

PROJECT TEAM

DEVELOPER:



DEVELOPER:



ARCHITECTURE:



LANDSCAPE ARCHITECTURE:



CIVIL ENGINEERING:



ZONING ATTORNEY:



DIPLOMAT LANDING PLAZA

HOLLYWOOD, FL



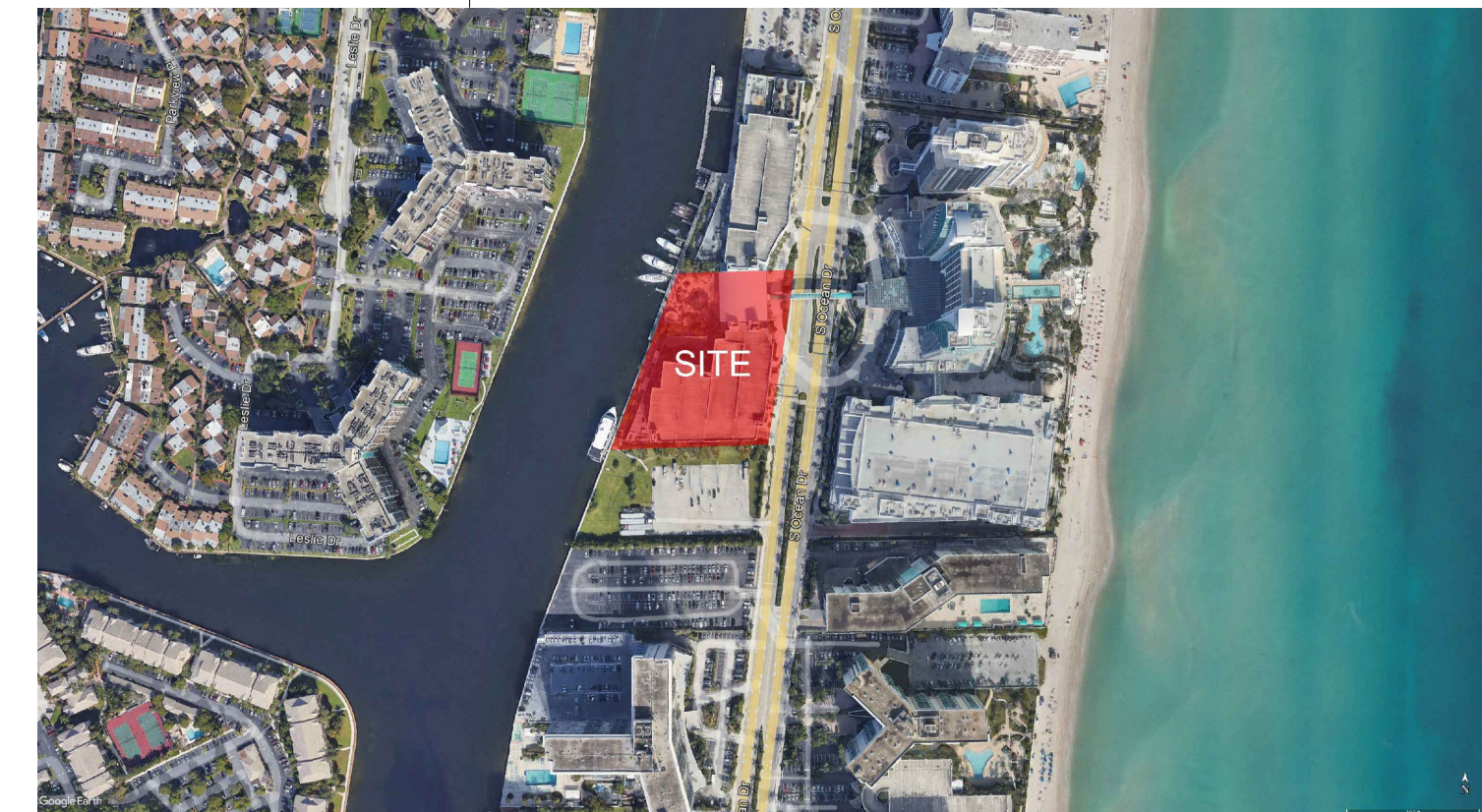
PRELIMINARY & FINAL TECHNICAL ADVISORY COMMITTEE:
-DATE: PRE-TAC 06/05/2023 & FINAL-TAC 9/18/2023

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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

