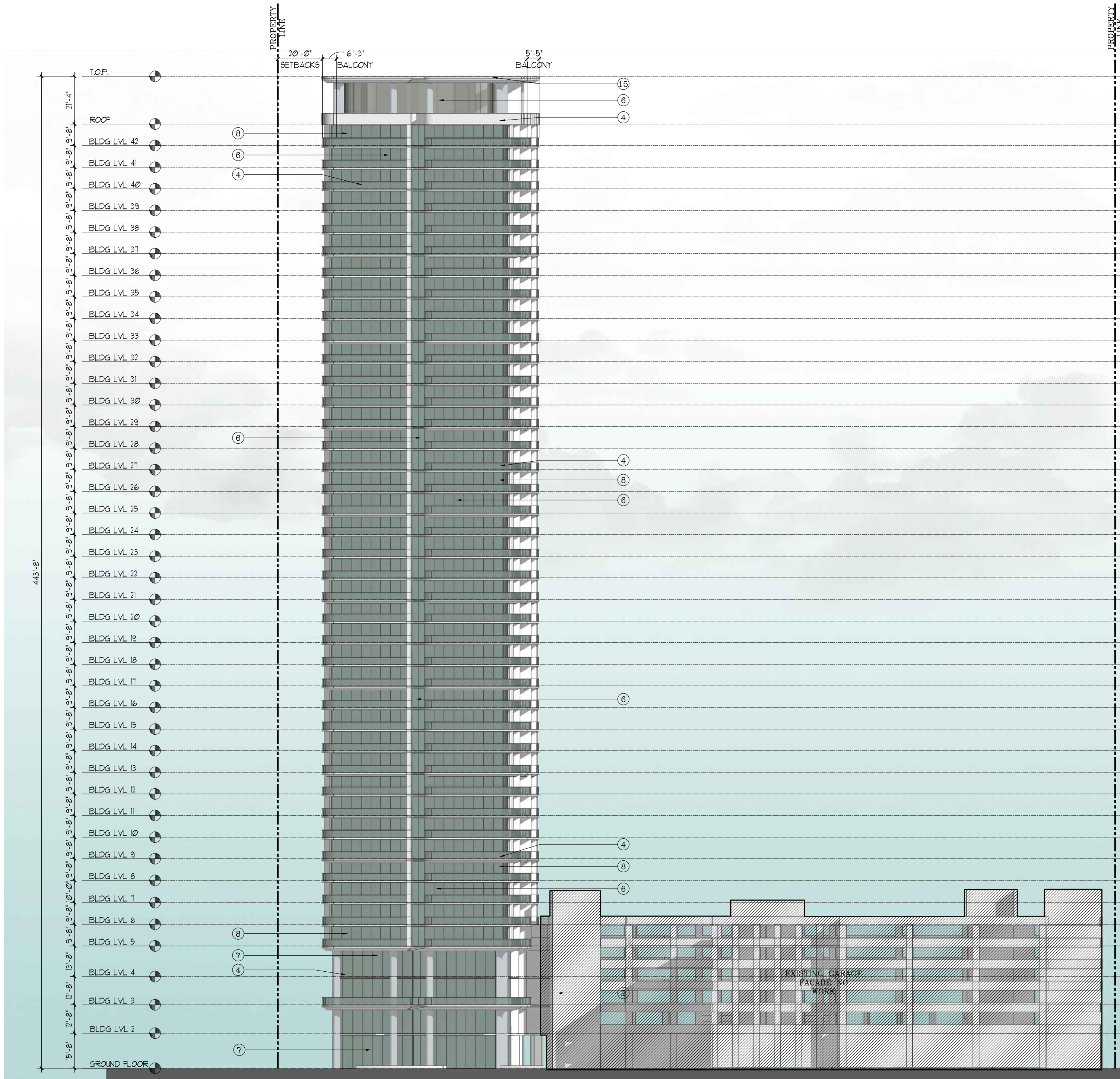
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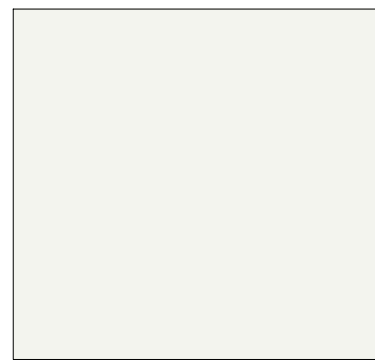
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WEST ELEVATION

