

PROJECT TEAM

DEVELOPER:



DEVELOPER:



ARCHITECTURE:



LANDSCAPE ARCHITECTURE:



CIVIL ENGINEERING:



ZONING ATTORNEY:



DIPLOMAT LANDING PLAZA

HOLLYWOOD, FL



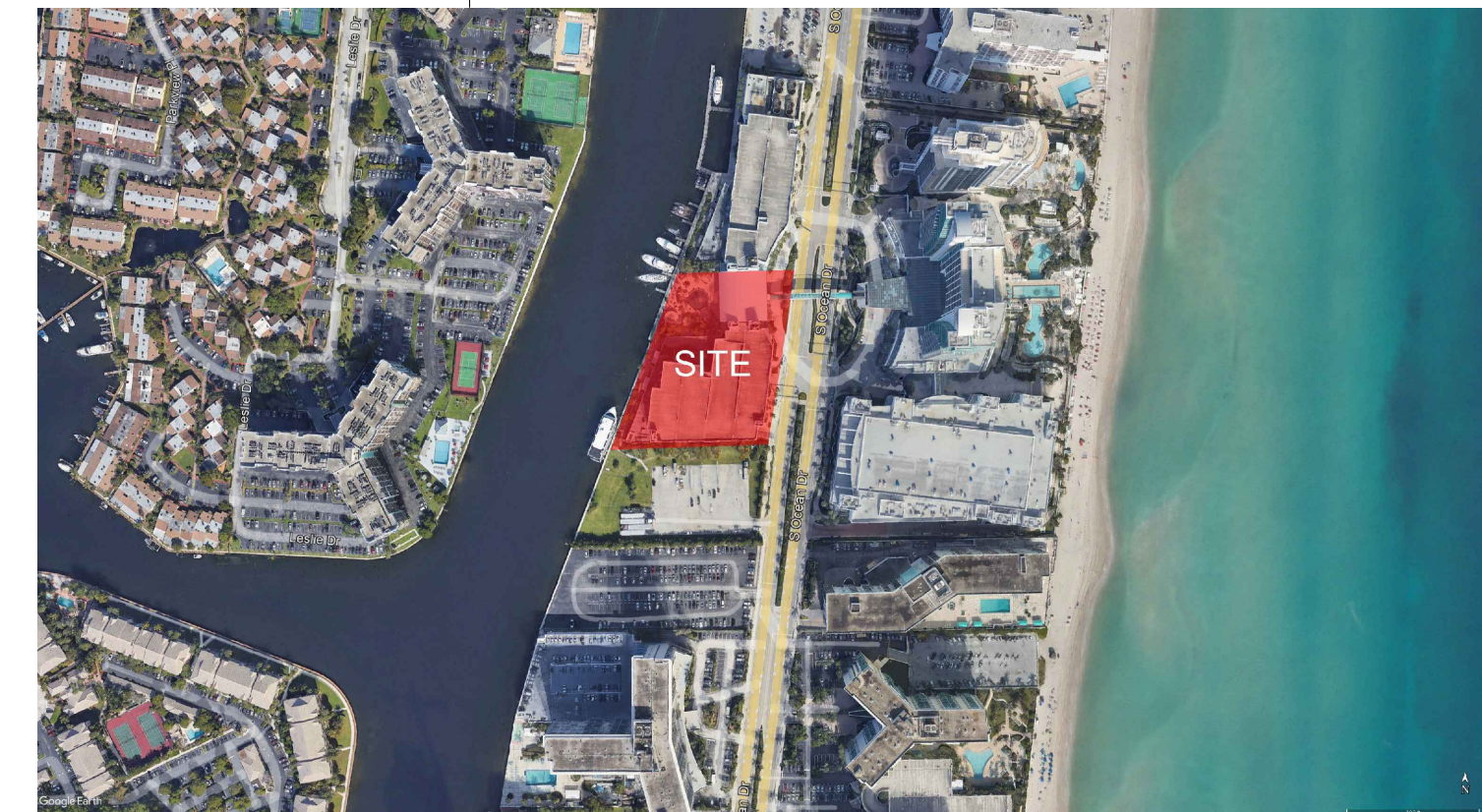
PRELIMINARY & FINAL TECHNICAL ADVISORY COMMITTEE:
-DATE: PRE-TAC 06/05/2023 & FINAL-TAC 9/18/2023

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LOCATION MAP



COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

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

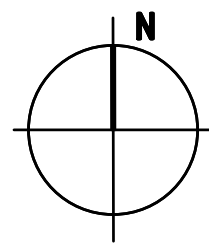
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drawn by:
LF/SP/JG/AB