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

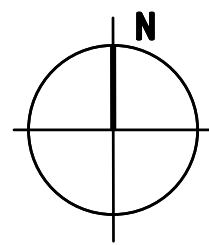
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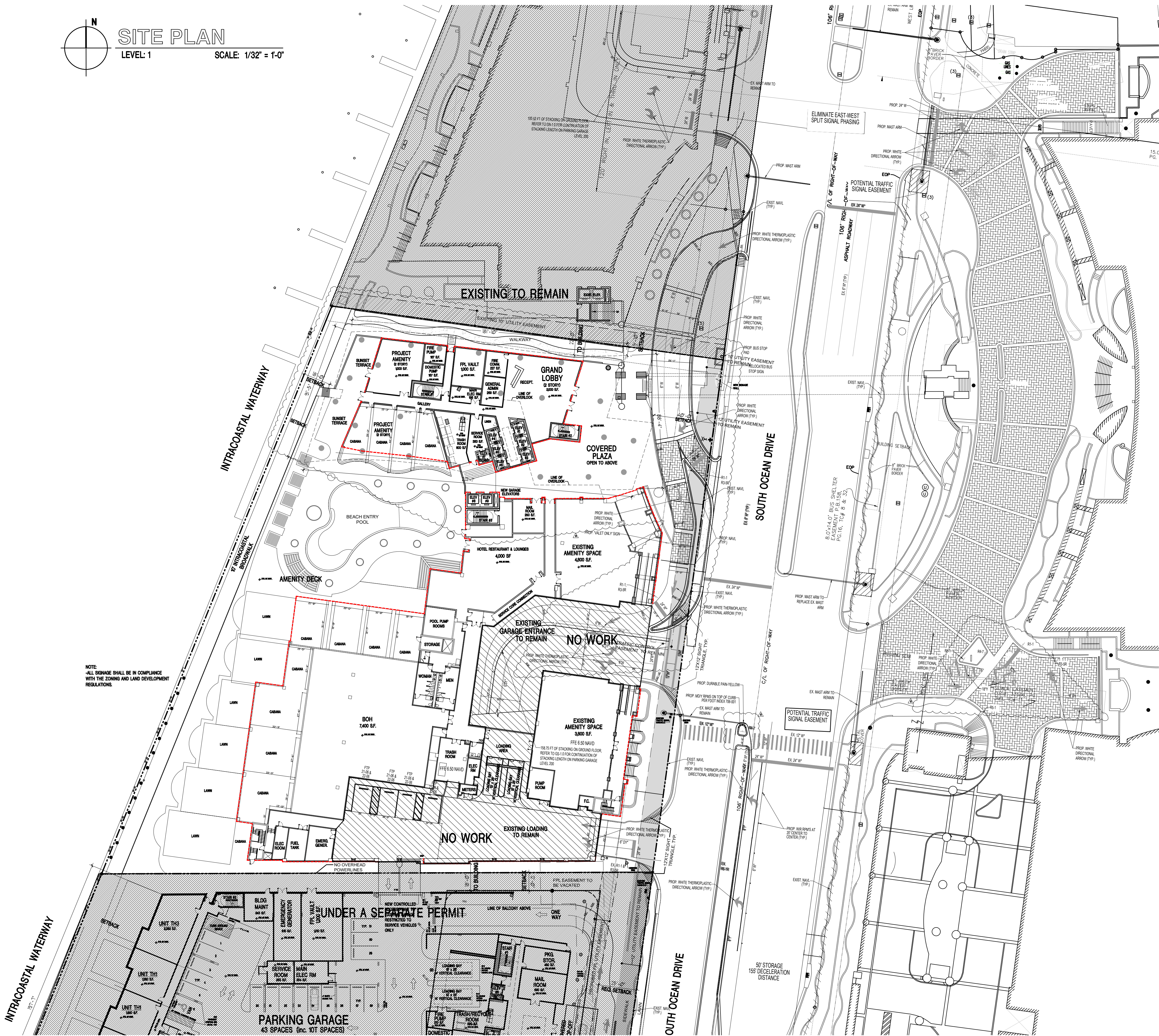
project: 3908



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		
	ALL OTHER SETBACK SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT REQUIRED.	
	REAR: INTRACOASTAL	18'-0"
	SIDE: NORTH	N/A
	SIDE: SOUTH	N/A
	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 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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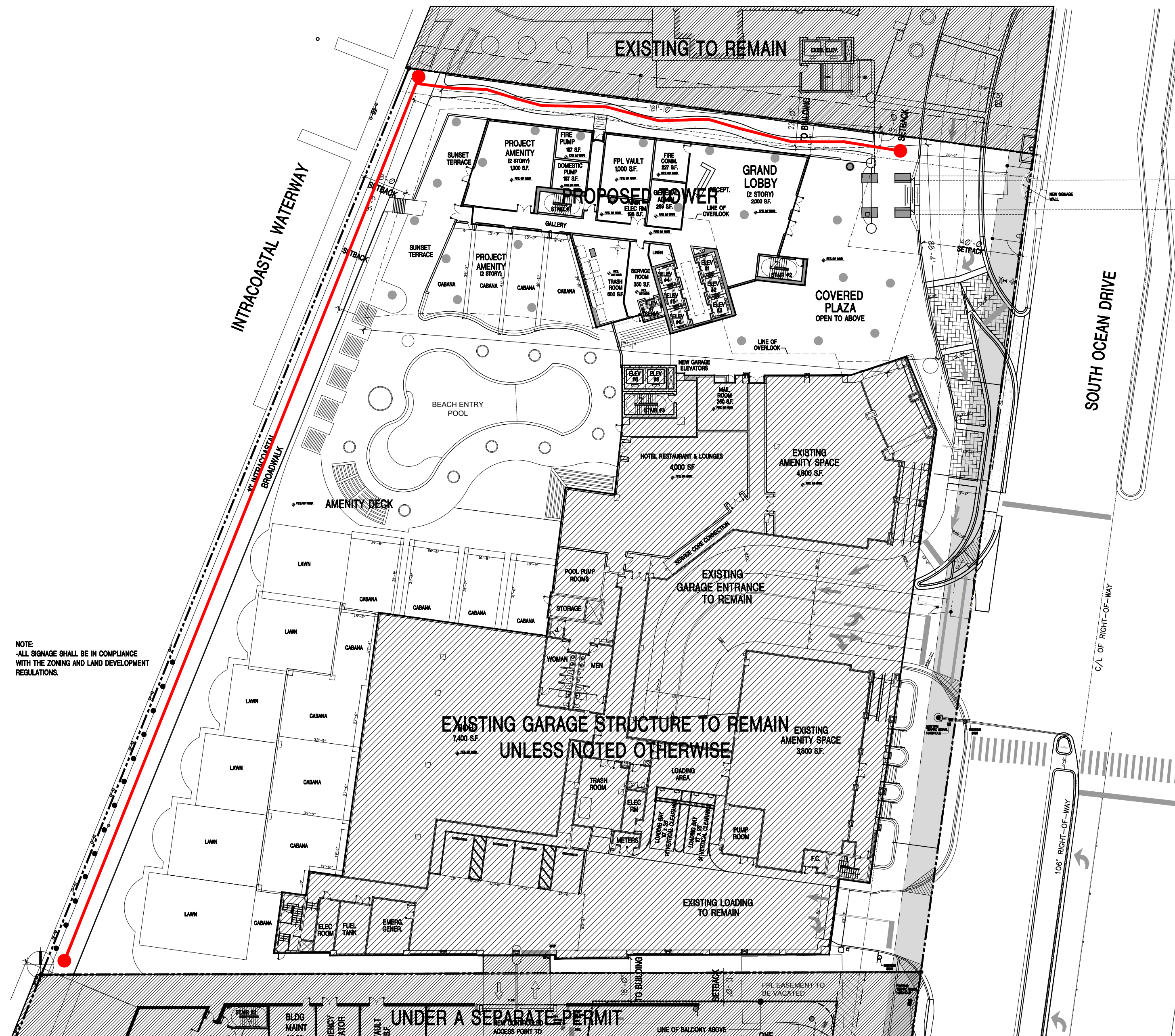
revision:
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drawn by:
LF/SP/JG/AB

