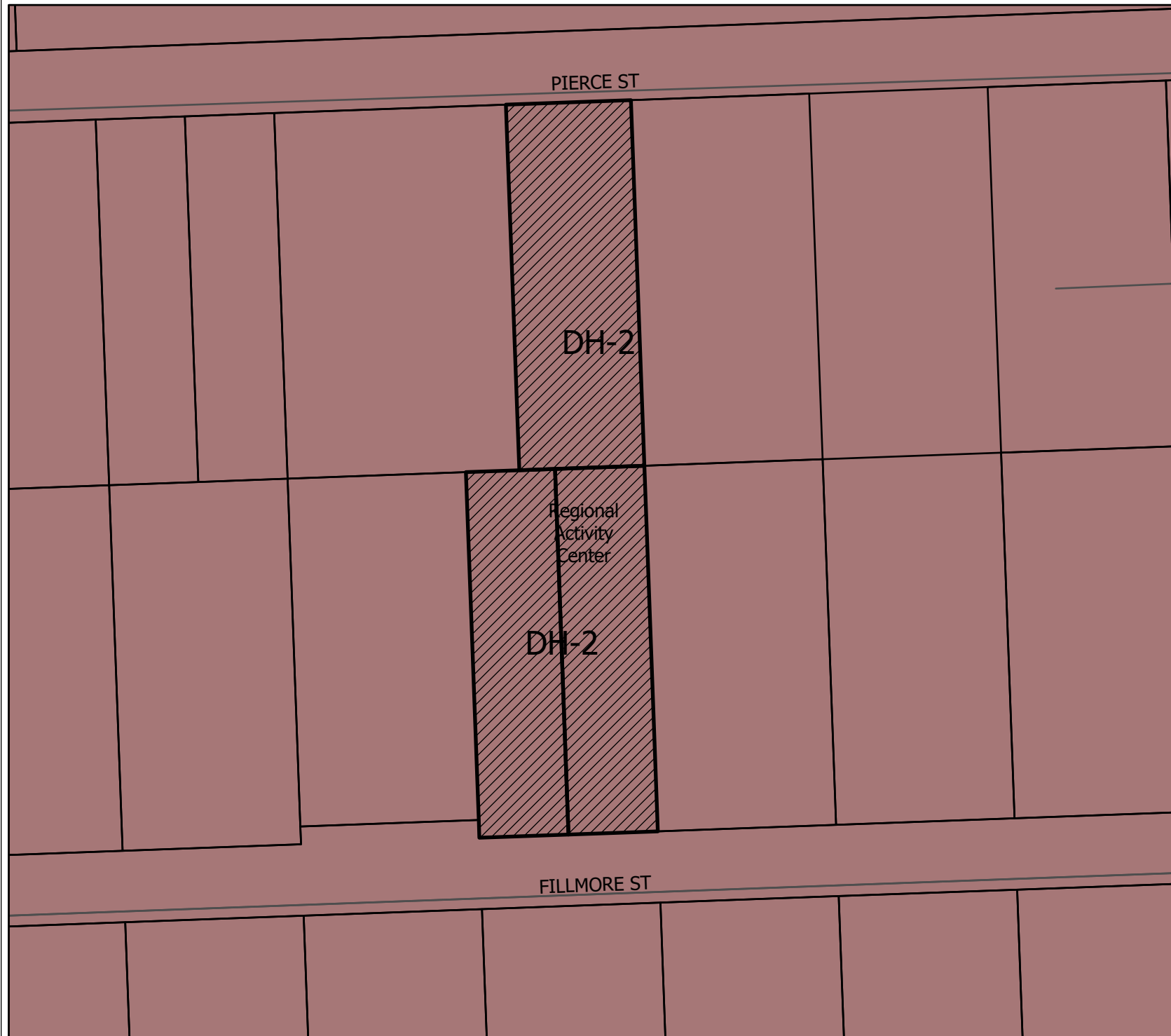


**ATTACHMENT E**  
Previously Approved  
Ordinances and Resolutions



### Legend

- Streets
- Subject Property
- Zoning - DH-2
- Land Use - RAC

0 120 240 480 Feet



ORDINANCE NO. O-2019-24

(18-L-08)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S ADOPTED COMPREHENSIVE PLAN BY AMENDING THE LAND USE ELEMENT TO ESTABLISH THE DIPLOMAT ACTIVITY CENTER LAND USE CATEGORY; AMENDING THE FUTURE LAND USE ELEMENT MAP TO REFLECT SAID CHANGES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City adopted its Comprehensive Plan in September 1989 pursuant to Ordinance O-89-54, and has over the years amended its plan; and

WHEREAS, Section 163.3184, Florida Statutes, allows for amendments to the comprehensive plan; and

WHEREAS, Article 1 of the Broward County Administrative Rules Document and the Broward County Land Use Plan, specifically Policy Nos. 2.4.2 through 2.4.20, have established Activity Centers which allow for the flexibility to facilitate multi-use and mixed-use development; and

WHEREAS, the Activity Center Land Use Designation encourages redevelopment and development within the designated area; and

WHEREAS, the creation of the Diplomat Activity Center will allow for greater flexibility in uses such as residential, commercial, and assembly facilities; and

WHEREAS, the purpose of an Activity Center is to allow for forms of development that provide a balanced and interconnected mix of land uses, encourages mass transit and non-motorized transportation, reduces the need for automobile travel, provides incentives for quality development, and gives definition to the urban form; and

WHEREAS, the intent of the Land Use Element of the City's Comprehensive Plan is to lay out the physical plan for future development of the City; and

WHEREAS, the Land Use Element describes appropriate locations for future land uses and declares the policies regulating the location and development of all land uses; and

WHEREAS, pursuant to state law, the Planning and Development Board, acting in its capacity as the Local Planning Agency, held a duly noticed public hearing on June 14, 2018, to review the proposed comprehensive plan amendment along with the change to the land use designation of certain Diplomat property to the Diplomat Activity Center and has forwarded a recommendation of approval to the City Commission; and

WHEREAS, Section 163.3184, Florida Statutes, requires that the adoption of plan amendments shall be by ordinance; and

WHEREAS, pursuant to state law, the City Commission (local governing body) has conducted two duly advertised public hearings on the proposed plan amendments to the Comprehensive Plan's Land Use Element and land use map series for the future land use element, one at transmittal stage and one at the adoption stage in compliance with Section 163.3184, Florida Statutes and local ordinances, including review of the objections, recommendations and comments of the Department of Community Affairs, if any; and

WHEREAS, the City Commission, after due consideration of all matters, finds that the proposed amendments are consistent with the City's Comprehensive Plan and the Broward County Comprehensive Plan, the State of Florida Plan, the South Florida Regional Planning Council Regional Plan, and complies with the requirements of the Local Government Comprehensive Planning and Land Development Act; and

WHEREAS, the City Commission, after review of the recommendations of the Planning Division, the Local Planning Agency, comments made at a public hearing, and careful consideration of the issues, finds that the proposed amendments are in the best interest of the health, safety, and welfare of the citizens of the City; and

WHEREAS, the City Commission is transmitting to the Broward County Planning Council an amendment to the City's Land Use Element of its Comprehensive Plan; and

WHEREAS, the City is requesting that Broward County transmit the City's land use amendment for review by the Department of Community Affairs.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated into this Ordinance.

Section 2: That the Land Use Element of the City of Hollywood's Comprehensive Plan is amended as more specifically set forth in the attached Exhibit "A."

