

ATTACHMENT A
Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 3/5/2023

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 space and parking Sq Ft/Number of Units: 65K of 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): Most recent ORD 0-2019-25 See PDF re: approval ordinances

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

Explanation of Request: Amendment of the existing PD Zoning and Master Plan to permit 500 condo hotel units and 350 residential units

Number of units/rooms: 500 units condo/hotel and 350 residential units Sq Ft: 470,000 residential - 500,000 hotel

Value of Improvement: 175,000,000 Estimated Date of Completion: 2026/2027

Will Project be Phased? (x) Yes () No If Phased, Estimated Completion of Each Phase
Residential 2026 - Condo/hotel 2027

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: rdonn@trinityinvestments.com

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

Address: 2850 Tigertale 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: _____

Address: _____

Email Address: Debbie.Orshesky@hklaw.com; Pedro.Schell@relatedgroup.com;

Pedro Gassant@hklaw.com; wca@trippscott.com; breese@cpgcre.com

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

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: [Signature] Date: 3.7.23

PRINT NAME: Sean Hehir for HFL Landings Owner LLC Date: _____

Signature of Consultant/Representative: [Signature] Date: 3/15/23

PRINT NAME: Pedro Gassant, Esq and Debbie M. Orshesky, Esq. for Holland and Knight, LLP Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

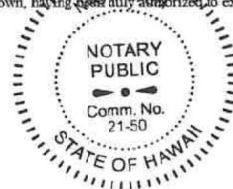
I am the current owner of the described real property and that I am aware of the nature and effect the request for the amendment, as described above, to my property, which is hereby made by me or I am hereby authorizing Holland & Knight, LLP to be my legal representative before the applicable committees,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

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this 7th day of March, 2023, in the First Circuit of the State of Hawaii, before me personally appeared SEAN HEHIR, to me known to be the person described herein, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument entitled GENERAL APPLICATION, comprised of 2 page(s) and dated March 7, 2023 for the free act and deed of such person, and if applicable, in the capacity (ies) shown, having been duly authorized to execute such instrument in such capacity (ies).

[Signature]
Signature of Current Owner

Sean Hehir, for HFL Landings Owner LLC
Print Name



[Signature]
Print Name: Naohi Irum
Notary Public, State of Hawaii
My Commission Expires: 4/25/2025

**THE DIPLOMAT BEACH RESORT
DIPLOMAT LANDING
3210-3690 S. OCEAN DRIVE
HOLLYWOOD, FL 33019**

TITLE COMMITMENT REPORT

Fidelity National Title Insurance Company, Commitment for Title Insurance, Commitment No. FL252109245JC, Project Name: The Diplomat Hotel, 3555 S. Ocean/3210-3451 S Ocean, Effective Date of Commitment: January 27, 2022 @ 8:00 A.M., has been reviewed and Schedule B-II Exceptions as they pertain to survey matters are as follows:

30. Dedications, notes, easements and other relevant matters shown on plat of Beverly Beach, recorded in Plat Book 22, Page 13 of the Public Records of Broward County, Florida. "PORTION OF THE PLAT OF BEVERLY BEACH APPLICABLE TO THE PROPERTY AS DESCRIBED HEREON, RE-PLATTED UNDER DIPLOMAT RESORT AND COUNTRY CLUB PLAT, RECORDED IN PLAT BOOK 158, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA."

31. Dedications, notes, easements and other relevant matters shown on plat of Beverly Beach No. 2, recorded in Plat Book 40, Page 24 of the Public Records of Broward County, Florida. "PORTION OF THE PLAT OF BEVERLY BEACH NO. 2, APPLICABLE TO THE PROPERTY AS DESCRIBED, HEREON RE-PLATTED UNDER DIPLOMAT RESORT AND COUNTRY CLUB PLAT, RECORDED IN PLAT BOOK 158, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA"

32. Dedications, notes, easements and other relevant matters shown on plat of Diplomat Resort and Country Club Plat, recorded in Plat Book 158, Page 16, as amended by Agreement for Amendment of Notation on Plat recorded in Official Records Book 30470, Page 164, as amended by Amendment of Notation on Plat recorded in Official Records Book 48375, Page 469 of the Public Records of Broward County, Florida. "PLAT INFORMATION SHOWN HEREON; PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN O.R.B. 30470, PAGE 164; NVAL REVISIONS AS DESCRIBED IN O.R.B. 48375, PAGE 469, SHOWN HEREON."

33. Lift Station Exchange Agreement as contained within City of Hollywood Resolution No. R-98-452 recorded in Official Records Book 29816, Page 158B, of the Public Records of Broward County, Florida. "LIFT STATION INFORMATION SHOWN HEREON."

34. Perpetual Easement in favor of the State of Florida Department of Transportation recorded in Official Records Book 30631, Page 983, of the Public Records of Broward County, Florida. "PERPETUAL EASEMENT SHOWN HEREON"

35. Agreement by and between Broward County and Diplomat Properties Relating to Nonvehicular Access Lines recorded in Official Records Book 30938, Page 139F, of the Public Records of Broward County, Florida. "NVAL REVISIONS SHOWN HEREON."

36. Declaration in Lieu of Unity of Title recorded in Official Records Book 31030, Page 882, of the Public Records of Broward County, Florida. "PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY AS DESCRIBED IN SAID DOCUMENTS."

37. Easement Agreement by and between Diplomat Properties and the City of Hollywood recorded in Official Records Book 33836, Page 135, of the Public Records of Broward County, Florida. "EASEMENT INFORMATION SHOWN HEREON."

38. Easement in favor of Florida Power and Light Company recorded in Official Records Book 35273, Page 1596, of the Public Records of Broward County, Florida. "EASEMENT INFORMATION SHOWN HEREON."

39. Declaration of Restrictions recorded November 12, 2003 in Official Records Book 36415, Page 23, of the Public Records of Broward County, Florida but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions, violate 42 USC 3604(c). "PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY AS DESCRIBED IN SAID DOCUMENTS."

40. City of Hollywood Development Review Board Resolution No. 06-DV-106 recorded in Official Records Book 43623, Page 437, of the Public Records of Broward County, Florida "PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY AS DESCRIBED IN SAID DOCUMENTS."

41. Declaration of Restrictive Use Covenant recorded in Official Records Book 51050, Page 127, of the Public Records of Broward County, Florida. "PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY AS DESCRIBED IN SAID DOCUMENTS."

42. Grant of Cross Easements, Covenants and Restrictions Agreement by and between Diplomat Hotel Owner LLC and Diplomat Landings Owner LLC recorded in Official Records Book 51050, Page 155, of the Public Records of Broward County, Florida. "PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY AS DESCRIBED IN SAID DOCUMENTS."

43. Terms, conditions and provisions in that certain unrecorded Lease Agreement by and between Diplomat Landings Owner LLC, as Landlord, and Diplomat Hotel Owner LLC, as Tenant, as evidenced by the Short Form Lease (Administrative Space) recorded in Official Records Book 51050, Page 208, of the Public Records of Broward County, Florida. "PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY AS DESCRIBED IN SAID DOCUMENTS."

44. Terms, conditions and provisions in that certain unrecorded Lease Agreement by and between Diplomat Landings Owner LLC, as Landlord, and Diplomat Hotel Owner LLC, as Tenant, as evidenced by the Short Form Lease (Parking Garage) recorded in Official Records Book 51050, Page 224, of the Public Records of Broward County, Florida. "PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY AS DESCRIBED IN SAID DOCUMENTS."