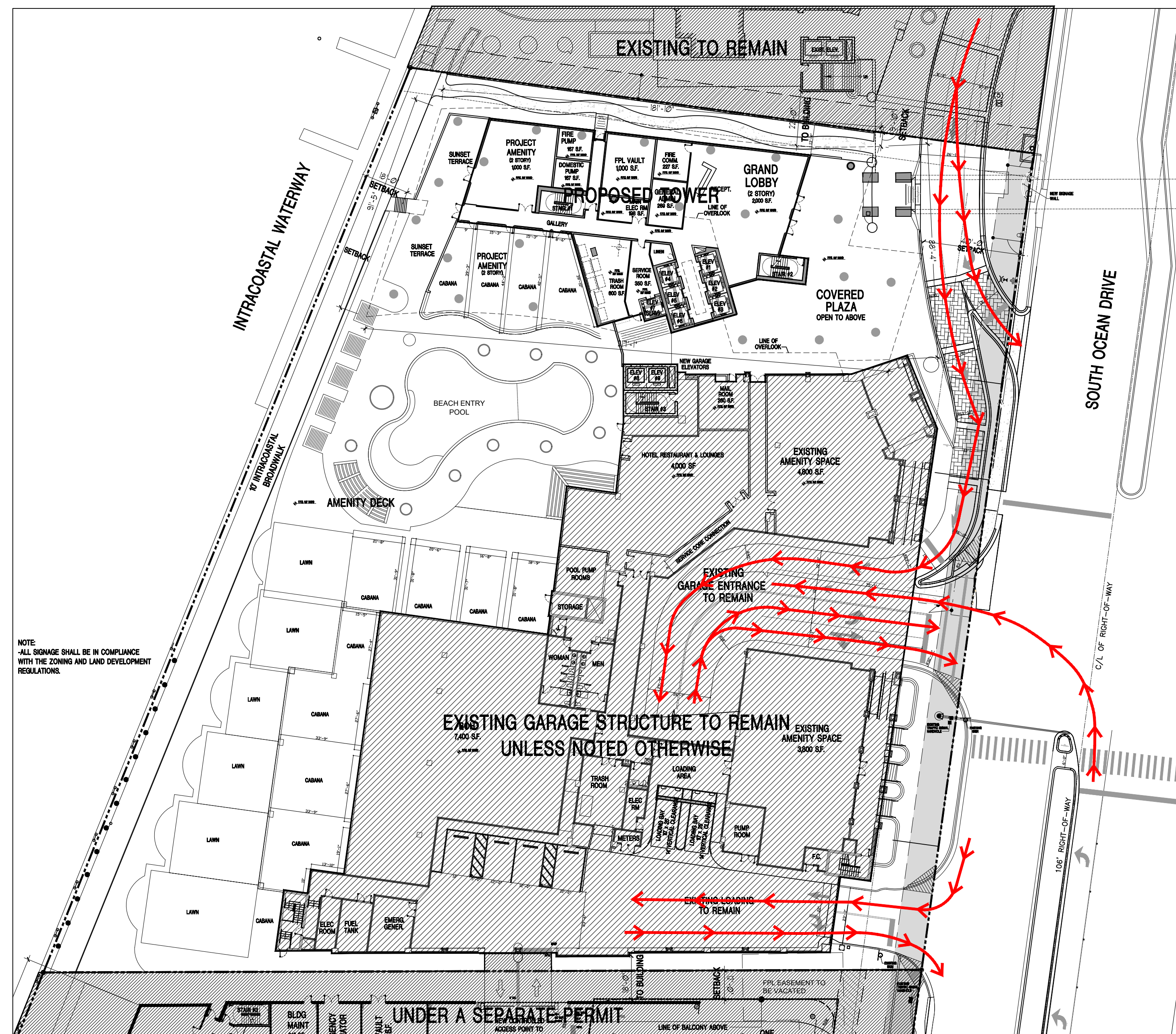
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08/15/2023