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sheet no:
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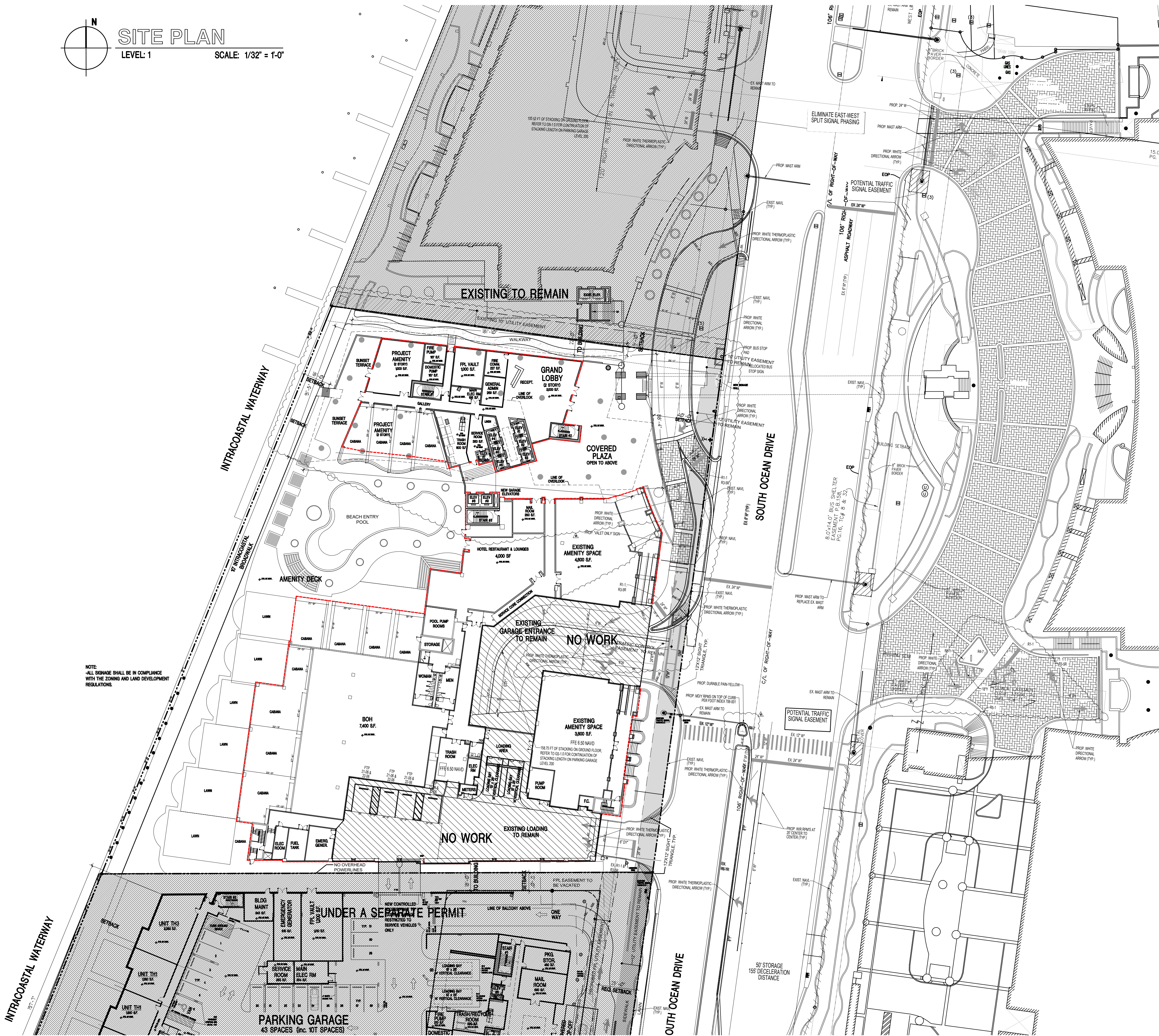
project:
3908



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		
LOT AREA NET	SQUARE FEET 191,314 SF	ACRES 4.39
DENSITY PER ACRE	500 KEYS / 4.39 ACRES: 113.89 K/A	
NET AIR CONDITIONED AREA: 558,211 SF		
TOTAL NON AIR CONDITIONED AREA: 468,811 SF		
BUILDING GROSS SQUARE FOOTAGE: 1,027,022 SF		
NON-COMMERCIAL FAR CALCULATION FAR = 2.6 558,211 SF / 191,314 SF = 2.9		
MAX FOOT CANDLE AT PROPERTY LINE 0.5 FC		
	HEIGHT OF STRUCTURES	
	ALLOWED	PROPOSED
	457'-0"	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 LVL	2nd-4th AMENITY LVL	5th-15th TOWER LVL	16th-42th TOWER LVL	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 FOR USES WEST SIDE OF A1A:

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 FOR USES WEST SIDE OF A1A:

Provided	Total	Exclusive Hotel	Exclusive Residential	Existing Uses
Existing South Parking Garage	820	324	496	0
Existing North Parking Garage	697	42	0	655
New Parking Spaces Built	99	0	99	0
Total Parking Spaces	1616	366	595	655

North Garage - Existing Parking Spaces			
Level	Total	Regular	ADA
Ground Floor	N/A	N/A	N/A
2nd	83	82	1
3rd	103	102	1
4th	101	99	2
5th	110	108	2
6th	110	108	2
7th	110	108	2
Roof	80	79	1
Total North Garage	697	686	11

South Garage - Existing Parking Spaces			
Level	Total	Regular	ADA
Ground Floor	4	0	4
2nd	111	108	3
3rd	135	133	2
4th	142	140	2
5th	142	140	2
6th	142	140	2
7th	144	142	2
Total South Garage	820	803	17

HOTEL LOADING:

PER ORDINANCE: O2000-31 2 EXISTING COMMERCIAL BERTH
PROVIDED: 2 EXISTING COMMERCIAL BERTH
(10' X 25')