Section 3: That the attached plan amendment set forth in Exhibit "A" to the City of Hollywood's Comprehensive Plan shall be transmitted to the State of Florida Department of Community Affairs in compliance with Chapter 163, Florida Statutes, and also to the Broward County Planning Council for recertification.



Section 4: That the City of Hollywood's Comprehensive Plan Future Land Use Element map shall be amended to reflect the proposed Land Use Element changes.

Section 5: If any word, phrase, clause, subsection, or section of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

Section 6: The effective date of this Ordinance shall be the date upon which the following events have occurred:

- (a) The plan amendment is recertified by the Broward County Planning Council once one of the following has occurred:
  - (1) a final order is issued by the Department of Community Affairs finding the amendment to be in compliance with Section 163.3184, Florida Statutes; or
  - (2) a notice of intent is issued by the Department of Community Affairs Administrative Commission finding the amendment to be in compliance with Chapter 163, Florida Statutes.

Section 7: That no development orders, development permits, or land uses dependent on this amendment may be issued or commenced before it has become effective. If a final order of non-compliance is issued by the Administrative Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution and ordinance shall be sent to the Department of Community Affairs, Division of Community Planning, Plan Processing Team, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100.

ADVERTISED August 13, 2018.

ADVERTISED October 21, 2019.

PASSED on first reading this 29 day of August, 2018.

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S ADOPTED COMPREHENSIVE PLAN BY AMENDING THE LAND USE ELEMENT TO ESTABLISH THE DIPLOMAT ACTIVITY CENTER LAND USE CATEGORY; AMENDING THE FUTURE LAND USE ELEMENT MAP TO REFLECT SAID CHANGES; AND PROVIDING FOR AN EFFECTIVE DATE.

PASSED AND ADOPTED on second reading this 6 day of November, 2019.

  
JOSH LEVY, MAYOR

ATTEST:

  
PATRICIA A. CERNY, MMC  
CITY CLERK

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY for the use and reliance  
of the City of Hollywood, Florida, only.

  
DOUGLAS R. GONZALES  
CITY ATTORNEY

# EXHIBIT "A"

## DIPLOMAT

Application for Amendment to the  
City of Hollywood and  
Broward County Land Use Plans  
Map/Text Amendment

April 4, 2018

Prepared By:

**Leigh Robinson Kerr  
& Associates, Inc.**

• Planning • Zoning • Land Use • Expert Testimony •  
808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, FL 33301  
Phone: (954) 467-6308 Fax: (954) 467-6309  
Lkerr808@bellsouth.net  
*Established 1985*

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**EXHIBITS**

|                          |                |
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| Location Map             | A1, A2, Aerial |
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**I. TRANSMITTAL INFORMATION**

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

**To be provided.**

- B. Date local governing body held transmittal public hearing.

**To be provided.**

- C. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

**The amendment site is not located in an Area of Critical State Concern or part of a joint planning agreement.**

- D. Whether the amendment is one of the following:
- \*Development of Regional Impact
  - \*Small scale development activity (per Florida Statutes)
  - \*Emergency (please describe on separate page)
  - \*Other amendments which may be submitted without regard to FL statutory limits regarding submittals (Brownfield amendments, etc.).

**Not applicable.**

**II. LOCAL GOVERNMENT INFORMATION**

- A. Local land use plan amendment or case number.

**To be determined.**

- B. Proposed month of adoption of local land use plan amendment.

**December 2018.**

- C. Name, title, address, telephone, facsimile number and email of the local government contact.

**Leslie A. Del Monte**  
**Planning Manager**  
**2600 Hollywood Boulevard, Room 315**  
**Hollywood, FL 33021**  
**phone: 954.921.3471**  
**Email: LDelmonte@hollywoodfl.org**

- D. Summary minutes from the local planning agency and local government public hearings on the transmittal of the Broward County Land Use Plan amendment.

**To be provided.**

- E. Description of public notification procedures followed for the amendment by the local government.

**Per Chapter 163, F.S.**

III. APPLICANT INFORMATION

- A. Name, title, address, telephone, facsimile number and email of the applicant.

**Diplomat Hotel Owner LLC**  
**Diplomat Landings Owner LLC**  
**1997 Annapolis Exchange Pkwy, Suite 550**  
**Annapolis, MD 21401**

- B. Name, title, address, telephone, facsimile number and email of the agent.

**Wilson C. Atkinson III, Esquire**  
**Tripp Scott**  
**110 SE Sixth Street, Suite 1500**  
**Fort Lauderdale, FL 33301**  
**Ph: 954-765-2912**  
**Email: wca@trippscott.com**

**Leigh R. Kerr, AICP**  
**Leigh Robinson Kerr & Associates, Inc.**  
**808 East Las Olas Boulevard #104**  
**Fort Lauderdale, FL 33301**  
**Ph: 954-467-6308 Fax: 954-467-6309**  
**Email: Lkerr808@bellsouth.net**



- C. Name, title, address, telephone, facsimile number and email of the property owner.

| Owner           | Folio   |
|-----------------|---|
| 1. 514223170010 | Diplomat Hotel Owner, LLC<br>Thayer Lodging Group, LLC<br>1997 Annapolis Exchange Pkwy, Suite 550<br>Annapolis, MD 21401    |
| 2. 514223170040 | Diplomat Landings Owner, LLC<br>Thayer Lodging Group, LLC<br>1997 Annapolis Exchange Pkwy, Suite 550<br>Annapolis, MD 21401 |
| 3. 514223170030 |   |
| 4. 514223060020 |   |
| 5. 514223060030 |   |
| 6. 514223170041 | City of Hollywood<br>2600 Hollywood Boulevard #206<br>Hollywood, FL 33020   |

- D. Planning Council fee for processing the amendment in accordance with the attached Exhibit C, "Fee Schedule for Amendments to the Broward County Land Use Plan and Local Land Use Elements."

**To be provided.**

- E. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

The subject site is situated on the east and west sides of A1A north of Hallandale Beach Boulevard. The portion of the subject property on the east side of A1A is currently developed with the Diplomat Hotel, hotel offices, hotel food/beverage, convention/meeting space, and associated parking garage. The portion of the subject property on the west side of A1A is currently developed with commercial, a parking garage and surface parking.

The applicant proposes to redevelop the subject property situated on the west side of A1A with hotel rooms, dwelling units, retail and meeting space. The proposed use will enhance and further support the existing 128,000 square foot convention facility.

The applicant wishes to amend the future land use designation of the subject site to Activity Center (AC). The purpose of creating the AC will enable greater flexibility in allocating land uses within the subject area while maintaining existing uses.

The intent is to direct currently permitted densities and intensities, along with additional compatible uses, within this area of Hollywood. This will provide additional redevelopment opportunities and will allow for a mix of uses and the permitting of densities and intensities that will better support the City's economy and tourism.

In addition to the above, the proposed Activity Center meets the criteria for Activity Centers as outlined below:

- The proposed mix of uses includes four (4) different uses including 350 residential units, Commercial/Office, Hotel, and Convention center.
- Plaza/Open space available to the public is proposed along the Intracoastal Waterway via a meandering path along the waterfront.
- BCt and community shuttle mass transit routes are conveniently located along A1A. The proposed mix, density and intensity of uses promotes an active node of development. Due to the location and configuration of the amendment area, pedestrian could circulate between uses in less than 10-minutes. In addition, pedestrian could reach other nearby activities within that timeframe.
- The local land use plan specifies an FAR of 3.0 for non-residential uses.
- An inter-local agreement between the City of Hollywood and the County will be executed. The proposal will be subject to a broad public participation process.