SCALE: 1/32"=1'

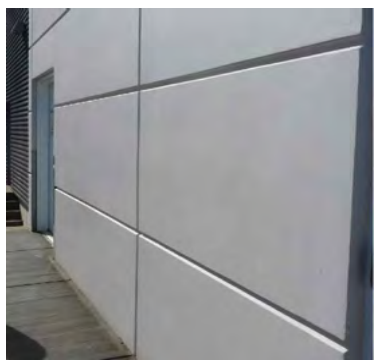
- ELEVATION KEY NOTES
1. SCORED STUCCO FINISH
 2. ACCENT PAINTED STUCCO
 3. METAL-RAIL ESP FINISH
 4. GLASS RAILING, TYP
 5. SMOOTH STUCCO FINISH
 6. TINTED GLASS WINDOW IN ALUM. FRAME (ESP. FIN.)
 7. CLEAR STOREFRONT GLASS IN ALUM. FRAME (ESP. FIN.)
 8. TINTED SLIDING GLASS DOOR IN ALUM FRAME (ESP. FIN.)
 9. ARCHITECTURAL LOUVERS
 10. DECORATIVE SCREEN PANELS
 11. ARCHITECTURAL MESH ELEMENT
 12. CONCRETE ARCHITECTURAL ELEMENT
 13. DECORATIVE GRAPHIC DETAIL
 14. ENTRY/EXIT PARKING GARAGE
 15. EXPOSE CONCRETE



SHERWIN WILLIAMS
WHITE SNOW SW9541



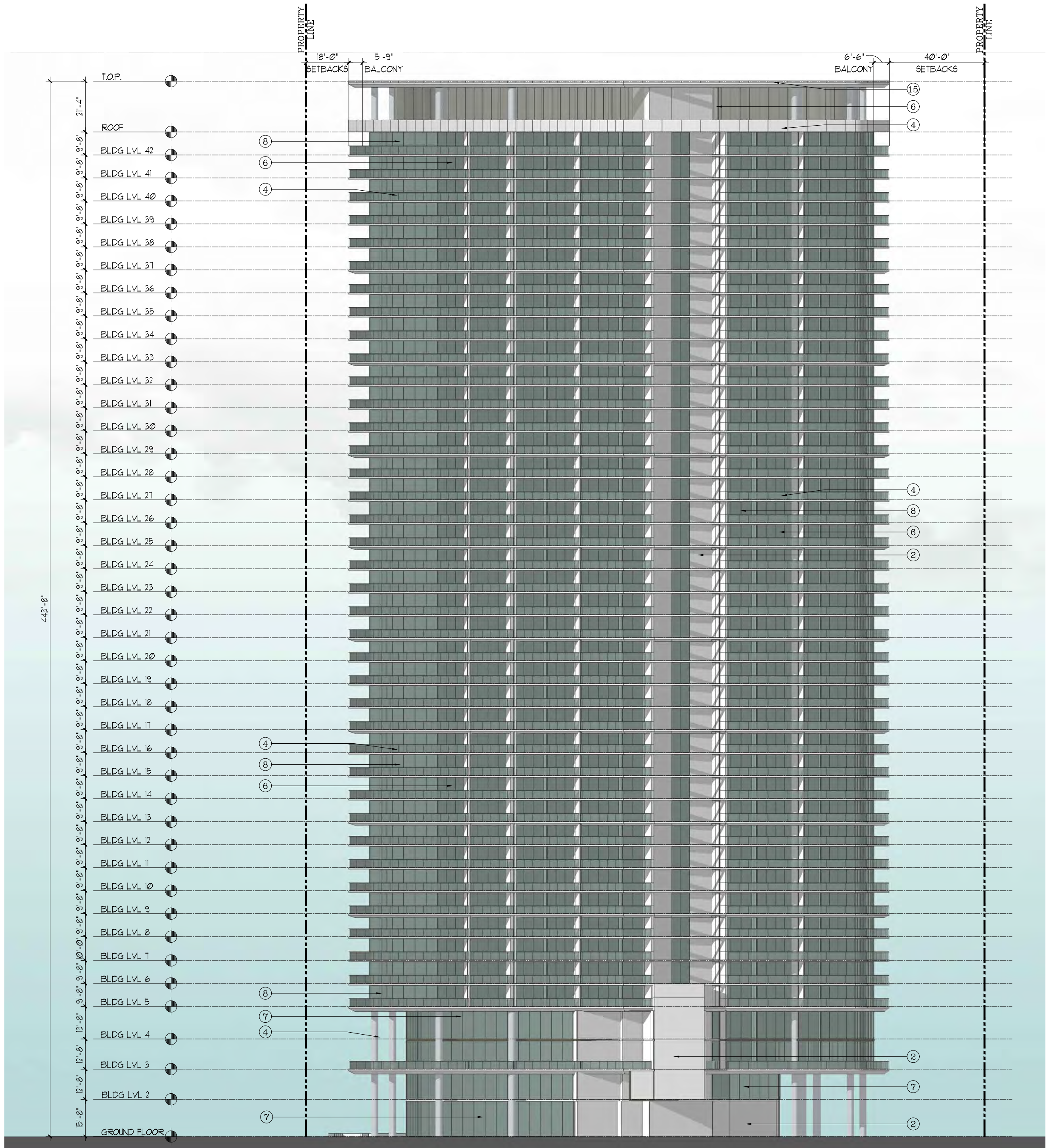
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SOUTH ELEVATION