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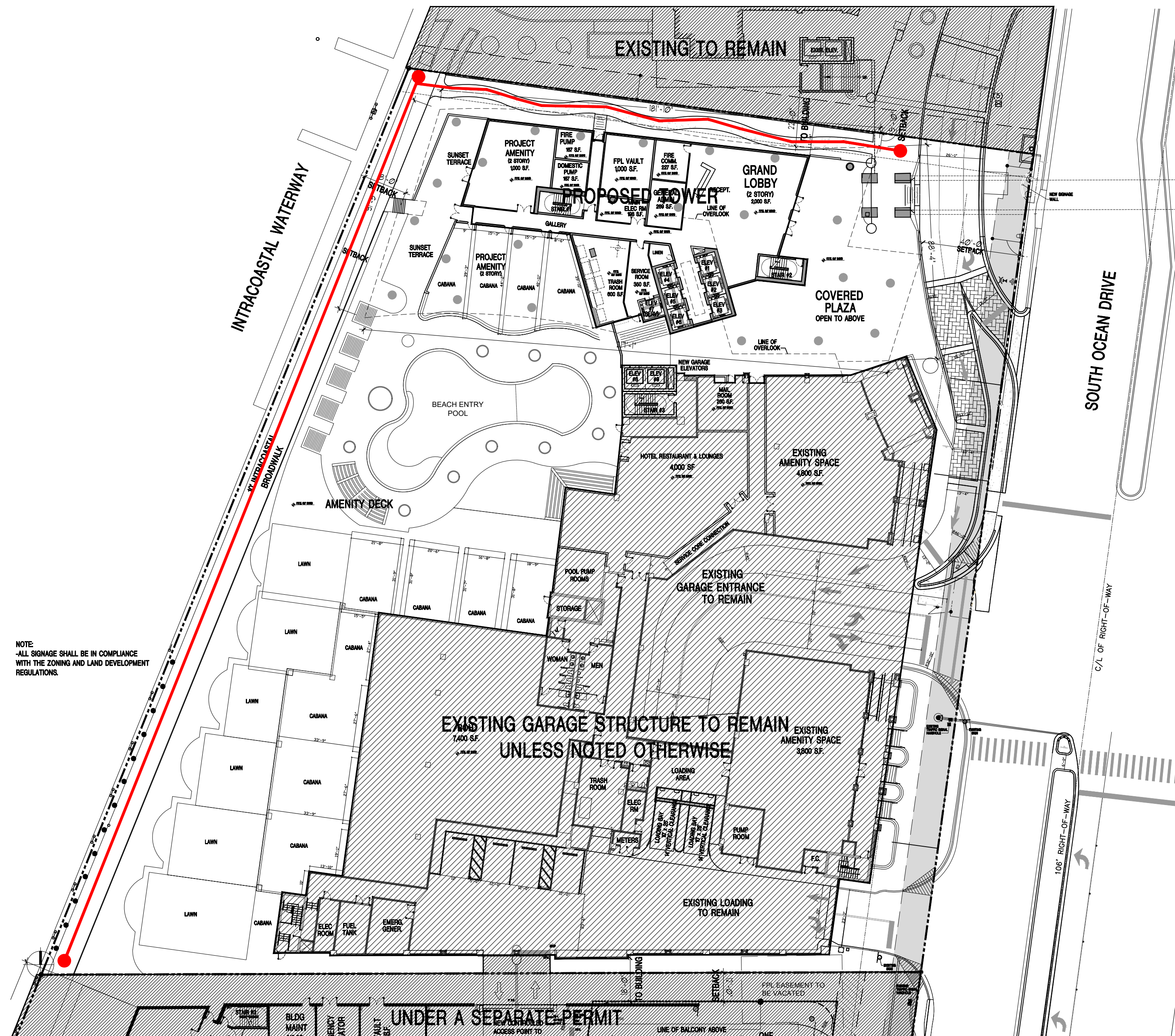
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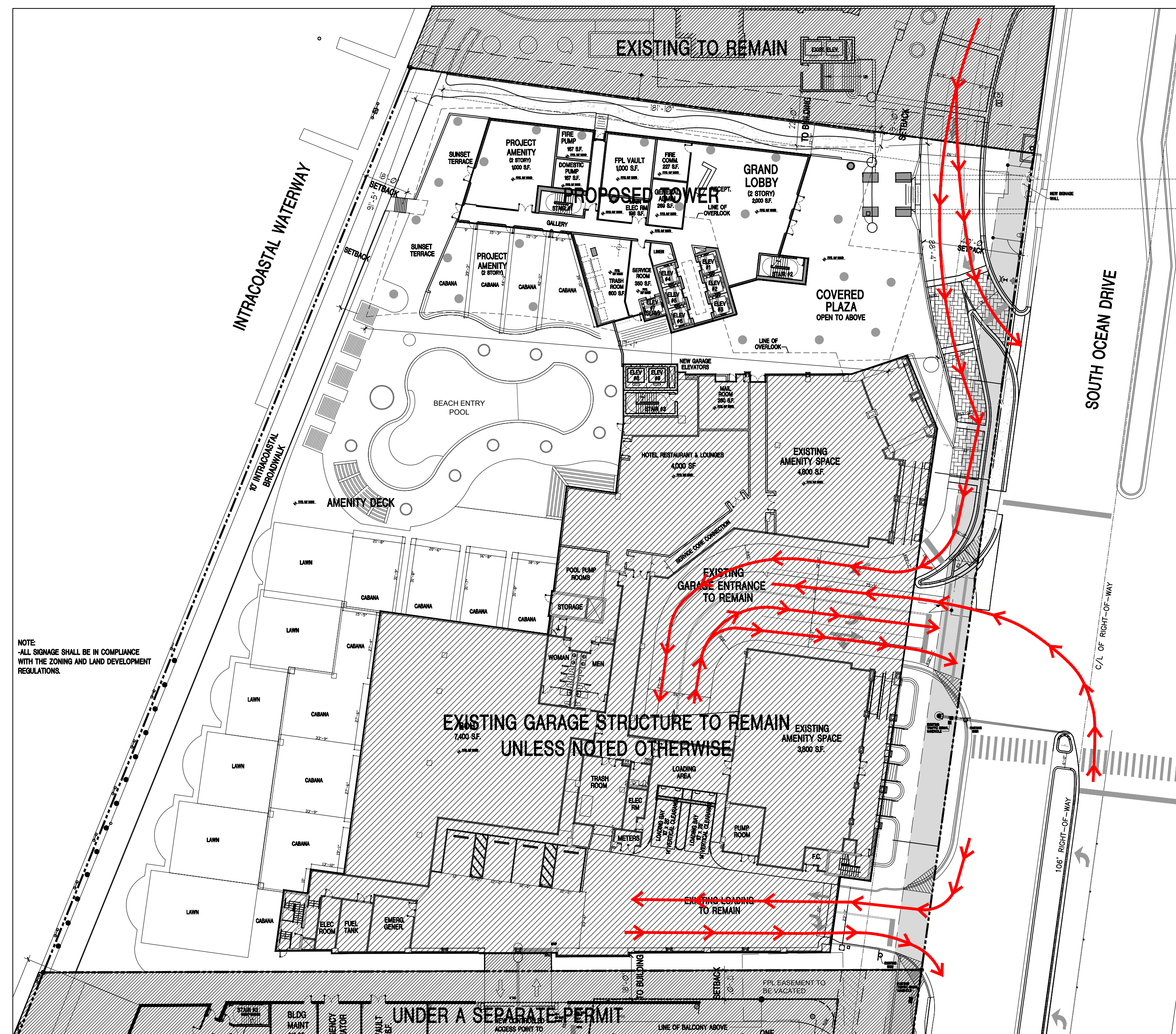
sheet no:

A1.0

project: 3908



PUBLIC ACCESS ROAD TO BOARDWALK
SCALE: N.T.S.