#### IV. AMENDMENT SITE DESCRIPTION

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

**The proposed amendment site contains approximately 19.1 gross acres. The amendment site is generally situated on the east and west sides of A1A north of E. Hallandale Beach Boulevard in the City of Hollywood.**

- B. Sealed survey, including legal description of the area proposed to be amended.

**Please see Attachment I.**

- C. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director. Please contact the Planning Council office in this regard, prior to the submittal of the application.)

**Please see Exhibit A: Location Map.**

V. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

| <b>TABLE 1<br/>CURRENT AND PROPOSED LAND USE DESIGNATIONS</b> |                |               |                 |               |
|---|----------------|---------------|-----------------|---------------|
| <b>Acres</b>  | <b>Current</b> |               | <b>Proposed</b> |               |
|   | <b>City</b>    | <b>County</b> | <b>City</b>     | <b>County</b> |
| 16.9  | MHRES          | MH25          | Activity Center |               |
| 2.2   | GBUS           | Commerce      |                 |               |

- B. Current land use designations for the adjacent properties.

The current land use designations for the properties surrounding the amendment site are provided below:

| <b>TABLE 2<br/>ADJACENT LAND USES</b> |             |               |
|---------------------------------------|-------------|---------------|
|                                       | <b>CITY</b> | <b>COUNTY</b> |
| <b>North</b>                          | MHRES       | MH25          |
| <b>South</b>                          | MHRES       | MH25          |
| <b>East</b>                           | MHRES       | MH25          |
| <b>West</b>                           | Water       | Water         |

\*Electrical Generation Facilities

- C. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

**Flexibility provisions have not been used for adjacent areas but have been utilized on the subject site.**

- D. Existing use of amendment site and adjacent areas.

| <b>TABLE 3<br/>EXISTING USES</b> |  |
|----------------------------------|--|
| <b>Subject Site</b>              | Hotel, Convention/Meeting Space, Retail, Parking Garage, Surface Parking |
| <b>North</b>                     | Condo, Surface Parking   |
| <b>South</b>                     | Condo, Surface Parking   |
| <b>East</b>                      | A1A, Beach/Ocean   |
| <b>West</b>                      | A1A, Intracoastal Waterway   |

- E. Proposed use of the amendment site including proposed square footage\* for each non-residential use and/or dwelling unit count. For RAC, LAC, TOC, TOD and MU-R amendments, please provide each existing non-residential use square footage and existing dwelling units for amendment area.

The subject site is situated on the east and west sides of A1A north of Hallandale Beach Boulevard. The portion of the subject property on the east side of A1A is currently developed with the Diplomat Hotel, hotel offices, hotel food/beverage, convention/meeting space, and associated parking garage. The portion of the subject property on the west side of A1A is currently developed with commercial, a parking garage and surface parking.

The applicant proposes to redevelop the subject property situated on the west side of A1A with hotel rooms, dwelling units, retail and meeting space. The convention center will be an integral part of the Activity Center.

In consideration of the existing uses and the future development of the property, the proposed future land use is Activity Center with the following permitted uses:

| <b>TABLE 4</b>                  |                     |
|---------------------------------|---------------------|
| <b>PROPOSED FUTURE LAND USE</b> |                     |
| <b>ACTIVITY CENTER</b>          |                     |
| Multi Family                    | 350 units           |
| Hotel <sup>1</sup>              | 1,500 rooms         |
| Commercial/Office               | 75,000 square feet  |
| Convention Center               | 150,000 square feet |

<sup>1</sup> Permits ancillary office, restaurants, meeting space.

**Development on the site will comply with the City's Land Development Regulations.**

- F. Maximum allowable development per local government land use plans under existing designation for the site, including square footage for each non-residential use and/or dwelling unit count.

Existing designation includes residential and non-residential uses. Per Broward County Land Use Plan Policy 2.4.12, the Activity Center impact analysis may be based on the intensity standards of the Hollywood Land Use Plan. For Commercial use, the City's Plan establishes a FAR of 3.0. The maximum allowable development under the current land use designation is:

| Existing Land Use<br>City/County | Calculation   | Max. Allowable<br>Development |
|----------------------------------|---|-------------------------------|
| MHRES/MH25                       | 25 du/ac x 16.9 acres                                       | = 422 d.u.                    |
| GBUS/Commerce                    | 2.2 acres x 43,560 sf = 95,832 sf<br>X 3.0 FAR = 287,496 sf | = 287,496 sf                  |

- G. Indicate if the amendment is part of a larger development project that is intended to be developed as a unit such as a site plan, plat or DRI. If so, indicate the name of the development; provide the site plan or plat number, provide a location map; and, identify the proposed uses.

**The amendment is not part of a larger development project such as a site plan, plat or DRI.**

## VI. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

### A. Sanitary Sewer Analysis

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

**Septic tanks will not be used to serve the amendment site.**

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

| <b>TABLE 5</b><br><b>SANITARY SEWER DEMAND AND CAPACITY</b><br><b>City of Hollywood Wastewater Treatment Plant</b> |               |
|--|---------------|
| Plant Capacity   | 55.50 MGD     |
| Current + Committed Demand   | 37.946-27 MGD |
| Planned Plant Capacity   | 55.50 MGD     |
| Source: Broward County Wastewater Treatment Plant Flow Calculations  |               |

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot\* or dwelling unit.

| <b>TABLE 6<br/>SANITARY SEWER IMPACT</b> |                        |                         |                      |
|--|------------------------|-------------------------|----------------------|
|  | <b>USE</b>             | <b>RATE/CALCULATION</b> | <b>TOTAL</b>         |
| <b>CURRENT</b>                           | MH25: 422 du's         | x 250 GPD               | = 105,500 GPD        |
|  | Comm.: 287,496 SF      | x 0.1 GPD               | = 28,750 GPD         |
|  |                        | <b>Subtotal</b>         | <b>134,250 GPD</b>   |
| <b>PROPOSED</b>                          |                        |                         |                      |
| Activity Center                          | MF: 350 du's           | x 250 GPD               | = 75,500 GPD         |
|  | Hotel: 1,500 rooms     | x 150 GPD               | = 225,000 GPD        |
|  | Comm/Office: 75,000 SF | x 0.1 GPD               | = 7,500 GPD          |
|  | Convention: 150,000 SF | x 0.1 GPD               | = 15,000 GPD         |
|  |                        | <b>Subtotal</b>         | <b>= 323,000 GPD</b> |
|  |                        | <b>Net Change</b>       | <b>+ 188,750 GPD</b> |

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

| TABLE 7   |                        |          |
|---|------------------------|----------|
| PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER  |                        |          |
| Hollywood Wastewater Treatment Plant  |                        |          |
|   | 2020                   | 2025     |
| Projected Plant Capacity  | 55.5 MGD               | 55.5 MGD |
| Projected Plant Demand  | 55.5 MGD               | 55.5 MGD |
| Planned Plant Expansions  | No expansions planned. |          |
| Funding Sources   | N/A                    |          |
| Source: City of Hollywood Comprehensive Plan Sanitary Sewer Sub-Element, Table 3; City of Hollywood Correspondence dated 2/2/2017 |                        |          |

5. Correspondence from sewer provider verifying information submitted as part of the application on items 1-4. Correspondence must contain name, position and contact information of party providing verification.