45. Declaration of Restrictive Covenants recorded December 23, 2019 in Official Records Instrument #116251403, of the Public Records of Broward County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). "AREA OF RESIDENTIAL PROPERTY AS DESCRIBED IN SAID DOCUMENTS."

46. Perpetual Easement granted to the State of Florida Department of Transportation, recorded April 14, 2020 in Official Records Instrument #116459382, of the Public Records of Broward County, Florida. "EASEMENT INFORMATION SHOWN HEREON."

47. The Company does not insure title to any land lying between the mean high water line on the date of recordation of the Erosion Control Line Plat in Miscellaneous Book 5, Page 7, of the Public Records of Broward County, Florida, and the Erosion Control Line as shown therein, which may have vested in the insured or its predecessors in title pursuant to Chapter 161, Florida Statutes. "PROPERTY AS DESCRIBED HEREON NOT WITHIN THE AREA OF THE EROSION CONTROL LINE."

48. Due to all or a part of the land described herein being artificially filled in land in what was formerly navigable waters, this policy is subject to the right of the United States Government and/or the State of Florida, arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce and/or the inalienable right of the State of Florida in the lands and/or waters of such character.

49. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.

50. Riparian and/or littoral rights are not insured.

51. No coverage is afforded by this policy for the dock facilities located along the Western boundary of the subject property in the Intracoastal Waterway.

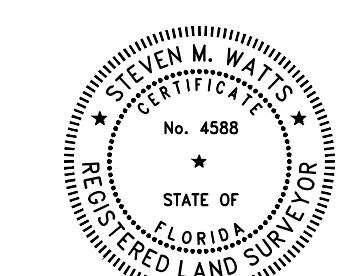
CERTIFICATION

CERTIFIED TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY; DIPLOMAT FLORIDA HOTEL LLC, A DELAWARE LIMITED LIABILITY COMPANY; DIPLOMAT FLORIDA LANDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY; DIPLOMAT FLORIDA PARCEL A, A DELAWARE LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(c), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 4, 2022.

DATE OF PLAT OR MAP: MARCH 4, 2022

NAME: STEVEN M. WATTS
REGISTRATION/LICENSE NUMBER: PSM 4588



LEGAL DESCRIPTION

Tract 2: (Diplomat Landing)

The land referred to herein below is situated in the County of Broward, State of FL, and described as follows:

Parcel 1:

All of Parcel C and a Portion of Parcel D, Diplomat Resort and Country Club Plat, according to the plat thereof as recorded in Plat Book 158, Page 16, of the Public Records of Broward County, Florida, together with a portion of Beverly Beach No. 2, according to the plat thereof as recorded in Plat Book 40, Page 24 of said Public Records of Broward County, Florida, all being more particularly described as follows:

Beginning at the Southeast corner of said Parcel C, said point being located on the Westerly right-of-way line of South Ocean Boulevard (State Road A-1-A) as shown on said Diplomat Resort and Country Club Plat;

Thence South 87°18'02" West on the South line of said Parcel C, a distance of 421.96 feet to the Southwest corner of said Parcel C, said point being located on 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 North 19°22'37" East on the Westerly line of said Parcels C and D and on the Westerly line of said portion of Beverly Beach No. 2 and on said Easterly right-of-way line of the Intracoastal Waterway, a distance of 888.83 feet;

Thence North 04° 32'14" East continuing on said Westerly line of Parcel D and on said Easterly right-of-way line of the Intracoastal Waterway, a distance of 239.97 feet to the Northwest corner of said Parcel D;

Thence South 84°52'00" East on the North line of said Parcel D, a distance of 60.83 feet to the Northwest corner of a parcel of land described in that certain Warranty Deed recorded in Official Records Book 33836, Page 130 of the Public Records of Broward County, Florida;

Thence South 05°08'00" West on the Westerly line of said parcel of land, a distance of 22.50 feet to the Southwest corner of said parcel of land;

Thence South 54°52'00" East on the South line of said parcel of land, a distance of 141.00 feet to the intersection with the Easterly line of said Parcel D and with said Westerly right-of-way line of South Ocean Boulevard (State Road A-1-A);

Thence South 05°08'00" West on said East line of Parcel D and on said Westerly right-of-way line of South Ocean Boulevard (State Road A-1-A), a distance of 20.96 feet to the Northerly most corner of a right-hand turn lane as described in that certain Warranty Deed recorded in Official Records Book 31014, Page 124 of the Public Records of Broward County, Florida;

Thence Southwesterly on the Westerly line of said right-hand turn lane the following three (3) courses and distances:

South 18°37'45" West, a distance of 51.42 feet;

South 05°08'00" West, a distance of 288.00 feet;

South 84°52'00" East, a distance of 12.00 feet to the intersection with said East line of Parcel D and with said Westerly right-of-way line of South Ocean Boulevard (State Road A-1-A);

Thence South 05°08'00" West on said East line of Parcel D, on the East line of said Parcel C, and on said Westerly right-of-way line of South Ocean Boulevard (State Road A-1-A) as shown on Diplomat Resort and Country Club Plat and as described in Official Records Book 30361, Page 978 of the Public Records of Broward County, Florida, a distance of 662.50 feet to the Point of Beginning.

Said lands lying in the City of Hollywood, Broward County, Florida.

Formerly described as:

Parcel 2:

Parcel C, Diplomat Resort and Country Club Plat, according to the plat thereof, as recorded in Plat Book 158, at Page 16, of the Public Records of Broward County, Florida.

Formerly known as:

All of Beverly Beach No. 2, according to the plat thereof, as recorded in Plat Book 40, at Page 24, of the Public Records of Broward County, Florida, with the exception of the following described Parcels A and B, to wit:

Parcel A:

That part of said Beverly Beach No. 2, described as follows:

Beginning at the Northeast corner of said subdivision; thence run South along the West right-of-way line of S. Ocean Drive (State Road A1A) 20 feet; thence, run West parallel to the North line of said Subdivision 147 feet; thence run South parallel to S. Ocean Drive (State Road A1A) 40 feet; thence run West parallel to the North line of said subdivision 60 feet; thence run North parallel to S. Ocean Drive (State Road A1A) 60 feet to the North line of said subdivision; thence run East along the Northline of said subdivision 207 feet to the Point of Beginning.

Parcel B:

That part of said Beverly Beach No. 2, described as follows:

Beginning at a point on the North line of said subdivision, said point being located 207 feet West of the Northeast corner of said subdivision; thence run South parallel to S. Ocean Drive (State Road A1A) a distance of 10 feet; thence run West parallel to the Northline of said subdivision 56 feet, more or less, to the Westerly line of said subdivision; thence run Northeastly along said Westerly line of said subdivision 10 feet, more or less, to the Northwest corner of said subdivision; thence run East along said North line of said subdivision 56.27 feet, more or less, to the Point of Beginning.