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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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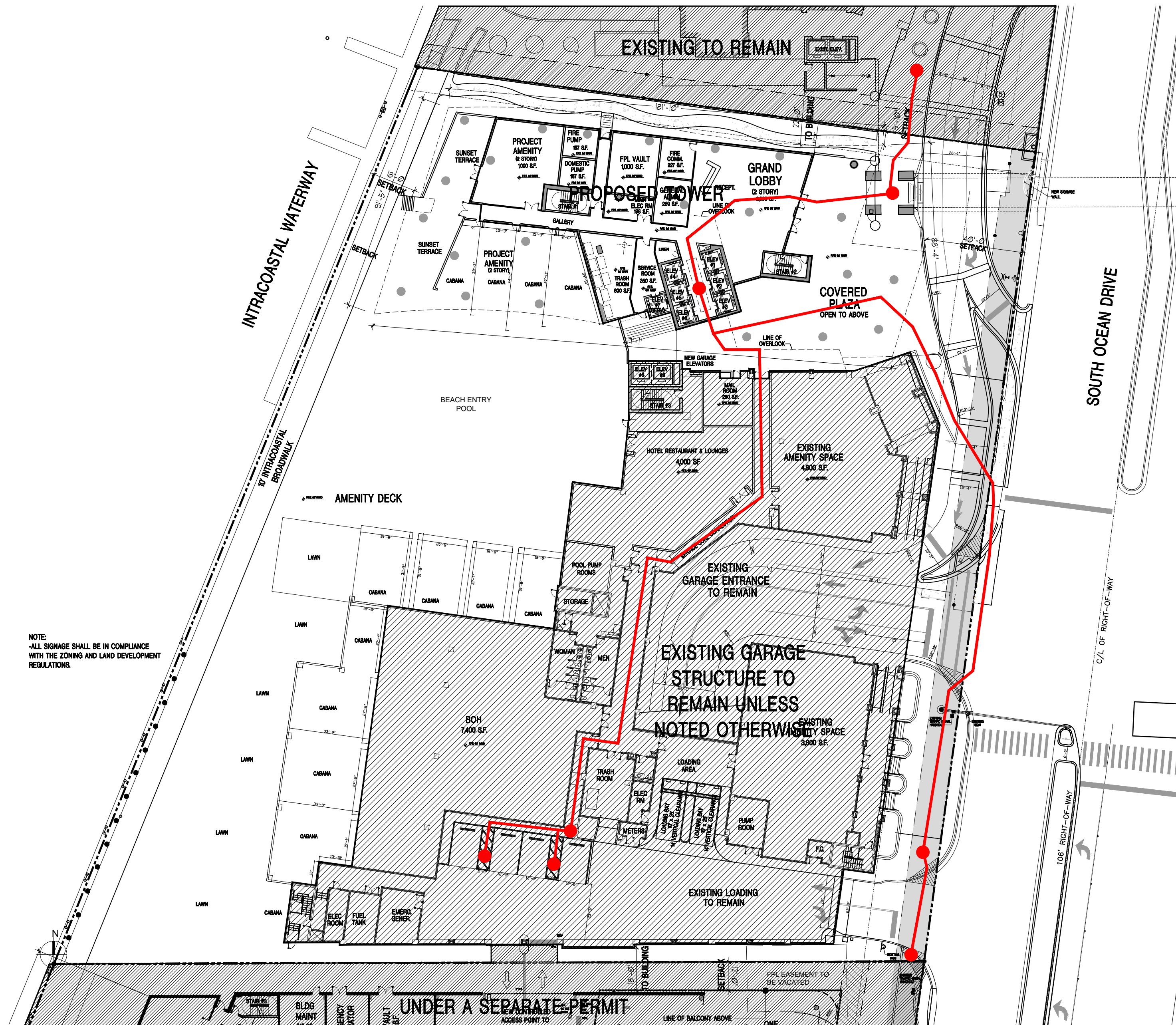
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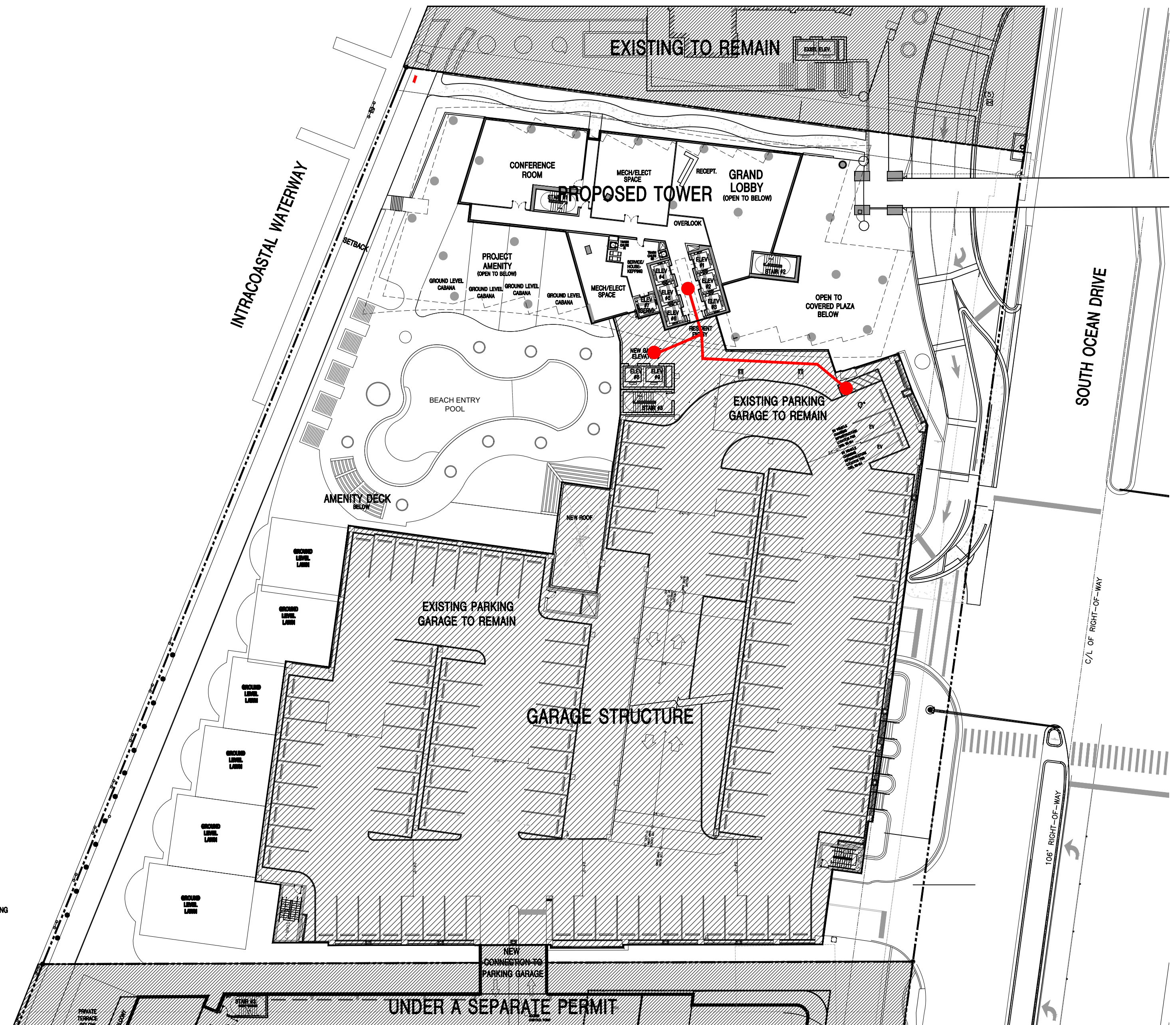
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project:
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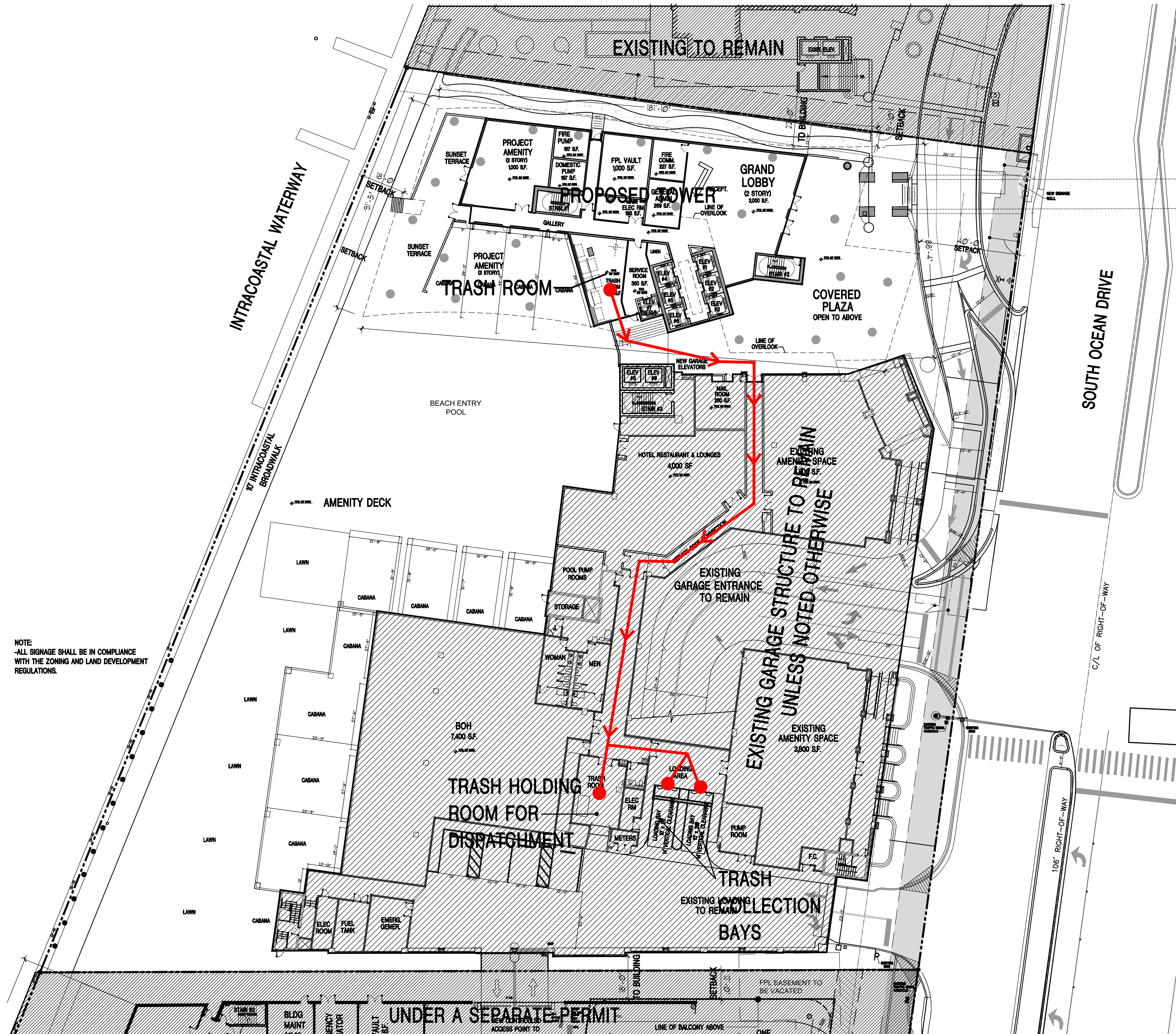
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ACCESSIBLE ROUTES AT GROUND LEVEL
SCALE: N.T.S.