See Attachment II and below:

**Name:** Wilford Zephyr, P.E., LEED AP. CFM.  
**Position** City of Hollywood Public Utilities  
**Address** 2600 Hollywood Blvd, Room 308, 33022  
**Ph:** 954.921-3994 Fx: 954.921-3481  
**Email:** wzephyr@hollywoodfl.org

B. Potable Water Analysis

1. Data & analysis demonstrating that sufficient supply of potable water and related infrastructure will be available to serve the amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

| TABLE 8<br>WATER DEMAND V. SUPPLY                      |                         |                            |                       |
|--|-------------------------|----------------------------|-----------------------|
| Source   | Permitted<br>Withdrawal | Projected<br>Demand (2030) | Plant Capacity        |
| Biscayne Aquifer:                                      | 30.7 MGD                | 37.7 MGD <sup>2</sup>      | 59.5 MGD <sup>3</sup> |
| Florida Aquifer:                                       | 8.7 MGD                 |                            |                       |
|  | 39.4 MGD <sup>1</sup>   |                            |                       |
| City of Hollywood Utilities Element-Water Supply Plan: |                         |                            |                       |
| <sup>1</sup> Table 5-3 Permitted AADF                  |                         |                            |                       |
| <sup>2</sup> Table 5-2 Max-Day High Retail per Capita  |                         |                            |                       |
| <sup>3</sup> City Staff Correspondence                 |                         |                            |                       |

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the SFWMD permitted withdrawal, including the expiration date of the SFWMD permit.

| TABLE 9<br>CURRENT PLANT CAPACITY & DEMAND – POTABLE WATER<br>City of Hollywood Water Treatment Plant |                |
|---|----------------|
| Current Plant Capacity  | 59.5 MGD       |
| Current + Committed Plant Demand  | 25.0419 MGD    |
| SFWMD Permitted Withdrawal  | 39.4 MGD       |
| Expiration Date of SFWMD Permit   | April 10, 2028 |

Source: Hollywood Utilities Element Potable Water Jan.'15; City of Hollywood Correspondence dates 2/2/2017

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

**Biscayne Aquifers- 11,205 MGD**

**Florida Aquifer System-Floridan Wellfield: 3,168 MGD**

Source: Water Use Permit # 06-00038-W; City of Hollywood Correspondence 2/2/2017

4. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per s.f.\* or d.u.

| <b>TABLE 10</b>             |                        |                          |                      |
|-----------------------------|------------------------|--------------------------|----------------------|
| <b>POTABLE WATER IMPACT</b> |                        |                          |                      |
|                             | <b>USE</b>             | <b>RATE*/CALCULATION</b> | <b>TOTAL</b>         |
| <b>CURRENT</b>              | MH25: 422 du's         | x 100 GPD p/c/d          | = 42,200 GPD         |
|                             | Comm.: 287,496 SF      | x 0.1 GPD                | = 28,750 GPD         |
|                             |                        | <b>Subtotal</b>          | <b>= 70,950 GPD</b>  |
| <b>PROPOSED</b>             |                        |                          |                      |
| Activity Center             | MF: 350 du's           | x 100 GPD                | = 35,000 GPD         |
|                             | Hotel: 1,500 rooms     | x 150 GPD                | = 225,000 GPD        |
|                             | Comm/Office: 75,000 SF | x 0.1 GPD                | = 7,500 GPD          |
|                             | Convention: 150,000 SF | x 0.1 GPD                | = 15,000 GPD         |
|                             |                        | <b>Subtotal</b>          | <b>= 282,500 GPD</b> |
|                             |                        | <b>Net Change</b>        | <b>+ 211,550 GPD</b> |

\*Source: Hollywood Potable Water Element Policy 2.2

#### PER CAPITA DENSITY

##### **Density in Dwelling Units**

##### **Estimated Number per Gross Acre of Persons per**

##### **Residential Land Area Dwelling Unit**

From 0 up to 1: 3.3

Over 1 up to 5: 3.0

Over 5 up to 10: 2.5

Over 10 up to 16: 2.0

Over 16 up to 25: 1.8

**Over 25 up to 50: 1.5**

(Source: Broward County Land Development Code)



5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

| <b>TABLE 11</b>  |             |             |
|--|-------------|-------------|
| <b>PROJECTED CAPACITY &amp; DEMAND – POTABLE WATER</b> |             |             |
|  | <b>2020</b> | <b>2025</b> |
| Projected Plant Capacity                               | 59.5 MGD    | 59.5 MGD    |
| Projected Plant Demand                                 | 36.2 MGD    | 36.6 MGD    |
| Planned Plant Expansions                               | None        |             |

Source: Hollywood Utilities Element Potable Water Table 5-2 (Max-day high retail per capita); City of Hollywood Correspondence dated 2/2/2017

6. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

See **Attachment II** and below:

**Name:** Wilford Zephyr, PE, LEED AP, CFM  
**Position** City of Hollywood Public Utilities  
**Address** 2600 Hollywood Blvd, Room 308, 33022  
**Ph:** 954.921-3994 **Fx:** 954.921-3481  
**Email:** wzephyr@hollywoodfl.org

C. Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

**Private Property:** Retain on property and dispose of 1/2 inch of storm runoff during any five minute period.  
**Single Family:** Maintain minimum of 30% pervious area on site. Buildings: To have the lowest floor elevation no lower than the elevation for the respective area depicted on the National Flood Insurance Rate Map (FIRM) by Federal Emergency Management Agency (FEMA) for flood hazard areas based on 100 year flood elevation, or; for commercial properties 6 inches for residential properties 18 inches above the

crown of the adjacent public street or road - whichever is the highest.

All commercial properties and residential properties with more than 10 parking spaces must obtain drainage permits for site development from other regulatory authorities having jurisdiction prior to obtaining a building permit from the City. Since the City of Hollywood is a built-out municipality with emphasis slowly shifting toward redevelopment and with only limited water management review and permitting conducted in house, the standards of Broward County (in most cases) and sometimes the South Florida Water Management District or Central and South Broward Drainage Districts are enforced on larger projects through regulatory programs. To increase the efficiency and eliminate duplication in the area of environmental regulation, Hollywood relies heavily on the Broward County which possesses the expertise and resources to enforce the following standards:

**Broward County Adopted Level of Service Standard**

- Road Protection:** Residential streets not greater than fifty feet wide right-of-way to have crown elevations no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map." Rights-of-way greater than fifty feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map."
- Buildings:** To have the lowest floor elevation no lower than the elevation for the respective area depicted on the "100 Year Flood Criteria Map," or the FEMA Based Flood Elevation, whichever is higher.
- Off Site Discharge:** Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.

|                          |   |
|--------------------------|---|
| <b>Storm Sewers:</b>     | Design frequency minimum to the three year rainfall intensity of the State Department of Transportation Zone 10 rainfall curves.  |
| <b>Flood Plain:</b>      | Calculated flood elevations based on the ten-year and one hundred year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten year "Flood Criteria Map" and "100-Year Flood Elevation Map." |
| <b>Antecedent Water:</b> | The higher elevation of either the control Level elevation or the elevation depicted on the map "Average Wet Season Water Levels."  |
| <b>On Site Storage:</b>  | Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volume minus off site discharge occurring during design rainfall.  |
| <b>Best Management:</b>  | Prior to discharge to surface or ground water BMP's will be used to reduce pollutant loading from stormwater runoff.  |

2. Identify the drainage district and drainage systems serving the amendment area.

**The canal system within Hollywood is controlled by the South Florida Water Management District (SFWMD). The SFWMD operates and maintains the C-10 canal and establishes discharge limits.**