VEHICULAR CIRCULATION AT GROUND LEVEL
SCALE: N.T.S.

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DIPLOMAT LANDING PLAZA
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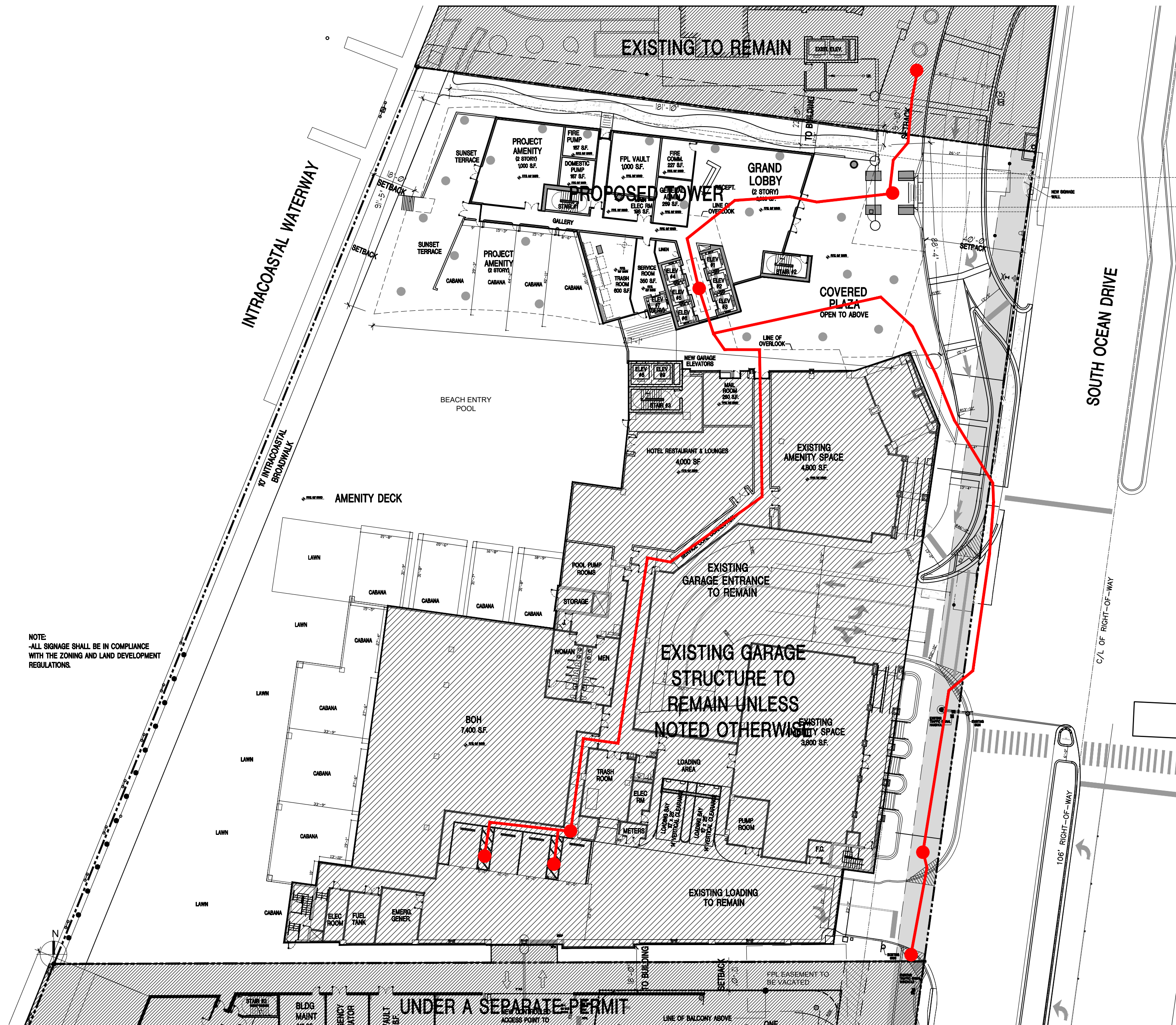
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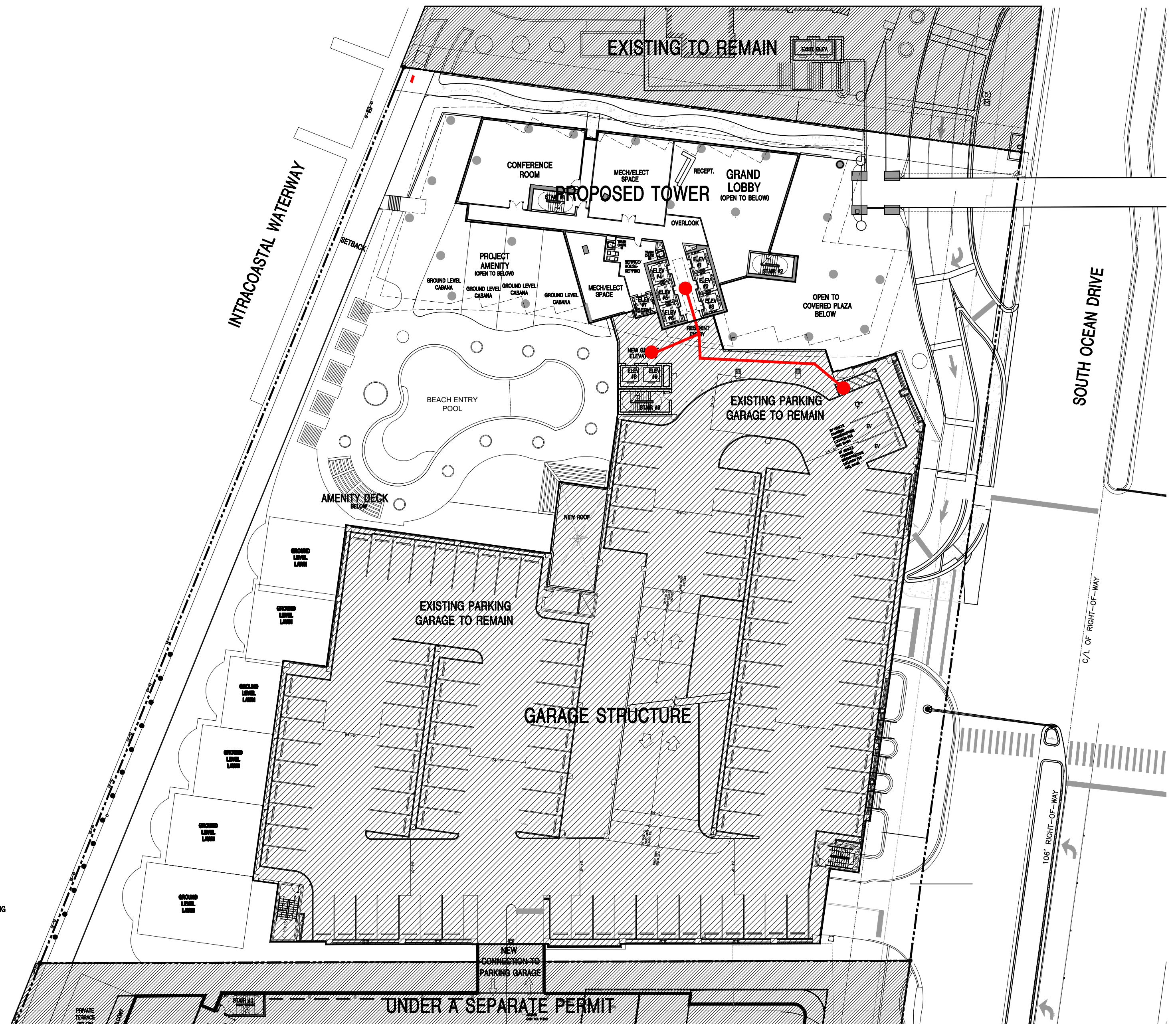
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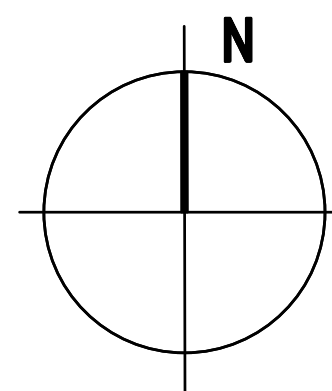
ACCESSIBLE ROUTES AT GROUND LEVEL
SCALE: N.T.S.