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



TRASH COLLECTION DIAGRAM
SCALE: N.T.S.

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project: 3908

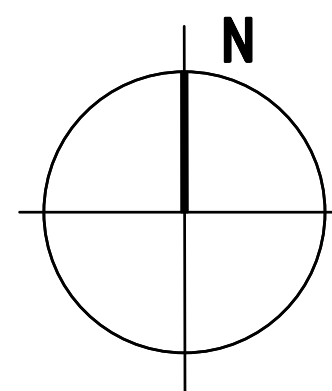
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Total Building Area									
Levels	Garage	Non-FAR / Non Air Conditioned Areas	Amenity Deck	Ballroom	Total Non FAR	Unit Area	FAR / Air Conditioned Areas	Total FAR	Total Gross
Level 1	15,808.01	0.141	27,700.00	45,038.01	0.141	5,501.56	20,066.51	28,655.51	74,463.51
Level 2	4,872.21	956.51	0.01	50,828.51	0.01	1,555.51	2,284.51	5,403.51	56,231.51
Level 3	4,872.21	1,408.51	0.01	51,290.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 4	4,872.21	0.01	0.01	51,290.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 5	4,872.21	0.01	0.01	51,290.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 6	4,872.21	1,408.51	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 7	4,872.21	1,408.51	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 8	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 9	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 10	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 11	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 12	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 13	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 14	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 15	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 16	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 17	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 18	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 19	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 20	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 21	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 22	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 23	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 24	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 25	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 26	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 27	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 28	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 29	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 30	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 31	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 32	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 33	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 34	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 35	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 36	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 37	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 38	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 39	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 40	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 41	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 42	0.01	0.01	0.01	3,046.51	0.01	1,860.51	1,022.51	7,200.51	10,092.51
Level 43	15,808.01	1,408.51	27,700.00	45,038.01	1,408.51	85,779.51	16,099.51	100,879.01	1,009,899.51