**SFWMD regulates discharge limitations to allow surplus capacity for future developments in the County and to preserve the aquifer recharge potential through performance based criteria for water management systems to be constructed by the developers on site. This policy encourages detention drainage systems consistent with the limitations set by SFWMD.**

**Properties without access to canals or lakes must provide full on-site retention, which is usually provided through a system of french drains and deep swales of the adequate capacity to provide the required level of service.**

**Most of the eastern part of the City (east of the Federal Highway (U.S. 1) and east of 16th Avenue, which was developed more than 30 years ago,**

drains the overflow from the intense storms through the positive drainage system, consisting of storm sewers or drainage ditches into the Intracoastal Waterway and the connected lakes. These waters are saline and subject to tidal influence, therefore they are not in SFWMD jurisdiction. Florida Department of Environmental Protection classified these waters as Type III (recreational use). Due to the historical redevelopment discharge of rainfall into these waters, no capacity limitations exist on the discharge. Only on-site detention and treatment of the first one-inch of runoff is required.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

**All improvements required to meet the adopted level of service will be installed in conjunction with new development.**

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

**A Surface Water Management Permit has been issued for the site and will be updated as needed.**

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

**Development within the site will be required to meet the drainage standards of the City, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. The subject site will meet the level of service when development of the site is complete.**

6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

See Attachment II: Drainage Correspondence and below:

**Name:** Wilford Zephyr, PE, LEED AP, CFM  
**Position** City of Hollywood Public Utilities  
**Address** 2600 Hollywood Blvd, Room 308, 33022  
**Ph:** 954.921-3994 Fx: 954.921-3481  
**Email:** wzephyr@hollywoodfl.org

D. Solid Waste

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

|                              |                              |
|------------------------------|------------------------------|
| <b>Residential</b>           | <b>8.9 lbs/unit/day</b>      |
| <b>Industrial/Commercial</b> |                              |
| Factory/Warehouse            | 2 lbs/100 sq. ft./day        |
| Office                       | 1 lb/100 sq. ft./day         |
| Department Store             | 4 lbs/100 sq. ft./day        |
| Supermarket                  | 9 lbs/100 sq. ft./day        |
| Restaurant                   | 2 lbs/meal/day               |
| Drug Store                   | 5 lbs/100 sq. ft./day        |
| <b>School</b>                |                              |
| Grade                        | 10 lbs/room & ¼ lb/pupil/day |
| High School                  | 8 lbs/room & ¼ lb/pupil/day  |
| <b>Institution</b>           |                              |
| Hospital                     | 8 lbs/bed/day                |
| Nursing Home                 | 3 lbs/bed/day                |
| Home for Aged                | 3 lbs/person/day             |
| Rest Homes                   | 3 lbs/person/day             |

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current plus committed demand on landfill/plant capacity, and planned landfill/plant capacity.

**Solid waste pickup services are provided by Progressive/Waste Connection. Waste is collected and hauled to Port St. Cloud.**

The landfill capacity is approximately 2,000 tons per day. The landfill demand is below capacity. The Progressive/Waste Connection facility has sufficient capacity to handle the proposed amendment area.

3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

| <b>TABLE 12<br/>SOLID WASTE IMPACT</b> |                        |                          |                         |
|--|------------------------|--------------------------|-------------------------|
|  | <b>USE</b>             | <b>RATE*/CALCULATION</b> | <b>TOTAL</b>            |
| <b>CURRENT</b>                         | MH25: 422 du's         | x 8.9 Lbs/du/day         | = 3,756 Lbs/day         |
|  | Comm.: 287,496 SF      | x 2 Lbs/100 sf/day       | = 5,750 Lbs/day         |
|  |                        | <b>Subtotal</b>          | <b>= 9,506 Lbs/day</b>  |
| <b>PROPOSED</b>                        |                        |                          |                         |
| Activity Center                        | MF: 350 du's           | x 8.9 Lbs/du/day         | = 3,115 Lbs/day         |
|  | Hotel: 1,500 rooms     | x 8.9 Lbs/du/day         | = 13,350 Lbs/day        |
|  | Comm/Office: 75,000 SF | x 2 Lbs/100 sf/day       | =1,500 Lbs/day          |
|  | Convention: 150,000 SF | x 2 Lbs/100 sf/day       | =3,000 Lbs/day          |
|  |                        | <b>Subtotal</b>          | <b>= 20,965 Lbs/day</b> |
|  |                        | <b>Net Change</b>        | <b>+11,459 Lbs/day</b>  |

4. Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

See **Attachment III: Solid Waste Correspondence** and below:

**Name:** Grant Smith, Esq.  
**Agency:** Progressive/Waste Connection  
**Address:** TBP  
**Ph:** 954-328-9064      Email: GSmith@strategysmith.com

E. **Recreation and Open Space Analysis**

1. Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.

**The adopted level of service for recreation and open space in the City is 3 acres/1,000 residents.**

2. Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.

| Name                                       | Type            | Acreage          |
|--|-----------------|------------------|
| Hollywood Beach Community Center           | Community       | 1.78 ac          |
| Keating Park                               | Community       | 1.01 ac          |
| Hollywood North Beach                      | Regional        | 61.3 ac          |
| Hollywood Beach                            | Beaches & Lakes | 56.04 ac         |
| <b>Total</b>                               |                 | <b>120.13 ac</b> |
| Source: City Comp Plan Parks & Rec Element |                 |                  |

3. Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

| TABLE 13<br>PARK IMPACT |                        |                           |                 |
|-------------------------|------------------------|---------------------------|-----------------|
|                         | USE                    | RATE*/CALCULATION         | TOTAL           |
| <b>CURRENT</b>          | MH25: 422 du's         | x 1.5 ppl per unit x .003 | = 1.9 ac        |
|                         | Comm.: 287,496 SF      | N/A                       | -               |
|                         |                        | <b>Subtotal</b>           | <b>1.9 ac</b>   |
| <b>PROPOSED</b>         |                        |                           |                 |
| Activity Center         | MF: 350 du's           | x 1.5 ppl per unit x .003 | 1.6 ac          |
|                         | Hotel: 1,500 rooms     | N/A                       | -               |
|                         | Comm/Office: 75,000 SF | N/A                       | -               |
|                         | Convention: 150,000 SF | N/A                       | -               |
|                         |                        | <b>Subtotal</b>           | <b>1.6 ac</b>   |
|                         |                        | <b>Net Change</b>         | <b>- 0.3 ac</b> |

4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan – provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information.

| TABLE 14<br>PARK NEEDS  |                           |                    |                       |
|---|---------------------------|--------------------|-----------------------|
| Planning Horizon  | Population <sup>(1)</sup> | Demand             | Supply <sup>(2)</sup> |
| 2030 (short)  | 155,105                   | x .003 = 465 acres | 746.23 acres          |
| 2040 (long)   | 157,179                   | x .003 = 472 acres | 746.23 acres          |
| (1) Broward County TAZ and Municipal Forecasts Update Table 16          |                           |                    |                       |
| (2) Source: Broward County Planning Council Recertified Parks Inventory |                           |                    |                       |