And

(2 Acre Parcel)

A portion of Parcel "C", "Diplomat Resort and Country Club Plat", according to the plat thereof, as recorded in Plat Book 158, at Page 16, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of Parcel "C", said point being on the West right-of-way line of South Ocean Drive (State Road A-1-A) as shown on said plat; thence South 87°18'02" East on the South line of said Parcel "C", 421.96 feet to the Southwest corner of said Parcel "C"; thence North 19°22'37" East on the West line of said Parcel "C"; thence North 86°47'09" East, 363.17 feet to a point on the East line of said Parcel "C" and said West right-of-way line; thence South 05°08'00" West on said East line and said West right-of-way line, 223.06 feet to the Point of Beginning.

Parcel 5:

Parcel D, Diplomat Resort and Country Club Plat, according to the plat thereof, as recorded in Plat Book 158, Page 16, of the Public Records of Broward County, Florida.

LEGAL DESCRIPTION (CONTINUED)

Formerly known as:

Lots 30, 31, 32 and 33, in Block 15, of Beverly Beach, according to the plat thereof, as recorded in Plat Book 22, Page 13, of the Public Records of Broward County, Florida.

Less and excepting the Deed for right hand turn lanes as recorded in Official Records Book 31014, Page 124, of the Public Records of Broward County, Florida.

Also, less and excepting the dedicated right-of-way as recorded in Official Records Book 30631, Page 978, of the Public Records of Broward County, Florida.

And less and except lands described in Official Records Book 33836, Page 130, of the Public Records of Broward County, Florida.

Together with easement rights for the benefit of Parcel 5, created by that certain Warranty Deed recorded in Official Records Book 33836, Page 130, of the Public Records of Broward County, Florida.

And

Parcel 7:

That part of Beverly Beach No. 2, described as follows:

Beginning at the Northeast corner of said subdivision; thence run South along the West right-of-way line of S. Ocean Drive (State Road A1A) for a distance of twenty (20) feet; thence, run West parallel to the North line of said subdivision a distance of one hundred forty-seven (147) feet; thence run South parallel to S. Ocean Drive (State Road A1A) for forty (40) feet; thence run West parallel to the North line of said subdivision for a distance of sixty (60) feet; thence run North parallel to S. Ocean Drive (State Road A1A) for a distance of sixty (60) feet to the North line of said subdivision; thence run East along the North line of said subdivision for a distance of two hundred and seven (207) feet to the Point of Beginning.

And

Parcel 8:

The legal description is listed as Parcel B in Quit Claim Deed recorded in Official Records Book 15062, at Page 881, of the Public Records of Broward County, Florida, and is more particularly described as follows:

Parcel B:

That part of Beverly Beach No. 2, described as follows:

Beginning at a point on the North line of said subdivision, said point being located 207 feet West of the Northeast corner of said subdivision; thence run South parallel to S. Ocean Drive (State Road A1A) a distance of 10 feet; thence run West parallel to the Northline of said subdivision 56 feet, more or less, to the Westerly line of said subdivision; thence run Northeastly along said Westerly line of said subdivision 10 feet, more or less, to the Northwest corner of said subdivision; thence run East along said North line of said subdivision 56.27 feet, to the Point of Beginning.

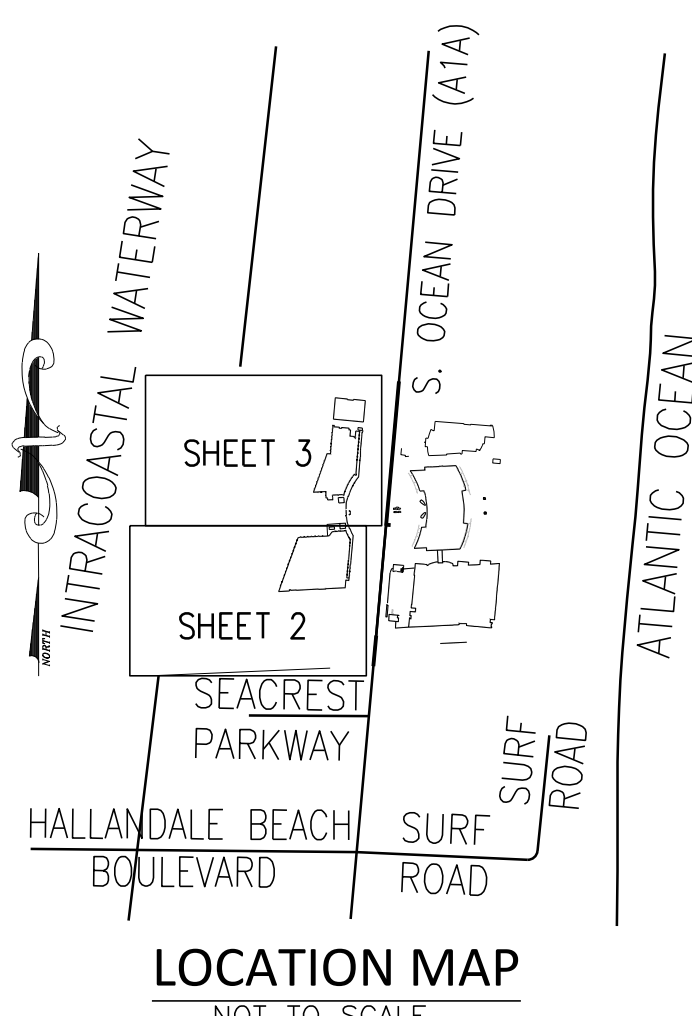
Also known as:

A portion of "Beverly Beach No. 2", according to the plat thereof, as recorded in Plat Book 40, Page 24, of the Public Records of Broward County, Florida, more particularly described as follows:

Commence at the Northeast corner of "Beverly Beach No. 2"; thence North 84°52'00" West on the North line of said plat, also being the South line of Parcel "D", "Diplomat Resort and Country Club Plat", according to the plat thereof, as recorded in Plat Book 158, at Page 16, of the Public Records of Broward County, Florida, a distance of 207.00 feet to the Point of Beginning; thence South 05°08'00" West, 10.00 feet to the Northerly boundary of Parcel "C", of said "Diplomat Resort and Country Club Plat"; thence North 84° 52'00" West on said Northerly boundary, 58.81 feet to the Northwest corner of Parcel "C", said point being on the Easterly right-of-way line of Intracoastal Waterway as shown on Plat Book 17, at Page 24, of the Public Records of Broward County, Florida; thence North 19°22'37" East on said Easterly right-of-way line, 10.32 feet to the Northwest corner of "Beverly Beach No. 2"; thence South 84°52'00" East on said North line of "Beverly Beach No. 2", a distance 56.27 feet to the Point of Beginning.

Parcel 2:

Together with the Maintenance and Repairs Easement, Pedestrian Beach Access Easement, Shared Facilities Easement and Parking Easement created in the Grant of Cross Easements, Covenants and Restrictions Agreement recorded August 28, 2014 in Official Records Book 51050, Page 155, of the Public Records of Broward County, Florida.