SCALE: 1/32"=1'

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DESIGN REVIEW
DIPLOMAT LANDING
3724: 3451-3690 S. OCEAN DRIVE, HOLLYWOOD, FL
ELEVATIONS

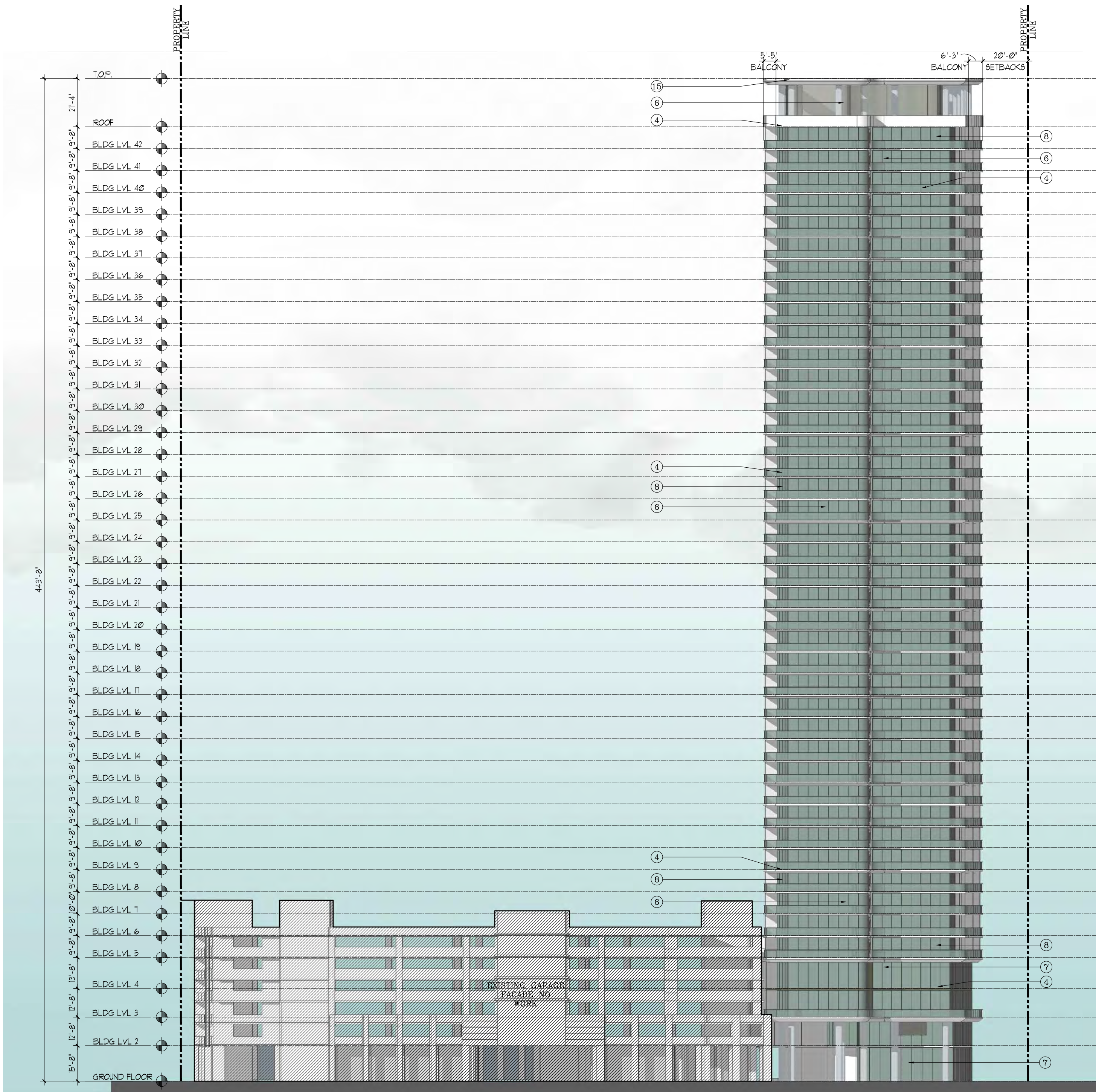
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drawn by:
LF/SP/JG/AB