F. Traffic Circulation Analysis

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

| <b>TABLE 15<br/>EXISTING ROADWAY CONDITIONS</b> |       |        |          |     |           |          |     |
|---|-------|--------|----------|-----|-----------|----------|-----|
| ROADWAYS  | LANES | AADT   |          |     | Peak Hour |          |     |
|   |       | Volume | Capacity | LOS | Volume    | Capacity | LOS |
| <b>NORTH-SOUTH</b>                              |       |        |          |     |           |          |     |
| A1A   |       |        |          |     |           |          |     |
| N of Dade County Line                           | 6     | 26500  | 50000    | D   | 2518      | 4500     | D   |
| N Hallandale Beach BLvd                         | 6     | 34500  | 50000    | D   | 3278      | 4500     | D   |
| <b>EAST-WEST</b>                                |       |        |          |     |           |          |     |
| Hallandale Bch Blvd                             |       |        |          |     |           |          |     |
| E of US1  | 6     | 39500  | 59900    | C   | 3753      | 5390     | C   |
| E of Diplomat Pkwy                              | 6     | 35000  | 59900    | C   | 3325      | 5390     | C   |

Source: Broward County Roadway Capacity Level of Service Analysis '13/'35

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the short (5 year) and long range planning horizons. Utilize average daily and p.m. peak hour traffic volumes per Broward County MPO plans and projections.

| <b>TABLE 16<br/>PROJECTED SHORT-TERM (2024) ROADWAY CONDITIONS</b> |       |        |          |     |           |          |     |
|--|-------|--------|----------|-----|-----------|----------|-----|
| ROADWAYS   | LANES | AADT   |          |     | Peak Hour |          |     |
|  |       | Volume | Capacity | LOS | Volume    | Capacity | LOS |
| <b>NORTH-SOUTH</b>   |       |        |          |     |           |          |     |
| A1A  |       |        |          |     |           |          |     |
| N of Dade County Line  | 6     | 31979  | 50000    | D   | 3038      | 4500     | D   |
| N Hallandale Beach BLvd  | 6     | 37537  | 50000    | D   | 3566      | 4500     | D   |
| <b>EAST-WEST</b>   |       |        |          |     |           |          |     |
| Hallandale Bch Blvd  |       |        |          |     |           |          |     |
| E of US1   | 6     | 44144  | 59900    | C   | 4194      | 5390     | C   |
| E of Diplomat Pkwy   | 6     | 36573  | 59900    | C   | 3475      | 5390     | C   |

Source: Broward County Roadway Capacity Level of Service Analysis '13/'35  
Kerr & Associates, Inc. Interpolation



| <b>TABLE 17<br/>PROJECTED LONG-TERM (2035) ROADWAY CONDITIONS</b> |       |        |          |     |           |          |     |
|---|-------|--------|----------|-----|-----------|----------|-----|
| ROADWAYS  | LANES | AADT   |          |     | Peak Hour |          |     |
|   |       | Volume | Capacity | LOS | Volume    | Capacity | LOS |
| <b>NORTH-SOUTH</b>  |       |        |          |     |           |          |     |
| A1A   |       |        |          |     |           |          |     |
| N of Dade County Line   | 6     | 37458  | 50000    | D   | 3559      | 4500     | D   |
| N Hallandale Beach BLvd   | 6     | 40575  | 50000    | D   | 3855      | 4500     | D   |
| <b>EAST-WEST</b>  |       |        |          |     |           |          |     |
| Hallandale Bch Blvd   |       |        |          |     |           |          |     |
| E of US1  | 6     | 48788  | 49300    | D   | 4635      | 5900     | C   |
| E of Diplomat Pkwy  | 6     | 38146  | 59900    | C   | 3624      | 5900     | C   |

Source: Broward County Roadway Capacity Level of Service Analysis '13/'35

3. Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 year) and long range planning horizons.

| <b>TABLE 18<br/>TRAFFIC IMPACT</b> |                            |                                     |               |                    |
|------------------------------------|----------------------------|-------------------------------------|---------------|--------------------|
|                                    | USE                        | ITE CODE                            | TRIPS         |                    |
|                                    |                            |                                     | Daily         | Peak               |
| <b>CURRENT</b>                     | MH25: 422 du's (High Rise) | 222                                 | 1,772         | 148                |
|                                    | Comm.: 287,496 SF          | 820                                 | 13,491        | 1,216              |
|                                    |                            | <b>Subtotal</b>                     | <b>15,263</b> | <b>1,364</b>       |
| <b>Proposed</b>                    | MF: 350 du's (High Rise)   | 222                                 | 1,470         | 123                |
|                                    | Hotel: 1,500 rooms         | 310                                 | 12,255        | 900                |
|                                    | Comm./Off: 75,000 SF       | 820                                 | 5,633         | 494                |
|                                    | Convention: 150,000 SF     | Estimated Peak<br>100 trips/ 75 ksf |               | 200                |
|                                    |                            | <b>Subtotal</b>                     |               | <b>1,717</b>       |
|                                    |                            | <b>Change</b>                       |               | <b>+ 353 trips</b> |

4. Provide any transportation studies relating to this amendment, as desired.

**None provided at this time.**

G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

| <b>TABLE 19<br/>MASS TRANSIT ROUTES</b>                      |   |  |  |
|--|---|--|--|
| BCT ROUTE  | DAYS OF SERVICE                           | HOURS OF SERVICE<br>A.M. – P.M                                       | SERVICE FREQUENCY                      |
| 4  | Weekday<br>Saturday<br>Sunday             | 5:30a – 10:35p<br>6:00a – 10:35p<br>9:30a – 7:05p                    | 20 Minutes<br>30 Minutes<br>45 Minutes |
| Hollywood Beach<br>Beach Line<br>(BCT Route 758)             | Mon-Thurs<br>Friday<br>Saturday<br>Sunday | No Service<br>7:00a – 11:00p<br>10:00a – 11:00p<br>10:00a – 9:00p    | 30-40 Minutes                          |
| Hollywood Beach<br>Downtown/Beach – South<br>(BCT Route 756) | Mon-Thurs<br>Friday<br>Saturday<br>Sunday | 7:00a – 9:00p<br>7:00a – 11:00p<br>10:00a – 11:00p<br>10:00a – 9:00p | 30-40 Minutes                          |

2. Quantify the change in demand resulting from this amendment.

| <b>TABLE 20<br/>MASS TRANSIT IMPACT</b> |                              |               |               |                 |
|---|------------------------------|---------------|---------------|-----------------|
|   | USE                          | PM Peak Trips | Transit Share | Transit Trips   |
| <b>CURRENT</b>                          | MH25: 422 du's               | 148           | 1.64%         | 2               |
|   | Comm.: 287,496 SF            | 1216          | 1.64%         | 20              |
|   |                              |               |               | <b>22 Trips</b> |
| <b>Proposed</b>                         | MF: 350 du's                 | 123           | 1.64%         | 2               |
|   | Hotel: 1,500 rooms           | 900           | 1.64%         | 15              |
|   | Commercial/Office: 75,000 SF | 494           | 1.64%         | 8               |
|   | Convention: 150,000 SF       | 200           | 1.64%         | 3               |
|   |                              |               |               | <b>28 Trips</b> |
|   |                              |               | <b>Change</b> | <b>+5 trips</b> |

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

See Attachment IV: Mass Transit Correspondence and below:

**Name:** Mabelle Mittleberg  
**Agency:** Broward County Transit Division  
**Position:** Senior Planner  
**Ph:** 954-357-8381

4. Describe how the amendment furthers or supports mass transit use.

**The subject site supports the utilization of mass transit by developing along and near roadways which are currently served by mass transit services.**

VII. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

- A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

**A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the City's Comprehensive Plan indicates that no known historical resources are located on or adjacent to the site.**

- B. Archaeological sites listed on the Florida Master Site File.

**A review of the Records of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the City Comprehensive Plan indicates that no archeological sites are located on the site.**

- C. Wetlands

**No known wetlands are located on or adjacent to the site.**

- D. Local Areas of Particular Concern as Identified within the Broward County Land Use Plan.