REPORT OF SURVEY

- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE ABSTRACTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. FL252109245JC, EFFECTIVE DATE OF COMMITMENT: JANUARY 27, 2022 @ 8:00 A.M.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE UNDERGROUND UTILITIES, FOOTINGS AND/OR FOUNDATIONS.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF PARCEL 'A' OF DIPLOMAT RESORT AND COUNTRY CLUB ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA HAVING A BEARING OF SOUTH 87°18'02" WEST.
- SAID SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF AE-7', AE-9', AE-10', VE-10', VE-12', X AND X-0.2% BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 12011C0751H, WITH A DATE OF IDENTIFICATION OF 8/18/2014, COMMUNITY NUMBER 125113 AND LETTER OF MAP REVISION (LOMR) 15-04-6825P, EFFECTIVE 9/7/16 IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID SURVEYED PROPERTY IS SITUATED. THE SURVEY DISPLAYS THE LIMITS OF EACH ZONE AS OBTAINED DIGITALLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S WEBSITE.
- PROPERTY ADDRESSES (SUPPLIED BY PAUL HASTINGS, LLP):
FEE SIMPLE PARCEL: 3555 SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA, 33019 (HOTEL)
3555 SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA, 33019 (CONVENTION CENTER)

LEASE PARCELS: 3400 AND 3600 SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA, 33019 (PARKING GARAGES)
3460 SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA, 33019 (BRISTOLS BURGER)
3200-3680 SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA, 33019 (RETAIL & RELATED FACILITIES)
- FEE SIMPLE PARCEL CONTAINS:
1041 REGULAR PARKING SPACES
11 HANDICAPPED PARKING SPACES
5 MOTORCYCLE PARKING SPACES
2 ELECTRIC VEHICLE PARKING SPACES
1,059 TOTAL AND ARE SHOWN HEREON AS TO THE EXTENT POSSIBLE.

LEASEHOLD PARCEL No. 3 CONTAINS:
1391 REGULAR PARKING SPACES
18 HANDICAPPED PARKING SPACES
4 MOTORCYCLE PARKING SPACES
1,413 TOTAL AND ARE SHOWN HEREON AS TO THE EXTENT POSSIBLE.
- THERE WAS NO OBSERVED EVIDENCE OF: CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, OR SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- ALL BEARINGS, DISTANCES ARE IN SUBSTANTIAL ACCORDANCE WITH THE RECORDED DOCUMENTS UNLESS OTHERWISE NOTED.
- ZONING INFORMATION: THE PROPERTY IS ZONED PD-PLANNED UNIT DEVELOPMENT DISTRICT
A. BUILDING SET-BACK LINES:
INTERNAL STREETS: 25-FEET FROM ALL PUBLIC ROAD RIGHTS-OF-WAY.
EXTERNAL STREETS: 25-FEET AND SHALL BE LANDSCAPED.
B. FLOOR SPACE AREA RESTRICTIONS: NONE REQUIRED.
C. MAXIMUM BUILDING HEIGHT REQUIREMENTS: NONE REQUIRED.
D. BUILDING SITE AREA REQUIREMENTS: NONE REQUIRED.
E. BUILDING DENSITY FORMULA: NONE REQUIRED.
SOURCE: THE PLANNING AND ZONING RESOURCE COMPANY, REVISED DRAFT DATED AUGUST 8, 2017, PZR SITE NUMBER 105399-1. CONTACT INFORMATION: ADDRESS; 1300 SOUTH MERIDIAN AVENUE, SUITE 400, OKLAHOMA ITY, OKLAHOMA 73108, PHONE (405) 840-4344.
- CALVIN, GIORDANO, AND ASSOCIATES, INC. MAINTAINS \$1,000,000 PER EACH OCCURRENCE, AND \$2,000,000 GENERAL AGGREGATE OF PROFESSIONAL LIABILITY INSURANCE.
- NO PORTION OF DESCRIBED PROPERTY LIES EAST OF THE EROSION CONTROL LINE PER INSTRUMENT RECORDED IN MISCELLANEOUS PLAT BOOK BOOK 5, PAGE 7 OF BROWARD COUNTY RECORDS.
- THERE WERE NO JURISDICTIONAL WETLANDS DELINEATED ON THIS PROJECT.
- NO RECORDED DOCUMENTATION WAS PROVIDED FOR THE GAS LINE EASEMENT NEAR THE NW CORNER OF THE SUBJECT PROPERTY AS SHOWN ON SHEETS 2 AND 3. ITS LOCATION IS BASED ON A SKETCH AND LEGAL DESCRIPTION PREPARED BY CALVIN, GIORDANO AND ASSOCIATES, INC. IN SEPTEMBER OF 2006. THERE ARE SEVERAL GAS VALVES LOCATED WITHIN THIS EASEMENT.
- THE RELATIVE POSITIONAL PRECISION OF THIS SURVEY MEETS THE 95 PERCENT CONFIDENCE LEVEL AND IS WITHIN THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION OF 0.07 FEET PLUS 50 PARTS PER MILLION OF THE MONUMENTS AND/OR WITNESSES MARKING THE CORNERS OF THE SURVEYED PROPERTY.
- LOCATIONS OF EXISTING UTILITIES ON OR SERVING THE PROPERTY WERE OBTAINED VIA ABOVE GROUND OBSERVATIONS ONLY. UTILITY LOCATE REQUESTS REQUIRE A DIG TICKET FOR FUTURE EXCAVATION /CONSTRUCTION AS A RESULT OF NO PENDING EXCAVATION/CONSTRUCTION THE LOCATION SERVICES WERE UNAVAILABLE.

SURVEY DATE	03-04-2022
DRAWN DATE	KP 03-04-2022
CHECKED DATE	SMW 03-10-2022

Calvin, Giordano & Associates, Inc.
A SURVEYING COMPANY
1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
Phone: 954.921.7781 • Fax: 954.921.8807
Certificate of Authorization #791