ACCESSIBLE ROUTES AT GARAGE LEVELS
SCALE: N.T.S.

Total Building Area									
Levels	Garage	Non-FAR / Non Air Conditioned Areas	Amenity Deck	Ballroom	Total Non FAR	Unit Area	FAR / Air Conditioned Areas	Total FAR	Total Gross
Level 1	15,000 sq ft	1,547 sq ft	27,700 sq ft	45,038 sq ft	84,285 sq ft	0.5	5,500 sq ft	20,065 sq ft	74,480 sq ft
Level 2	4,872 sq ft	956 sq ft	0 sq ft	50,828 sq ft	56,656 sq ft	0	1,555 sq ft	2,284 sq ft	54,372 sq ft
Level 3	4,872 sq ft	1,408 sq ft	0 sq ft	51,280 sq ft	57,560 sq ft	0	1,860 sq ft	1,022 sq ft	10,092 sq ft
Level 4	4,872 sq ft	0 sq ft	0 sq ft	51,280 sq ft	56,152 sq ft	0	1,860 sq ft	1,022 sq ft	7,200 sq ft
Level 5	4,872 sq ft	0 sq ft	0 sq ft	51,280 sq ft	56,152 sq ft	0	1,860 sq ft	1,022 sq ft	0 sq ft
Level 6	4,872 sq ft	1,408 sq ft	0 sq ft	3,046 sq ft	54,326 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 7	4,872 sq ft	1,408 sq ft	0 sq ft	3,046 sq ft	54,326 sq ft	0	1,860 sq ft	1,022 sq ft	67,589 sq ft
Level 8	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 9	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 10	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 11	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 12	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 13	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 14	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 15	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 16	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 17	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 18	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 19	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 20	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 21	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 22	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 23	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 24	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 25	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 26	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 27	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 28	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 29	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 30	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 31	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 32	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 33	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 34	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 35	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 36	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 37	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 38	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 39	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 40	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 41	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Level 42	0 sq ft	0 sq ft	0 sq ft	3,046 sq ft	3,046 sq ft	0	1,860 sq ft	1,022 sq ft	13,263 sq ft
Total	55,520 sq ft	12,262 sq ft	27,700 sq ft	488,174 sq ft	663,656 sq ft	85,779 sq ft	16,099 sq ft	1,009,889 sq ft	1,009,889 sq ft