date:
08/15/2023

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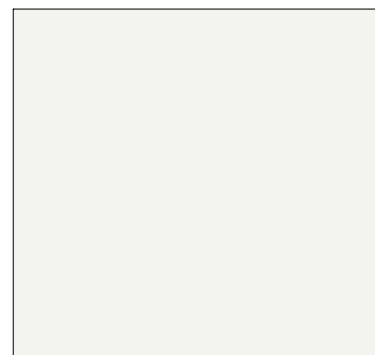
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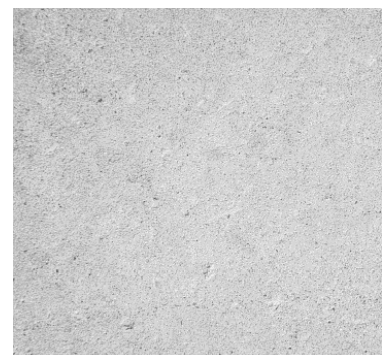
EAST ELEVATION

SCALE: 1/32"=1'

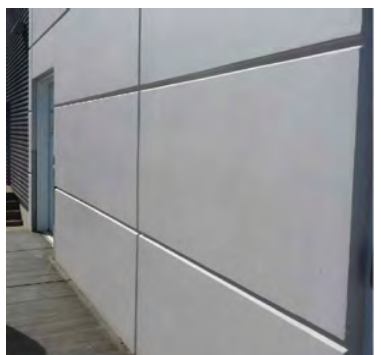
- ELEVATION KEY NOTES
1. SCORED STUCCO FINISH
 2. ACCENT PAINTED STUCCO
 3. METAL-RAIL ESP FINISH
 4. GLASS RAILING, TYP
 5. SMOOTH STUCCO FINISH
 6. TINTED GLASS WINDOW IN ALUM. FRAME (ESP. FIN.)
 7. CLEAR STOREFRONT GLASS IN ALUM. FRAME (ESP. FIN.)
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 13. DECORATIVE GRAPHIC DETAIL
 14. ENTRY/EXIT PARKING GARAGE
 15. EXPOSE CONCRETE