**ALTA/NSPS LAND TITLE SURVEY
MAP OF BOUNDARY SURVEY**

**THE DIPLOMAT BEACH RESORT
DIPLOMAT LANDING
HOLLYWOOD, BROWARD COUNTY, FLORIDA**

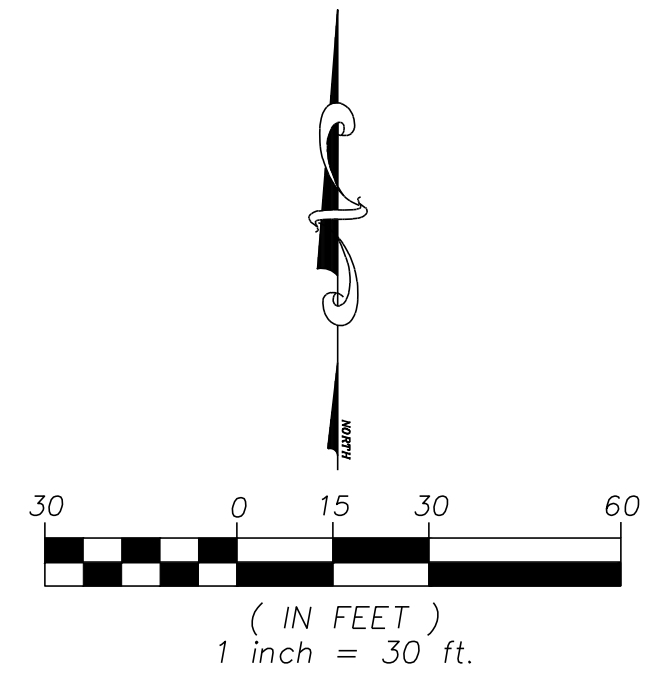
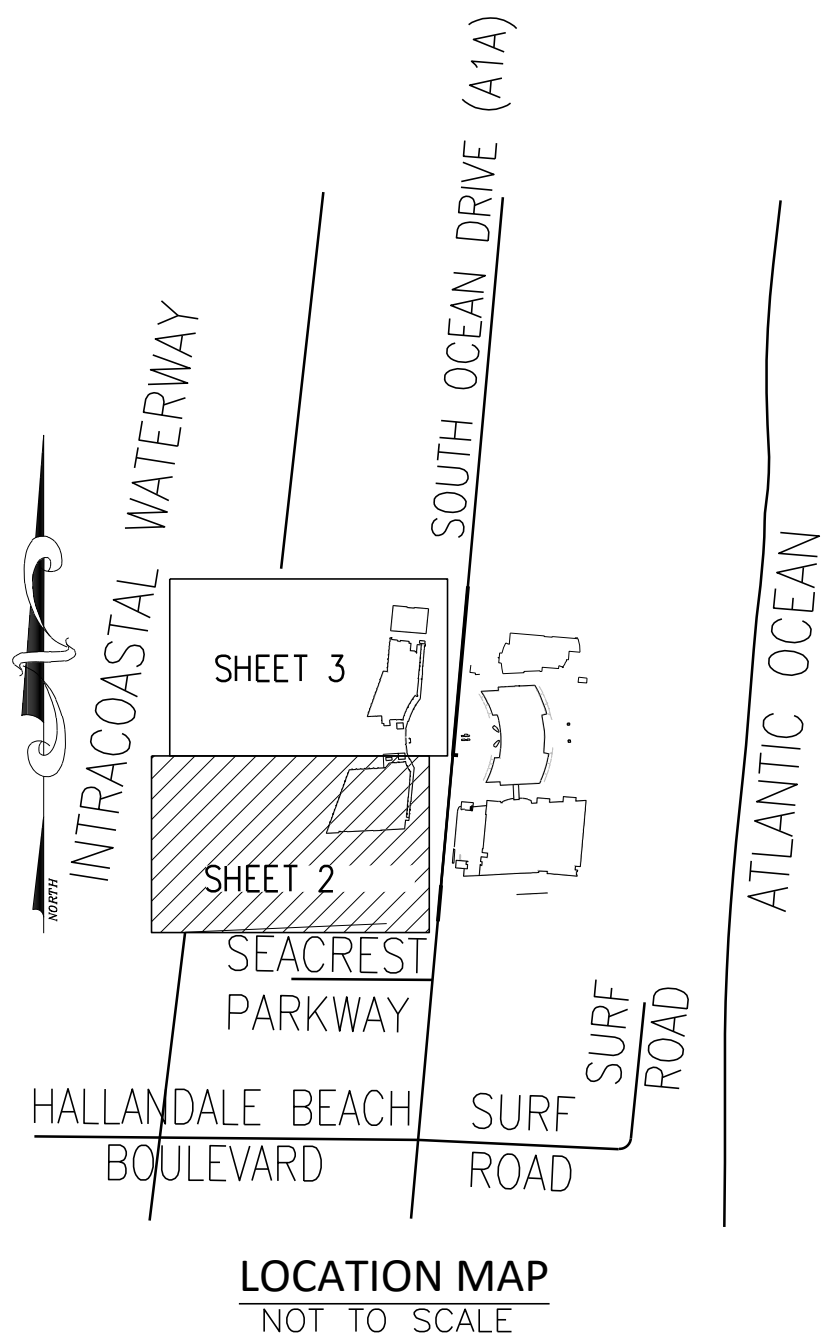
SEAL
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
STEVEN M. WATTS
PSM NO. 4588

SCALE	N/A
PROJECT NO.	22-6009
CAD FILE	

SHEET:
1 OF 3

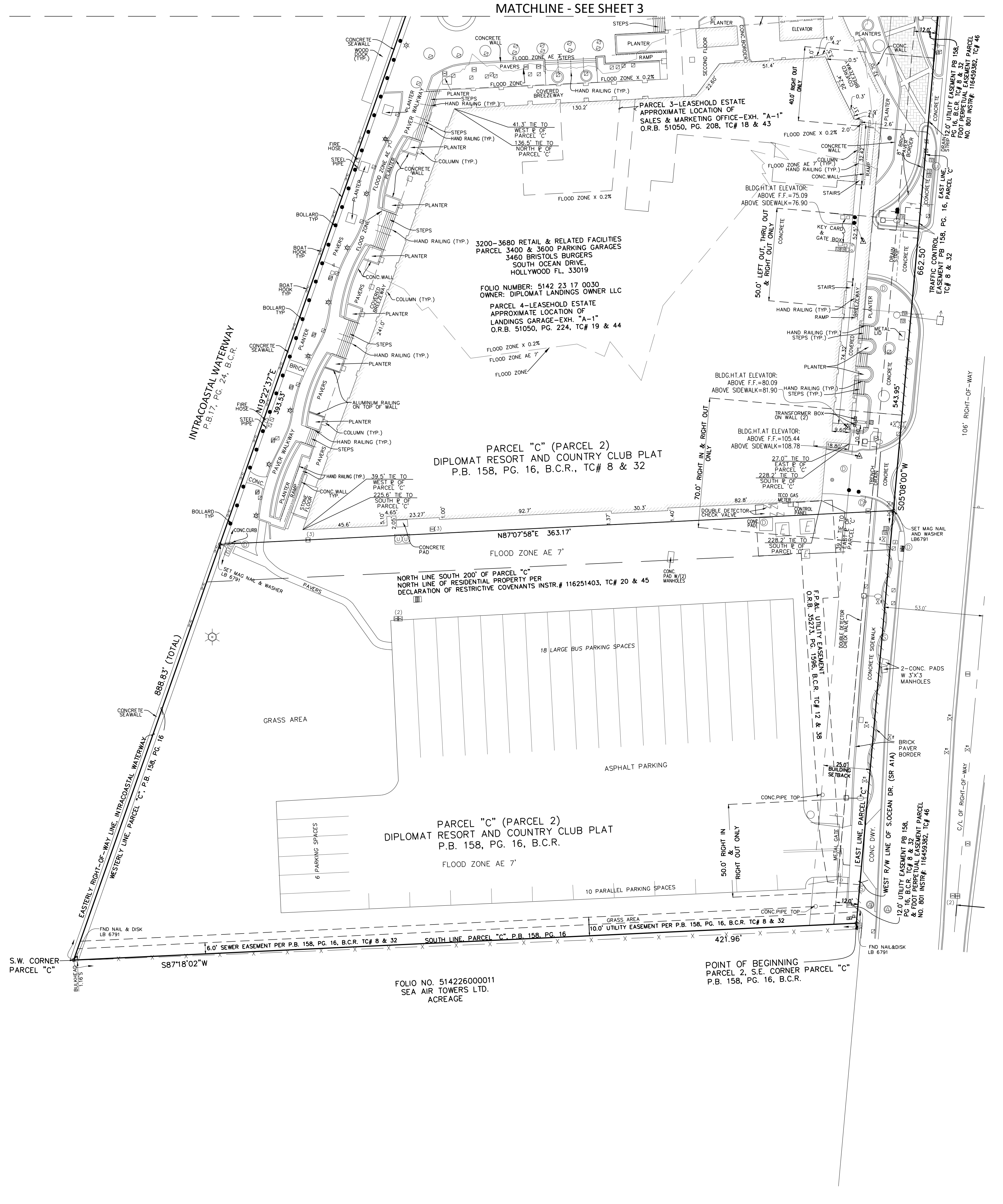
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File Name: P:\Projects\2022\Survey\SKETCH\22-6009-V-AL-Diplomat Hotel-ALTA 2022.dwg - (Plotted by: Steve Watts on Tuesday, March 15, 2022 11:39:59 AM)