AREA CALCULATIONS

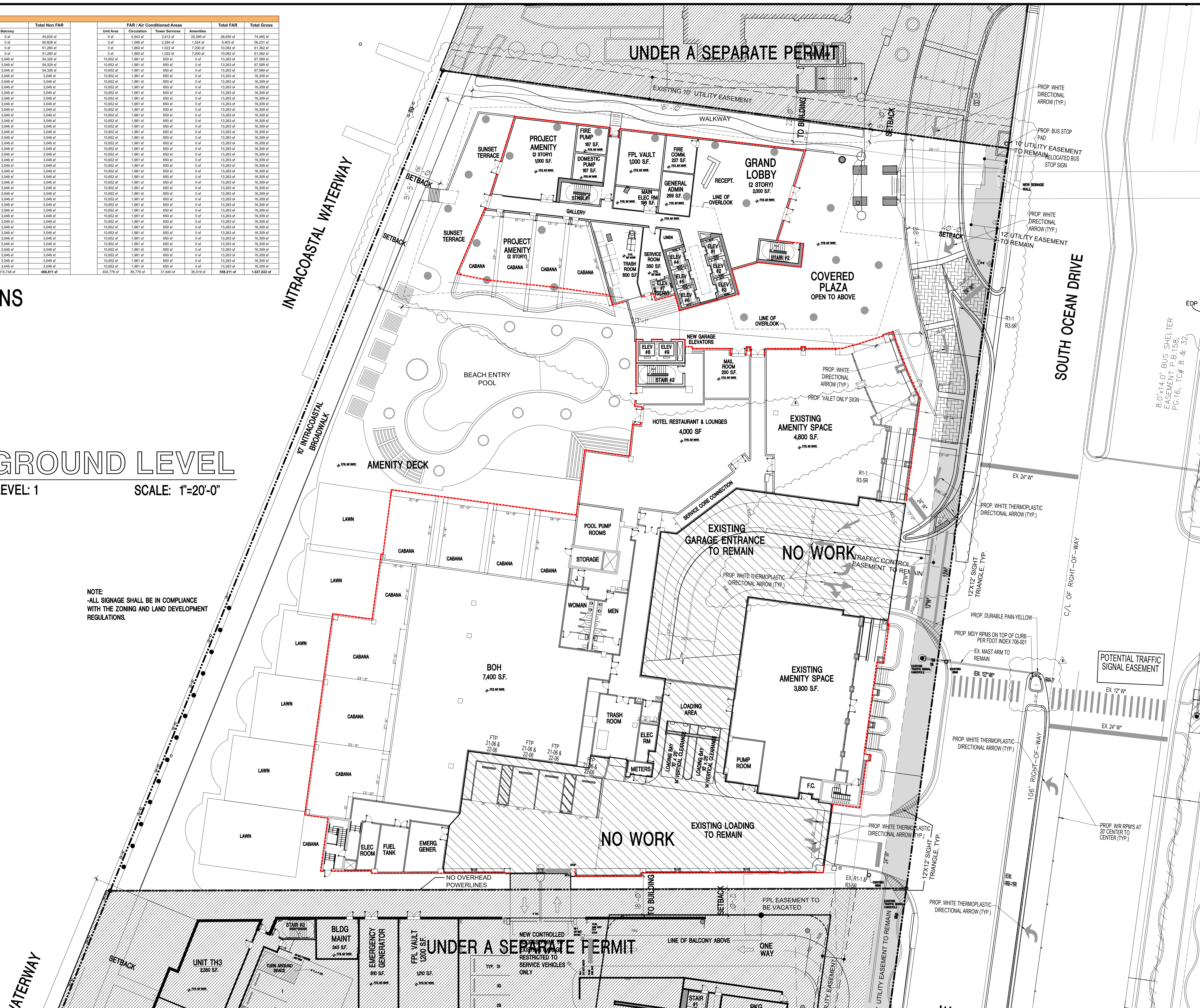


GROUND LEVEL

LEVEL: 1

SCALE: 1"=20'-0"

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



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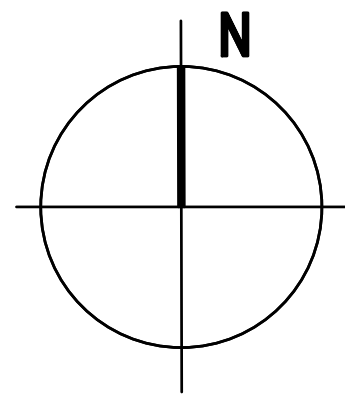
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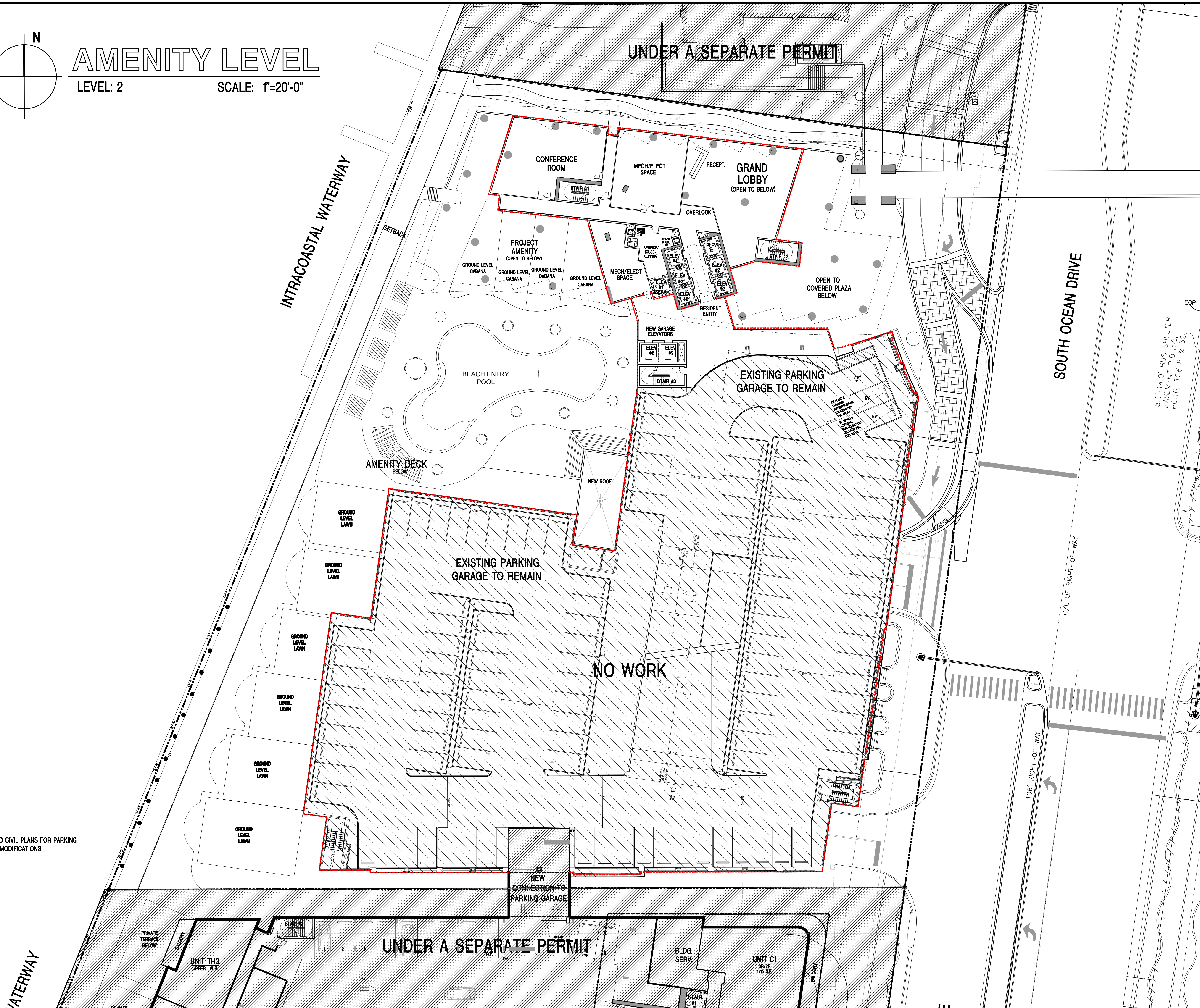