AREA CALCULATIONS

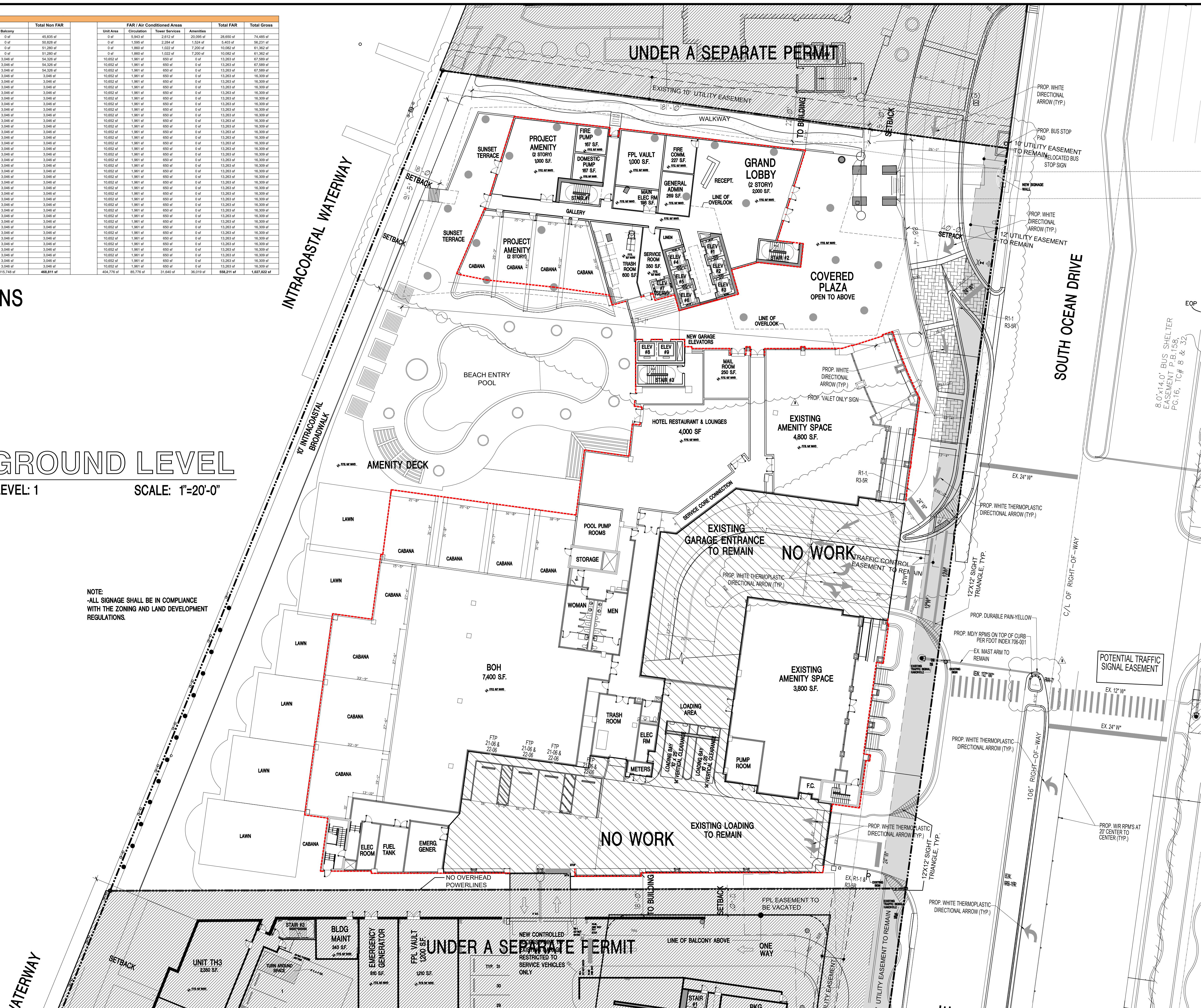


GROUND LEVEL

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

DIPLOMAT LANDING PLAZA

3724; 3451-3690 S OCEAN DRIVE, HOLLYWOOD FL

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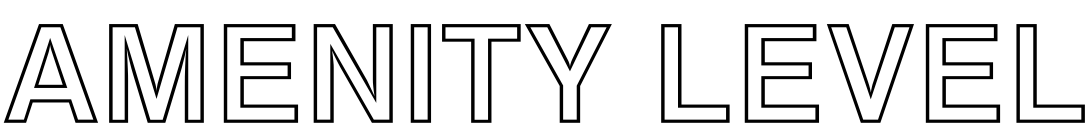
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date: 08/15/2023

sheet no:

A2.0

project: 3908



SCALE: 1"=20'-0'

INTRACOASTAL WATERWAY

UNDER A SEPARATE PERMIT

SOUTH OCEAN DRIVE

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

DESIGN REVIEW

DIPLOMAT LANDING PLAZA

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

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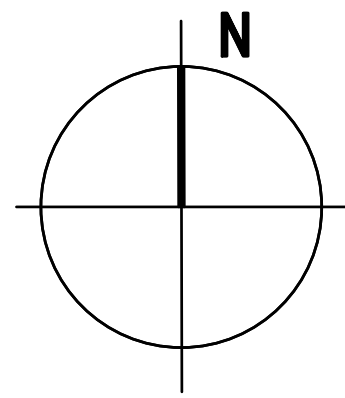
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AMENITY LEVELS