- SYMBOL LEGEND**
- ⊠ = BACKFLOW PREVENTOR
 - = BOLLARD
 - ⊞ = CATCH BASIN
 - ⊙ = CLEANOUT
 - ⊕ = COLUMN
 - ⊞ = CONC. POWER POLE
 - ⊙ = CROSS WALK SIGNAL POLE
 - ⊙ = DRAINAGE MANHOLE
 - ⊞ = DOUBLE PREVENTION CHECK VALVE
 - ⊞ = ELECTRIC BOX
 - ⊞ = ELECTRIC HANDHOLE
 - ⊞ = ELECTRIC METER/RACK
 - x = FENCE
 - ⊞ = FIBER OPTIC
 - ⊞ = FIRE HYDRANT
 - ⊞ = FLAG POLE
 - ⊙ = FOUND PROPERTY CORNER
 - ⊞ = FPL TRANSFORMER PAD
 - ⊞ = GAS METER
 - ⊞ = GAS VALVE
 - ⊞ = GREASE TRAP/MANHOLE
 - ⊞ = GUY ANCHOR
 - ⊞ = IRRIGATION VALVE
 - ⊞ = LAMP POST
 - ⊞ = MAST ARM
 - ⊞ = METAL LIGHT POLE
 - ⊞ = OVERHEAD ELECTRIC
 - ⊞ = PARKING METER
 - ⊞ = SANITARY MANHOLE
 - ⊞ = SANITARY VALVE
 - ⊞ = SIGN
 - ⊞ = TELEPHONE HANDHOLE
 - ⊞ = TRAFFIC SIGNAL HANDHOLE
 - ⊞ = WATER METER
 - ⊞ = WATER VALVE
 - ⊞ = WOOD POST
 - ⊞ = WOOD POWER POLE
 - ⊞ = NON-VEHICULAR ACCESS LINE

- ABBREVIATIONS**
- ALUM. = ALUMINUM FENCE
 - B.C.R. = BROWARD COUNTY RECORDS
 - BLDG. = BUILDING
 - CATV = CABLE TELEVISION
 - ⊕ = CENTERLINE
 - CLF = CHAIN LINK FENCE
 - COL. = COLUMN
 - CONC. = CONCRETE
 - CBS = CONCRETE BLOCK W STUCCO
 - C&G = CURB & GUTTER
 - D.B. = DEED BOOK
 - E-O-P = EDGE-OF-PAVEMENT
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FPL = FLORIDA POWER & LIGHT
 - FND. = FOUND
 - GRAV. = GRAVEL
 - I.P. = IRON PIPE
 - I.R. = IRON ROD
 - 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
 - PRM = PERMANENT REFERENCE MONUMENT
 - P.B. = PLAT BOOK
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - R/W = RIGHT-OF-WAY
 - S.R. = STATE ROAD
 - TC = TITLE COMMITMENT
 - W = WITH
 - M.P.B. = MISCELLANEOUS PLAT BOOK
 - CA = CENTRAL ANGLE
 - SIRC = SET IRON ROD & CAP
 - FIRC = FOUND IRON ROD & CAP
 - L = LENGTH
 - R = RADIUS
 - F.F. = FINISH FLOOR
 - EOW = EDGE OF WATER
 - PL = PROPERTY LINE
 - HT. = HEIGHT

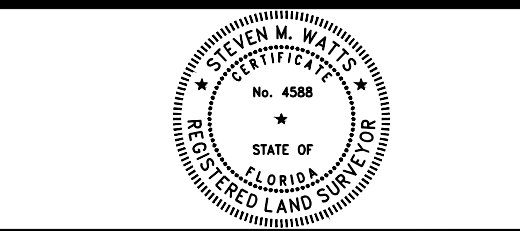


NO	DATE	REVISION	BY	NO	DATE	REVISION	BY
1	9/16/2019	REVISE CERTIFICATION ENTITIES & ADD ABBREVIATIONS/LEGEND	SMW				

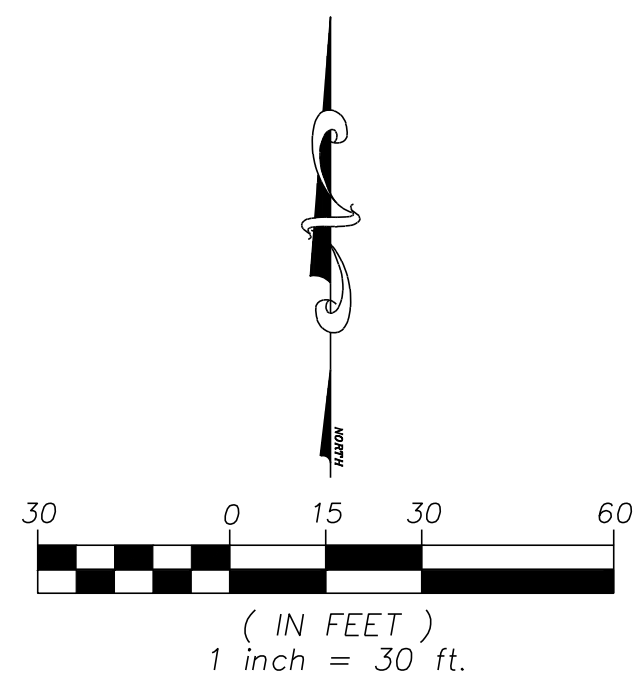
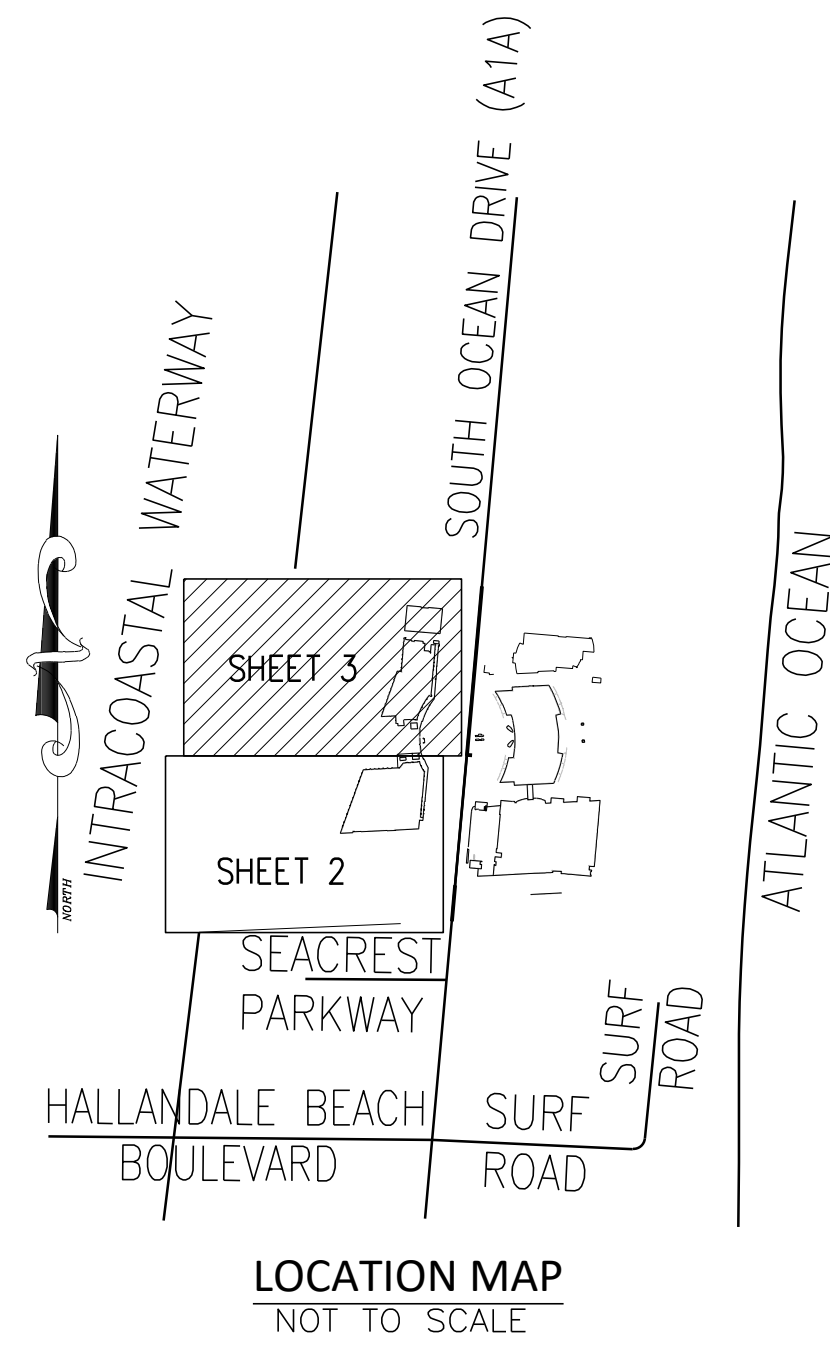
Calvin, Giordano & Associates, Inc.
 A SAFEPLAN COMPANY
 1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33315
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ALTA/NSPS LAND TITLE SURVEY
MAP OF BOUNDARY SURVEY