AMENITY LEVEL

LEVEL: 2

SCALE: 1"=20'-0"

NOTE:
REFER TO CIVIL PLANS FOR PARKING
GARAGE MODIFICATIONS



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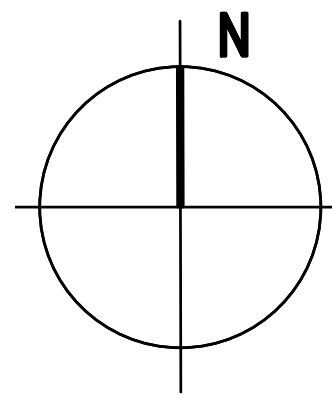
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A2.1

project: 3908



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

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
& O.R.B. 31014, PG. 124, B.C.R.

PLANTER

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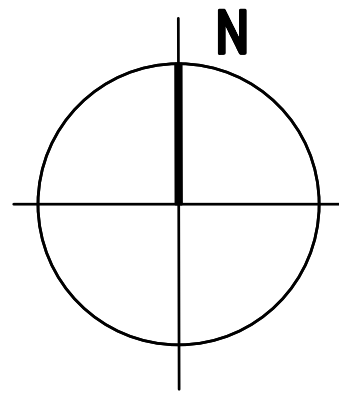
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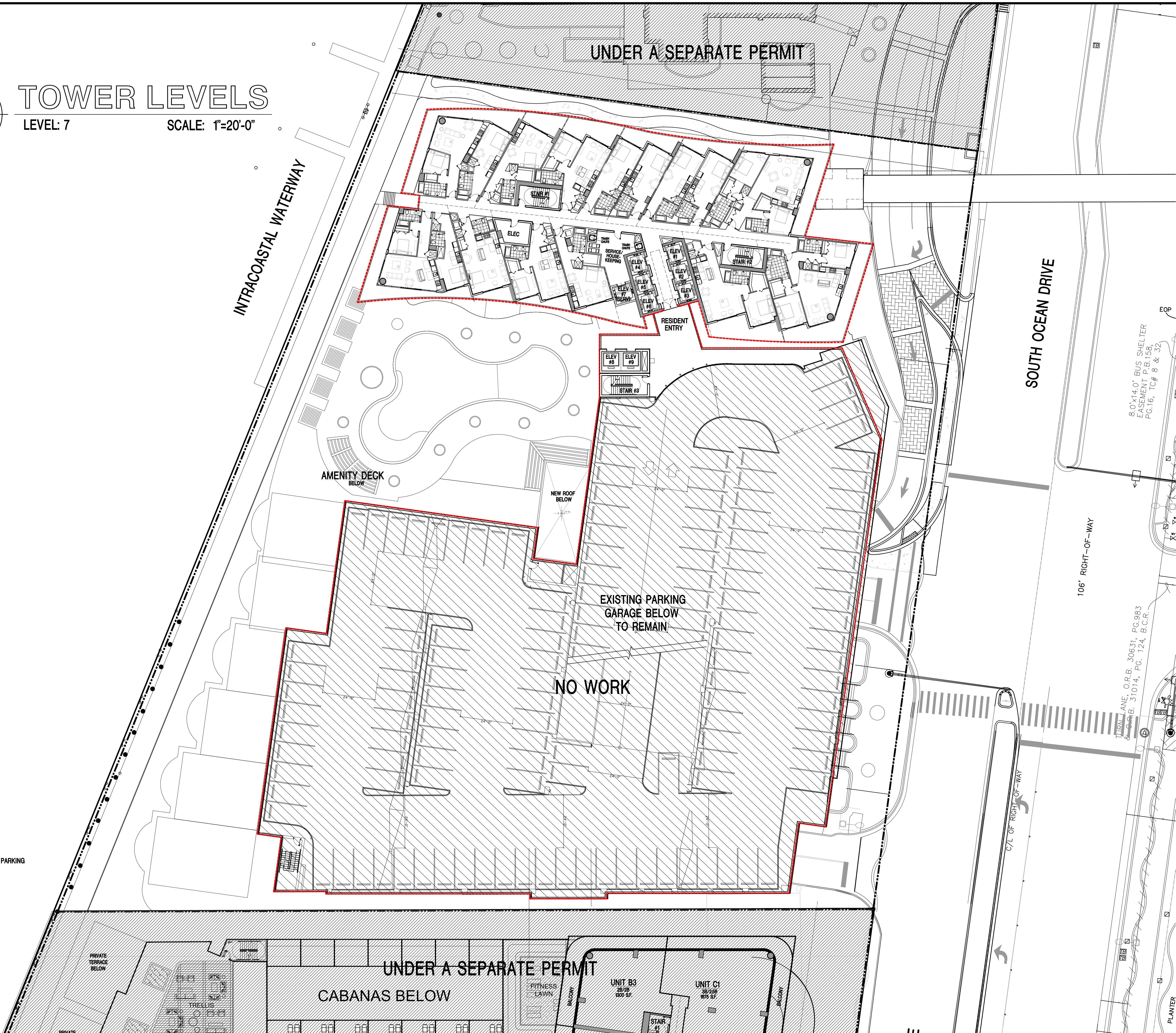


TOWER LEVELS

LEVEL: 7

SCALE: 1"=20'-0"

NOTE:
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GARAGE MODIFICATIONS



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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.