**A review of the Broward County Comprehensive Plan indicates there are no Local Areas of Particular Concern affecting the amendment site.**

- E. Indicate if the site contains, is located adjacent to or has the potential to impact any "Priority Planning Areas for Sea Level Rise" and if so, how they will be protected or mitigated.

**A review of the Priority Planning Area Map indicates the subject site is not located within a Priority Planning Area.**

- F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

**There are no endangered or threatened species or species of special concern known to inhabit the subject site.**

- G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

**The applicant is not aware of any listed species on the site.**

- H. Wellfields – Indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the protected zone and any provisions, which will be made to protect the wellfield

**The Broward County Wellfield Protection Zones Map does not identify any potable water wellfield protection zones of influence on the amendment site.**

- I. Soils – Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to mitigate the area's natural features

**Any site alterations that may be necessary will meet applicable government regulations.**

- J. Beach Access – Indicate if the amendment is ocean-front. If so, describe how public beach access will be addressed.

**The portion of the subject site located east of A1A is ocean-front.**

**Based upon the City's Comprehensive Plan, swimming is permitted along the entire 6.85 miles of Hollywood's beach. Extending from Port Everglades to Hallandale Beach Boulevard, over half of this beach is part of two regional parks**

- John U. Lloyd and North Beach. Several street ends and an easement allow access to other portions of the beach; most of the street ends are located along Central and North Beach. Access is sparser along South Beach but still available. Hollywood also has a beach community center and theater, an art and culture center, and two large lakes with ocean access.

On South Beach, which is the vicinity of the subject area, Harry Berry Park, Keating Park, and the Art and Culture Center contain or are adjacent to parking facilities. They also provide direct pedestrian access to the beach. A few street ends are also available for parking. South Beach has about 532 parking spaces. The City maintains 292 spaces along street ends at North Beach (Sherman Street northward). North Beach Park has an additional 346 spaces.

VIII. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 1.07.07.

**Not applicable. The amendment proposes a reduction in residential units.**

IX. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

**The applicant is requesting a change in land use designation from residential (25 du/ac) and commercial to Activity Center.**

**The proposed uses are compatible with land uses both adjacent to the site and in the vicinity. In fact, the proposed activity center uses encompass and enhance what is existing on the subject area today, and proposes additional hotel rooms and residential units.**

| ADJACENT LAND USES |                  |
|--------------------|------------------|
| North              | MHRES (25 du/ac) |
| South              | MHRES (25 du/ac) |
| West               | A1A, ICWW        |
| East               | A1A, Beach/Ocean |

**In addition, the proposed land use demonstrates infill development which utilizes under-utilized parcels within existing urban areas that are already largely developed. Infill development maximizes the use of existing public facilities and focuses on crafting**

a complete, integrated fabric of development.

The site will be developed in accordance with the City's Land Development Regulations, which ensure compatibility through appropriate setbacks and buffers between uses.

X. HURRICANE EVACUATION ANALYSIS

(Required for amendments located in hurricane evacuation zone as identified by the Broward County Emergency Management Agency). Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential d.u.'s (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Agency.

The amendment site is located in a hurricane evacuation zone.

Because hurricanes impact large areas, the evacuation data presented in the City's Comprehensive Plan is the data specific to Broward County from the *2006 South Florida Regional Hurricane Evacuation Traffic Study*. This study was prepared by the South Florida Regional Planning Council. The South Florida Region includes Broward, Miami-Dade and Monroe Counties.

The region must be prepared to evacuate highly vulnerable populations on critical routes. As such local public shelters and inland hotel/motels are available on a first-come basis. Watkins Elementary School is the shelter located closest to the subject area. Many other shelters exist nearby/within the County. The Broward County Human Services Department provides the special needs community with registration assistance for special needs shelters and transportation services.

During a hurricane evacuation, a significant number of vehicles will have to be moved across the local and regional road network. The quantity of evacuating vehicles will vary depending upon the magnitude of the hurricane, publicity and warnings provided about the storm and particular behavioral response characteristics of the vulnerable population. The *2006 South Florida Regional Hurricane Evacuation Traffic Study* identifies the following data for Broward County:

- Existing Permanent Population – 1,700,499 people
- Permanent occupied dwelling units – 674,304 units
- Mobile homes – 20,224 units
- Tourist/seasonal units – 34,615 units

**People per permanent unit – 2.52**

**Vehicles per permanent unit – 1.58**

**Local Public Shelter Capacity – 37,135 People**

The City of Hollywood's population in 2006 was 143,287, 12% of the population of Broward County. The following information pertains to the Broward County population total. The study reports:

- For a low tourist occupancy Category 1-2 event, it is calculated there will be 219,402 people in 110,640 vehicles evacuating with a public shelter demand of 5,538 people.
- For a low tourist occupancy Category 3 event, it is calculated there will be 312,270 people in 158,494 vehicles evacuating with a public shelter demand of 15,731 people.
- For a low tourist occupancy Category 4-5 event, it is calculated there will be 391,293 people in 193,189 vehicles evacuating with a public shelter demand of 36,304 people.
- For a high tourist occupancy Category 1-2 event, it is calculated there will be 227,723 people in 111,521 vehicles evacuating with a public shelter demand of 5,621 people.
- For a high tourist occupancy Category 3 event, it is calculated there will be 320,177 people in 164,743 vehicles evacuating with a public shelter demand of 15,820 people.
- For a high tourist occupancy Category 4-5 event, it is calculated there will be 400,640 people in 199,727 vehicles evacuating with a public shelter demand of 36,493 people.

The study identified the critical roadway location segments within and adjacent to the City of Hollywood as:

- Hallandale Beach Boulevard bridge over the Intracoastal;
- Hollywood Boulevard bridge over the Intracoastal;
- Sheridan Street bridge over the Intracoastal;
- Dania Beach Boulevard bridge over the Intracoastal.

The study identified the following data for projected clearance times. Table CM-7 from the City's Comprehensive Plan shows the projected clearance times for all regional

routes out of South Florida and the critical links within and adjacent to the City of Hollywood analyzed under the six baseline hurricane evacuation scenarios.

The Baseline Scenario Definitions are defined as follows:

- 1A Category 1-2 Storm Conditions with Low Tourist Occupancy
- 1B Category 1-2 Storm Conditions with High Tourist Occupancy
- 2A Category 3 Storm Conditions with Low Tourist Occupancy
- 2B Category 3 Storm Conditions with High Tourist Occupancy
- 3A Category 4-5 Storm Conditions with Low Tourist Occupancy
- 3B Category 4-5 Storm Conditions with High Tourist Occupancy

| <b>Table CM-7. Baseline Scenario Outcomes Clearance Times*</b> |      |      |      |      |      |      |
|--|------|------|------|------|------|------|
| Modeled Critical Roadway Link                                  | 1A   | 1B   | 2A   | 2B   | 3A   | 3B   |
| <b>Regional Routes out of South Florida:</b>                   |      |      |      |      |      |      |
| I-95 northbound out of Region                                  | 5.8  | 6.3  | 7.3  | 8.1  | 9.0  | 9.9  |
| Florida Turnpike northbound out of Region                      | 11.7 | 13.2 | 15.7 | 17.7 | 20.0 | 22.1 |
| US 27 northbound out of Region                                 | 2.7  | 2.7  | 3.0  | 3.0  | 3.3  | 3.4  |
| I-75 west/northbound out of Region                             | 5.2  | 5.5  | 6.4  | 7.0  | 7.9  | 8.5  |
| US 41 westbound out of Region                                  | 5.6  | 6.4  | 7.1  | 8.0  | 8.8  | 9.7  |
| <b>City of Hollywood Critical Links:</b>                       |      |      |      |      |      |      |
| Hallandale Beach Blvd. bridge over the Intracoastal            | 5.8  | 5.7  | 5.0  | 5.2  | 5.4  | 5.9  |
| Hollywood Blvd. bridge over the Intracoastal                   | 4.6  | 4.7  | 4.7  | 4.8  | 4.6  | 4.7  |
| Sheridan Street bridge over the Intracoastal                   | 3.7  | 3.7  | 4.0  | 3.9  | 3.7  | 4.1  |
| Dania Beach Blvd. bridge over the Intracoastal                 | 3.2  | 3.4  | 3.5  | 3.8  | 4.2  | 3.7  |