SHERWIN WILLIAMS
WHITE SNOW SW9541



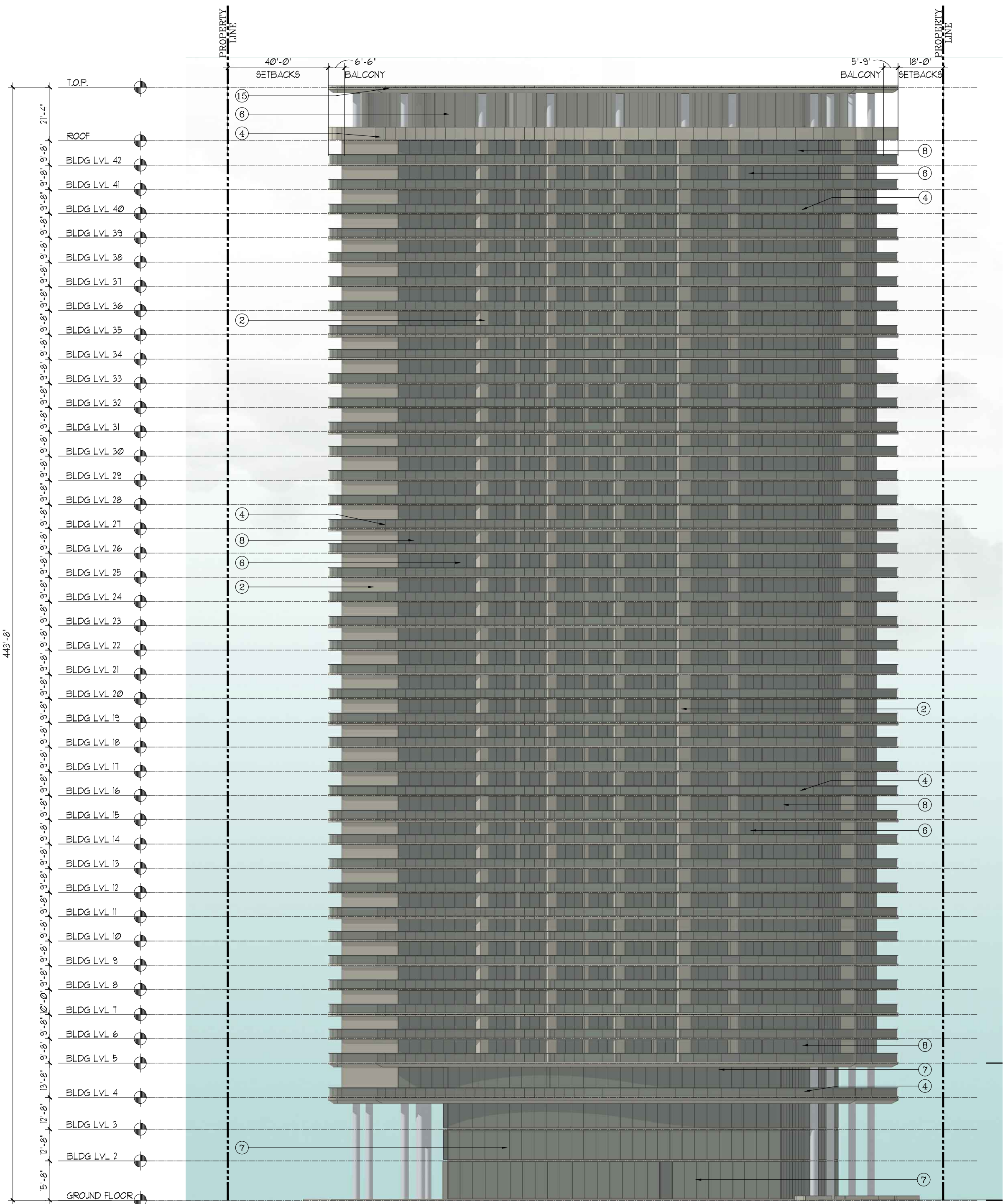
15



1



4



NORTH ELEVATION

SCALE: 1/32"=1'

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DESIGN REVIEW
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08/15/2023

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