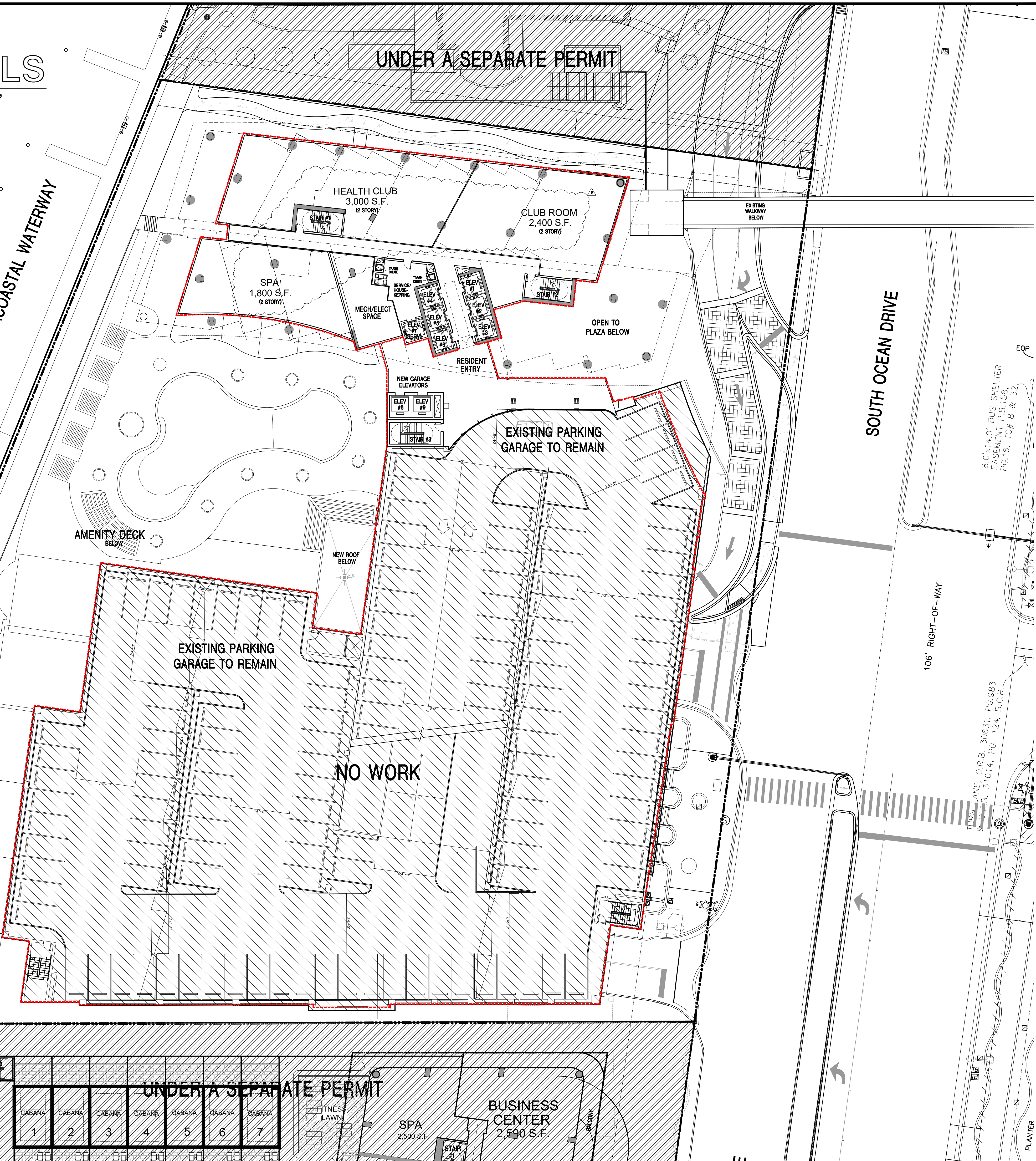
LEVEL: 3-4

SCALE: 1"=20'-0"

NOTE:
REFER TO CIVIL PLANS FOR PARKING
GARAGE MODIFICATIONS

WATERWAY

INTRACOASTAL WATERWAY



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

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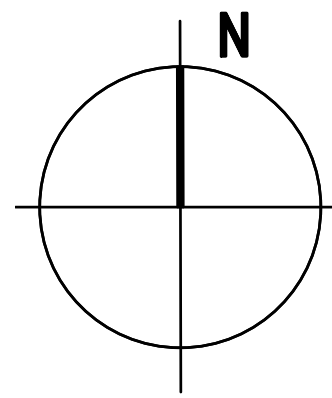
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AMENITY LEVELS

LEVEL: 3-4

SCALE: 1"=20'-0"

NOTE:
REFER TO CIVIL PLANS FOR PARKING
GARAGE MODIFICATIONS

WATERWAY

INTRACOASTAL WATERWAY

AMENITY DECK
BELOW

EXISTING PARKING
GARAGE TO REMAIN

NO WORK

UNDER A SEPARATE PERMIT

HEALTH CLUB
3,000 S.F.
(2 STORY)

CLUB ROOM
2,400 S.F.
(2 STORY)

SPA
1,800 S.F.
(2 STORY)

MECH/ELECT
SPACE

RESIDENT
ENTRY

OPEN TO
PLAZA BELOW

NEW GARAGE
ELEVATORS

EXISTING PARKING
GARAGE TO REMAIN

NEW ROOF
BELOW

UNDER A SEPARATE PERMIT

FITNESS
LAWN

SPA
2,500 S.F.

BUSINESS
CENTER
2,500 S.F.

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
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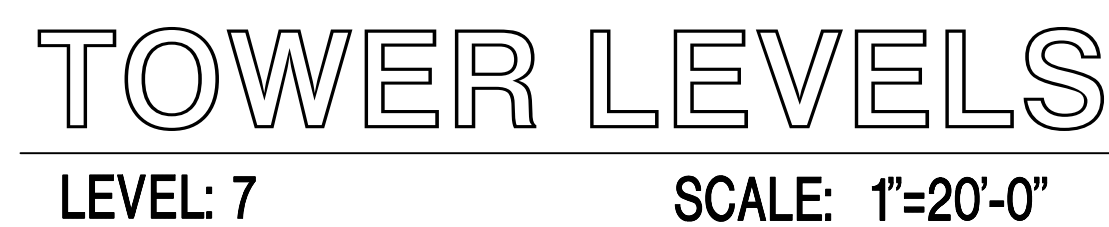
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INTRACOASTAL WATERWAY

NO WORK

**EXISTING PARKING
GARAGE BELOW
TO REMAIN**

UNDER A SEPARATE PERMIT

UNDER A SEPARATE PERMIT

CABANAS BELOW

UNIT B3
2B/28UNIT C
3B/25F

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.