THE DIPLOMAT BEACH RESORT
DIPLOMAT LANDING
HOLLYWOOD, BROWARD COUNTY, FLORIDA

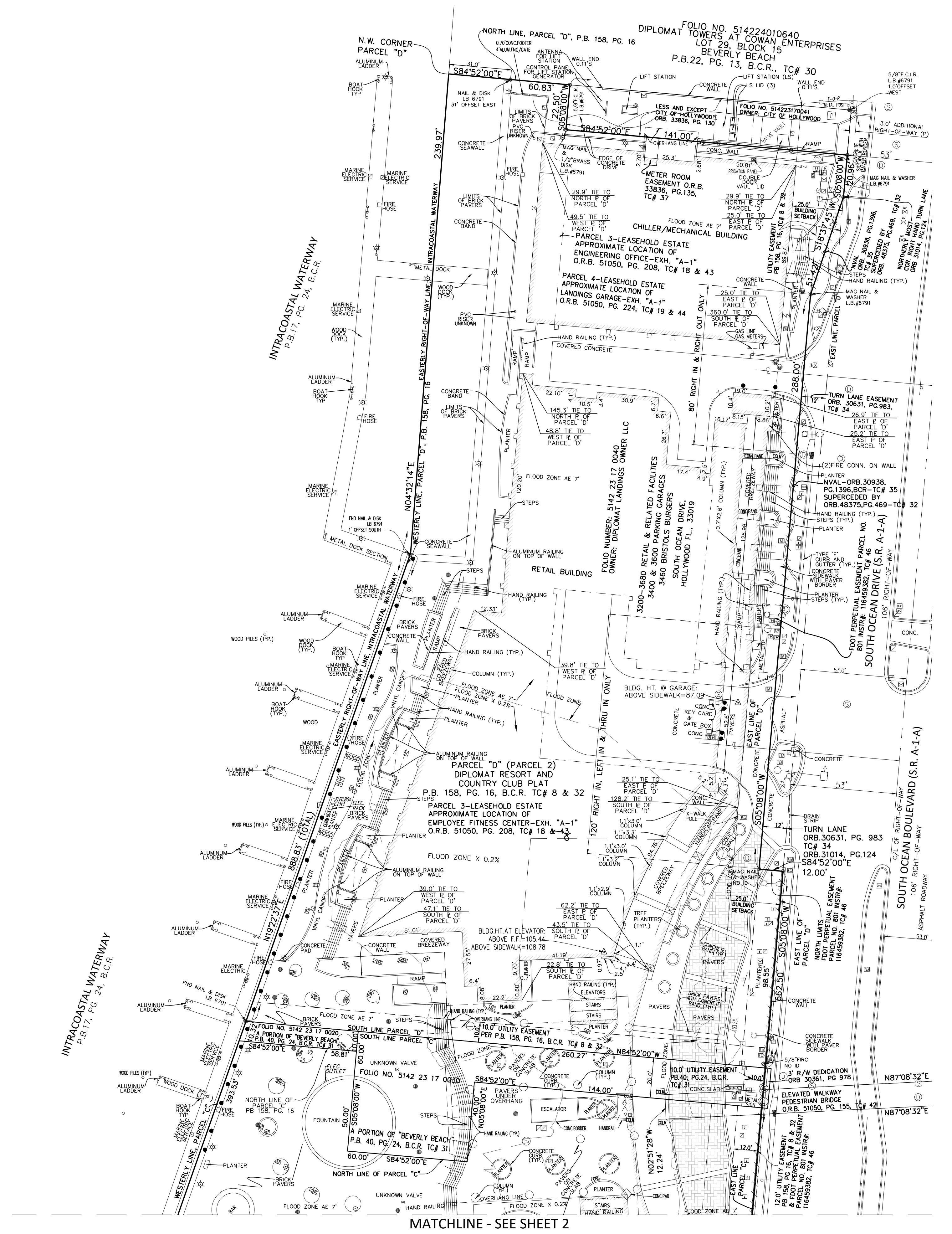


SCALE 1" = 30'
 PROJECT No 22-6009
 CAD FILE



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NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

SURVEY DATE	03-04-2022
DRAWN DATE	03-04-2022
CHECKED DATE	03-10-2022

ALTA/NSPS LAND TITLE SURVEY
 MAP OF BOUNDARY SURVEY

THE DIPLOMAT BEACH RESORT
 DIPLOMAT LANDING
 HOLLYWOOD, BROWARD COUNTY, FLORIDA

SCALE 1" = 30'
 PROJECT No 22-6009
 CAD FILE

SHEET: 3 OF 3

DIPLOMAT LANDING
 3451-3690 SOUTH OCEAN DRIVE,
 HOLLYWOOD, FL



 LOCATION PLAN

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

DESIGN REVIEW
 DIPLOMAT LANDING
 3451-3690 SOUTH OCEAN DRIVE, HOLLYWOOD, FL
 LOCATION PLAN

revisions:
 04-17-23 REV:4 BLDG DEPT.