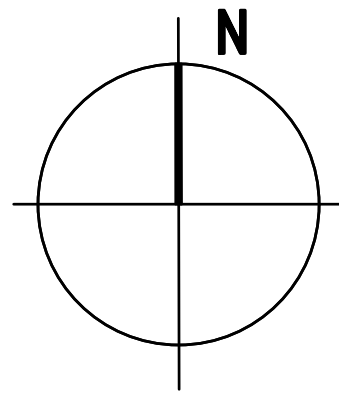
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date: 08/15/2023

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

drawn by: LF/SP/JG/AB

date: 08/15/2023

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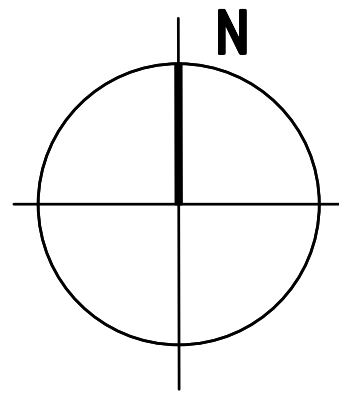
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project: 3908

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

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.

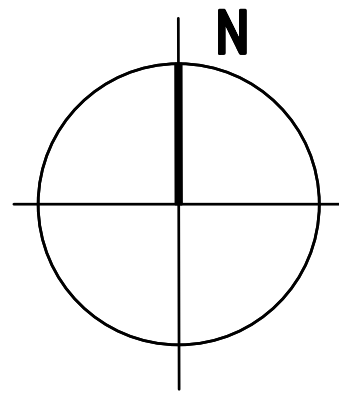
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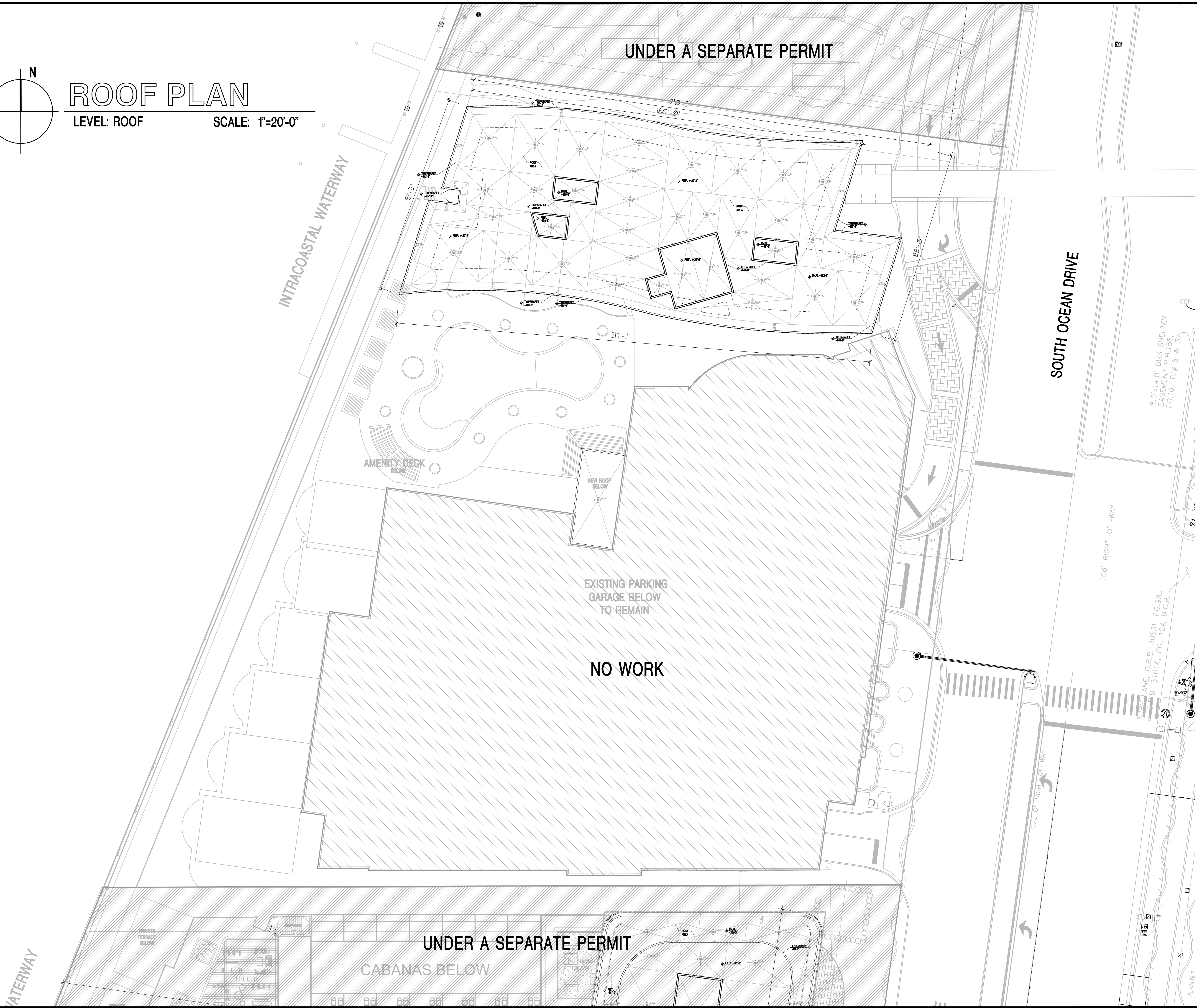
project: 3908



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

revisions:
04-17-23 REV:1 BLDG DEPT.
08-15-23 REV:2 BLDG DEPT.
10-30-23 REV:3 BLDG DEPT.
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date: 08/15/2023
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