DESIGN REVIEW

DESIGN REVIEW

DIPLOMAT LANDING PLAZA

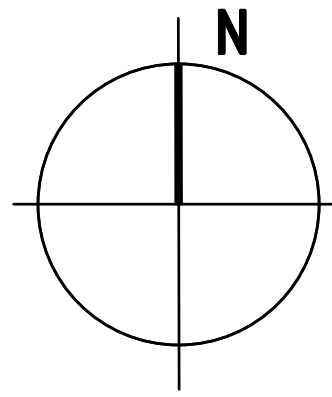
3724; 3451-3690 S. OCEAN DRIVE, HOLLYWOOD, FL

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

drawn by: LF/SP/JG/AB
date: 08/15/2023
sheet no: A2.4
project: 3908



TOWER LEVELS

LEVELS: 8-15

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
18/28
1676 SF

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

106' RIGHT-OF-WAY

C/L OF RIGHT-OF-WAY

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

DESIGN REVIEW

DIPLOMAT LANDING PLAZA

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

revisions:
04-17-23 REV:1 BLDG DEPT.
08-15-23 REV:2 BLDG DEPT.
10-30-23 REV:3 BLDG DEPT.

drawn by: LF/SP/JG/AB

date: 08/15/2023

sheet no:

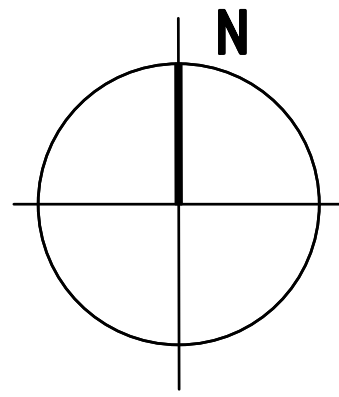
A2.5

project: 3908

COHEN • FREEDMAN • ENCINOSA & ASSOC.

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8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999



TOWER LEVELS

LEVELS: 16-42

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
28/29
1800 SF

UNIT C1
38/39
1875 SF

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

106' RIGHT-OF-WAY

C/L OF RIGHT-OF-WAY

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

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DESIGN REVIEW

DIPLOMAT LANDING PLAZA

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

revisions:
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08-15-23 REV:2 BLDG DEPT.
10-30-23 REV:3 BLDG DEPT.

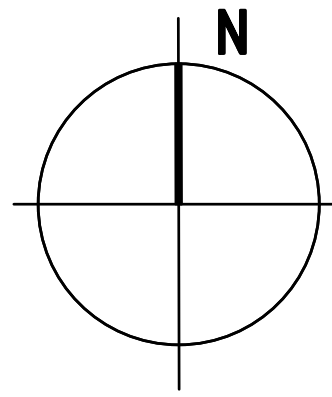
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A2.6

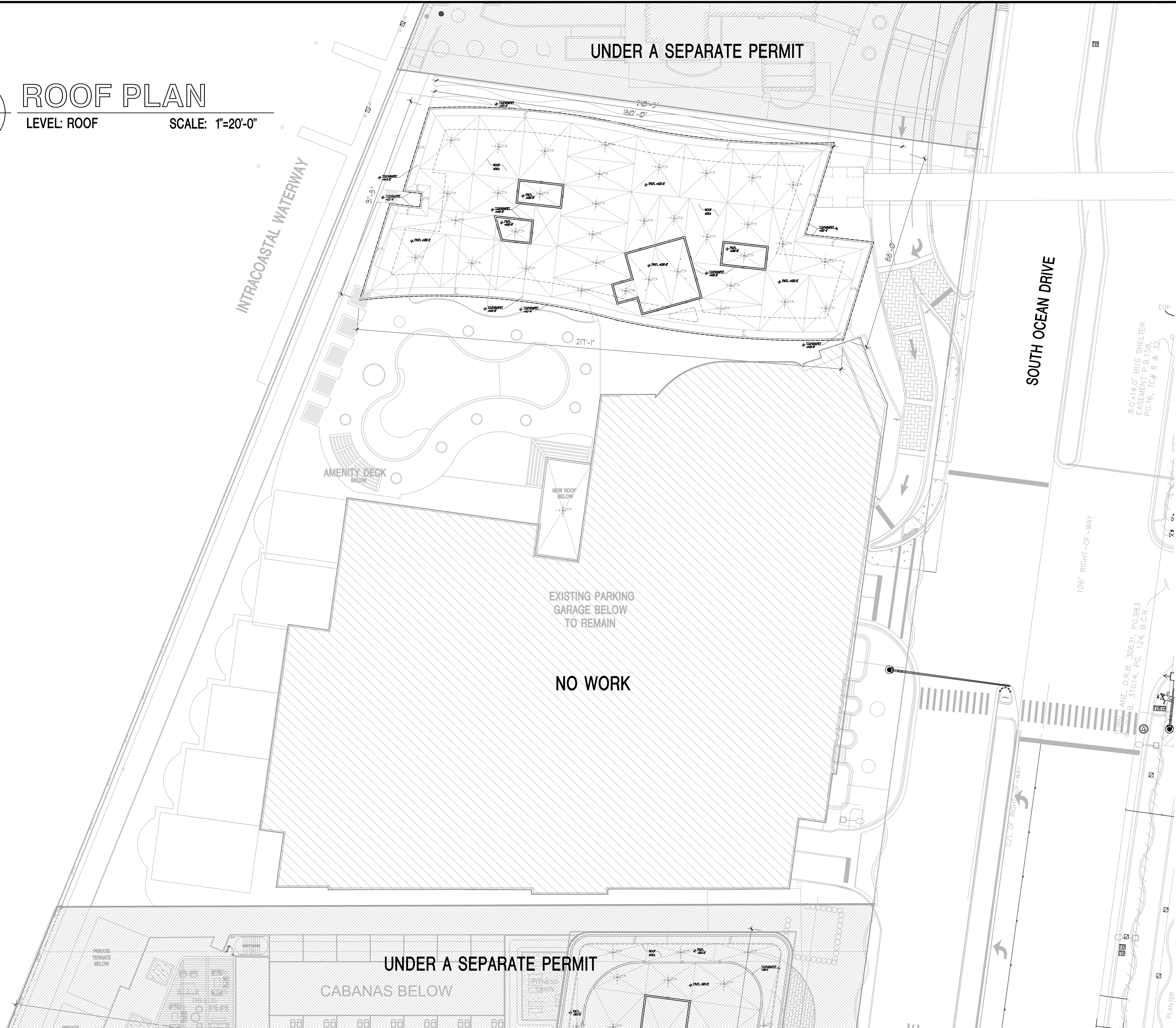
project: 3908



ROOF PLAN

LEVEL: ROOF

SCALE: 1"=20'-0"



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

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drawn by: LF/SP/JG/AB

date: 08/15/2023

sheet no:

A2.7

project: 3908