drawn by:
 LF/SP/JG/AB

date:
 03/09/2023

sheet no:
 SP-0

project:
 3908



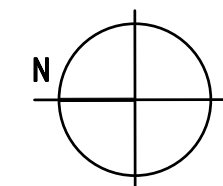
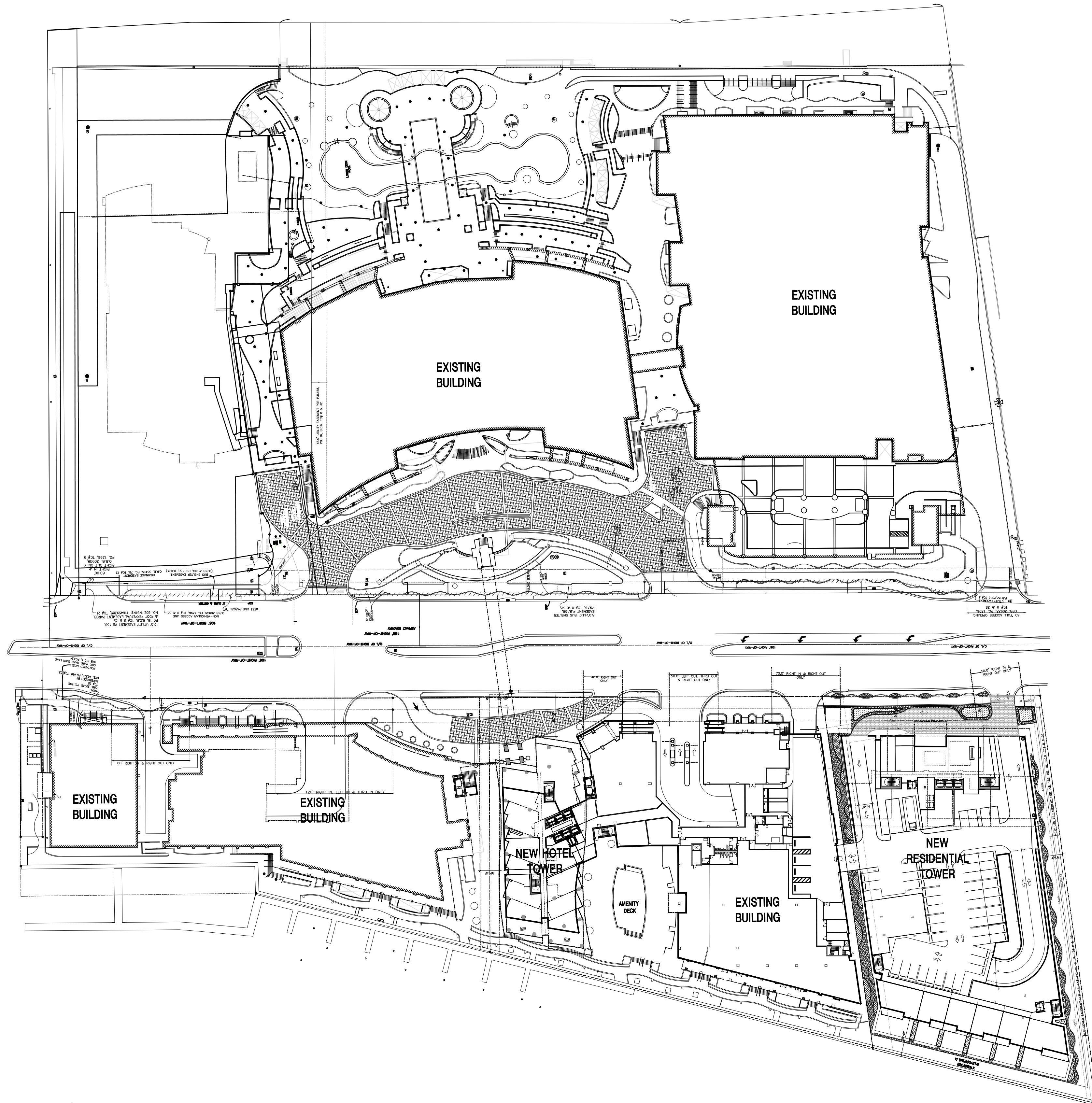
PD AMENDMENT AREA

EXISTING TO REMAIN:

- 1** DIPLOMAT HOTEL
- 2** DIPLOMAT CONVENTION CENTER
- 3** NORTH PARKING GARAGE
- 4** SOUTH PARKING GARAGE

ADDITIONAL DEVELOPMENT:

- 5** HOTEL-LANDING PLAZA SITE
- 6** SOUTH PARCEL CONDOMINIUM



PD ZONING AND MASTER PLAN AMENDMENT

SCALE: n/a.

TOTAL EXISTING SITE AREA	
OCENASIDE PARCEL	12.5094 ACRES
INTRACOASTAL PARCEL	6.7719 ACRES
A1A RIGHT OF WAY	2.4838 ACRES
TOTAL SITE AREA	21.7651 ACRES

EXISTING PD DEVELOPMENT	
HOTEL UNITS	1000
CONDOMINIUM UNITS	135

EXISTING NON-RESIDENTIAL FLOOR AREA	
(BY TYPE OF USE)	
BALLROOMS, CONFERENCE, MEETING ROOMS	128,700 S.F.
HOTEL RESTAURANT AND LOUNGES	21,900 S.F.
RETAIL LEASE SPACE	67,000 S.F.
OTHER AREAS (LOBBY, STAFF, AND SUPPORT)	209,300 S.F.
TOTAL HOTEL AND RETAIL VILLAGE	426,900 S.F.

PD AMENDMENT SITE AREA	
ACRES	4.55

PROPOSED ADDITIONAL PD DEVELOPMENT	
HOTEL (KEYS)	500
RESIDENTIAL (UNITS)	350

PROPOSED MAX HEIGHT	
HOTEL (FT)	457
RESIDENTIAL UNITS (FT)	457

REQUIRED PARKING CALCULATION	
USE	REQUIRED PARKING PER ORDINANCE O-2016-05
HOTEL (1,000 ROOMS)	0.68 SPACES PER ROOM (KEY)
HOTEL FOOD/BEV (14,616 S.F.) (3)	1 PER 100 SF X 65%
HOTEL NIGHT CLUB/ LOBBY BAR (6,590 S.F.)	1/60 SF OF FLOOR AREA AVAILABLE FOR SEATING OR DANCING X 65%
HOTEL OFFICE (15,682 S.F.)	1 PER 250 SF X 65%
HOTEL CONVENTION CENTER (128,700 S.F.)	3.5 SPACES /1000 S.F. GROSS FLOOR AREA
RETAIL (WEST OF A1A) AT HOTEL (60,639 GROSS SF)	1 PER 220 SF
RETAIL (WEST OF A1A) AT HOTEL (1,506 GROSS SF)	1 PER 220 SF
CONDOMINIUM (135 UNITS)	1.5 PER UNIT PLUS 1/5 UNITS GUEST
PROPOSED ADDITIONAL CONDOMINIUM (350 UNITS)	1.5 PER UNIT PLUS 1/5 UNITS GUEST
PROPOSED ADDITIONAL HOTEL (500 ROOMS)	0.68 SPACES PER ROOM (KEY)

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA

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

DESIGN REVIEW
DIPLOMAT LANDING
3451-3690 SOUTH OCEAN DRIVE, HOLLYWOOD, FL
PD ZONING AND MASTER PLAN AMENDMENT

revision:
04-17-23 REV: BLDG DEPT.

drawn by:
LF/SP/JG/AB

date:
03/09/2023

sheet no:

SP-2

project:
3908