

EXHIBIT "G"
DIPLOMAT: AMENDED MASTER DEVELOPMENT PLAN CONDITIONS

1. Construction drawings submitted for building permits shall comply with the Amended Master Development Plan counts for dwelling units, hotel rooms, and floor area figures.
2. The project shall contain no more than ~~4000~~1500 hotel rooms (keys), ~~407~~ 485 condominium units, 209,000 sq. ft. of banquet/meeting hall building with 138,000 sq. ft of banquet and meeting hall space, and ~~8,000~~ 12,000 sq. ft. of accessory retail inside for the hotels or convention center, and ~~78,000~~ 39,500 sq. ft of retail on the intracoastal site. Maximum height shall be limited to ~~35 stories~~ 457 feet, excluding the rooftop architectural features. ~~The project shall contain a minimum of 3,006 parking spaces.~~
- ~~3. Development of the vacant parcel shall require a further amendment to the PD Amended Master Development Plan, site plan approval, and design review approval. Since use of the vacant parcel must be consistent with the Comprehensive Plan, development of this parcel may also require a Future Land Use Plan amendment, depending on the development proposal requested by the applicant.~~
4. The improvements, both private and public as shown on the Amended Master Plan and Site Plan, shall be required.
5. The applicant shall use the City of Hollywood's Reuse water irrigation system on the golf course.
6. A statement agreeing to provide a unified control agreement of the entire Diplomat Parcel, including the northerly 30 foot walkway parcel. City Attorney shall determine the sufficiency of the unified control agreement. The Agreement shall be fully executed by all parties prior to the issuance of any building permit.
7. A statement agreeing to a deed restriction or covenant limiting use of the northerly 30 foot parcel to a public access walkway, landscaping, fence, and driveway. The City and the applicant shall enter into an agreement addressing the operation, maintenance, and management of the proposed 25 foot public beach access easement. City Attorney shall determine the sufficiency of this document. The document shall be recorded prior to the issuance of any building permit.
8. A letter from the Florida Department of Community Affairs stating that this project is not subject to DRI review. This letter shall be submitted prior to the issuance of a building permit.
9. Nothing herein shall prohibit the developer from obtaining a building permit for the foundation(s), provided the developer submits a hold harmless agreement in a form acceptable to the City Attorney. The issuance of a building permit for the foundation(s) shall not estop the City from exercising its authority to deny building permits as provided by law.

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



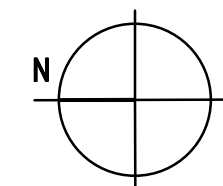
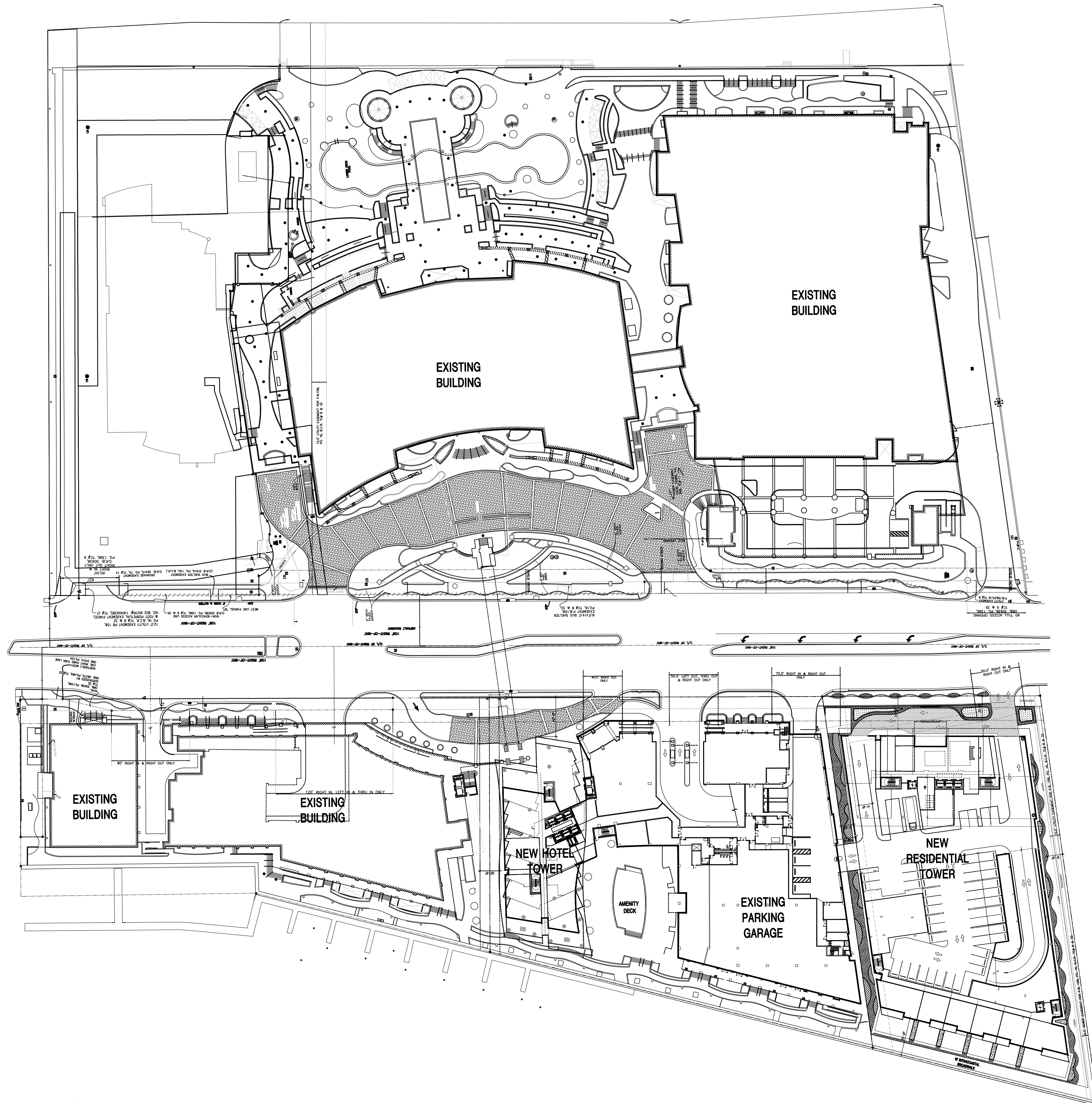
PD AMENDMENT AREA

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 DEVELOPMENT	
HOTEL UNITS	1000
CONDOMINIUM UNITS	135
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 EXISTING HOTEL AND RETAIL VILLAGE	426,900 S.F.

PROPOSED DEVELOPMENT	
RESIDENTIAL UNITS	350 UNITS
CONDO /HOTEL	500 UNITS
HOTEL RESTAURANT AND LOUNGES	4,000 S.F.

PD AMENDMENT SITE AREA	
ACRES	4.55

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

REQUIRED PARKING CALCULATION	
USE	REQUIRED PARKING PER
HOTEL (1,000 ROOMS)	0.68 SPACES PER ROOM (KEY)
HOTEL FOOD/BEV (18,616 S.F.)	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)

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DESIGN REVIEW
DIPLOMAT LANDING
3724: 3451-3690 S. OCEAN DRIVE, HOLLYWOOD, FL
PD ZONING AND MASTER PLAN AMENDMENT

revisions:
04-17-23 REV:1: BLDG DEPT.
06-01-23 REV:2: FTAC.

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