\*The **clearance times** shown represent the traffic volume-to-roadway capacity ratio, in hours, for each specified critical link. These times are mutually exclusive and are not cumulative. Under each hurricane evacuation scenario, each county's overall clearance time is defined as the number of hours it takes total evacuating vehicles to traverse that county's most limiting critical link (the critical link with the highest volume-to-capacity ratio). For the regional roadways, clearance time is the amount of time it takes the total evacuating vehicles on each regional roadway to exit the region under each hurricane evacuation scenario.

#### **XI. REDEVELOPMENT ANALYSIS**

Indicate if the amendment is located in an identified Redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.



**The subject site is located within the Beach CRA. The proposed activity center will further the goals of the CRA while enhancing and expanding uses which further the redevelopment of the beach.**

**XII. INTERGOVERNMENTAL COORDINATION**

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

**The amendment site is located adjacent to the City of Hallandale Beach (west side of Intracoastal Waterway)**

**XIII. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE COUNTY LAND USE PLAN**

**Activity Centers**

**POLICY 2.4.1** Permitted residential densities and hotel rooms within areas designated "Activity Center" on the Broward County Land Use Plan (except for any "Activity Center" located east of the Intracoastal Waterway) may be increased by 20% or 500 dwelling units and/or hotel rooms, whichever is less, no earlier than every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, and/or permitted non-residential intensities within areas designated "Activity Center" on the Broward County Land Use Plan may be increased by 20% or 200,000 square feet, whichever is less, every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, subject to the following:

a. The local government must document that no more than 10% of permitted residential units and/or non-residential intensities proposed for increase are available for allocation at the time the local land use plan amendment is considered by the local government at a hearing.

b. "Every five (5) years" means starting from the date the 2016 Broward County Land Use Plan is effective for "Activity Centers" included in that Plan, or when a new or revised "Activity Center" is adopted by the County Commission and is effective.

c. An application for a Broward County Land Use Plan amendment may be submitted at any time for "Activity Center" proposals which would exceed the above referenced residential and non-residential density/intensity increases.

d. The local land use plan shall include policies addressing the affordable/workforce housing needs of "Activity Centers."

e. The local land use plan shall demonstrate sufficient capacity for public facilities and services, including coordination with public schools. (f/k/a New Policy 15)

**POLICY 2.4.2** Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center. The municipality shall include within their land use element policies that ensure that the proposed Activity Center will support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in an Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit. (f/k/a Policy 16 and Combined Policies 10.03.02 and 10.04.01)

**POLICY 2.4.3** Residential use is required as a principal component within an Activity Center. Maximum residential density must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center). (f/k/a Policy 17 and Combined Policies 10.03.04, 10.04.02, 10.05.01 and 10.05.02)

**POLICY 2.4.4** At least two non-residential uses must be permitted in the Activity Center as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional. (f/k/a Policy 18 and Combined Policies 10.04.03 and 10.05.03)

**POLICY 2.4.5** Minimum and Maximum FAR (Floor Area Ratio) for non-residential uses within an Activity Center must be specified by the local government and described in the permitted uses section of the Broward County Land Use Plan. Minimum non-residential FARs (Gross) of 2 are encouraged. Non-residential intensities may vary along transit corridors and may be specified at the option of the local government, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)]. (f/k/a Policy 19 and Combined Policies 10.04.04 and 10.05.05)

**POLICY 2.4.6** For proposed new or revised Activity Centers, Broward County shall, to address new proposed dwelling units and impacts, coordinate and cooperate in assisting municipalities to identify existing and proposed policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing to serve such areas. (f/k/a Policy 20 and Revised Policy 10.01.04)

**POLICY 2.4.7** Local governments shall consider community needs for affordable housing when proposing a Local an Activity Center and include within their local land use element

policies which encourage affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Local Activity Centers which propose to include “low income” housing as a viable component, Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment. (f/k/a Policy 21 and Revised Policy 10.03.05)

**POLICY 2.4.8** Local governments shall include within their local land use element policies that promote the preservation, rehabilitation and use of historic buildings within a proposed Activity Center. (f/k/a Revised Policy 22 and Revised Policy 10.03.06)

**POLICY 2.4.9** Local land use elements shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully-connected routes to all destinations within the Local Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high speed traffic. (f/k/a Policy 23 and Revised Policy 10.03.07)

**POLICY 2.4.10** To reduce reliance on automobile travel, local governments shall ensure convenient access to high use mass transit stops or multi-modal facilities within a proposed Activity Center. (f/k/a Revised Policy 24 and Revised Policy 10.03.08)

**POLICY 2.4.11** Local governments shall include within their local land use element policies that encourage internal transit systems to serve the residents and employees within the proposed Activity Center (e.g. trolley, community transit services). Transit shelters should be incorporated in the local design guidelines to provide safe and comfortable service and to encourage transit usage. (f/k/a Policy 25 and Revised Policy 10.03.09)

**POLICY 2.4.12** In consideration of non-residential land uses in areas proposed for designation as an Activity Center, the impact analysis for the designation in the Broward County Land Use Plan may be based on the amount of non-residential development which could be permitted as per the intensity standards of the effective local government land use element, rather than the alternative 10,000 square feet per gross acre standard utilized for non-residential impact analysis. (f/k/a Policy 25a and Revised Policy 10.05.10)

**POLICY 2.4.13** Local land use element policies must include guiding principles for municipal design guidelines to adequately address the transition to adjacent residential development and to promote connectivity to transit stations and stops. (f/k/a Policy 26 and Policy 10.04.06)

**POLICY 2.4.14** Park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a

proposed Activity Center. (f/k/a Policy 27 and Combined Policies 10.02.09 and 10.03.03 and 10.04.07)

**POLICY 2.4.15** The municipality shall include within their land use element policies that ensure that areas designated as Activity Centers include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics: • Integrated transit stop with shelter, or station (within the area). • Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements. • Buildings should front the street (zero or minimal setbacks are encouraged). • Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios). • Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern). (f/k/a Policy 28 and Combined Policies 10.04.08 and 10.05.06)

**POLICY 2.4.16** Local plan policies must include requirements for internal pedestrian and transit amenities to serve the residents and employees within the area designated as an Activity Center (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.) (f/k/a Policy 29 and Combined Policies 10.04.09 and 10.05.07)

**POLICY 2.4.17** The intent of the required design features is to provide guidelines for municipal implementation of the Activity Center land use category. Municipalities are encouraged to use some or all of the above design elements, or to develop other design strategies, which accomplish the goals of using design elements to enhance pedestrian and transit mobility. County review of applications seeking the Activity Center land use category designations will only determine whether the municipality has adopted, through plan policies, a cohesive set of implementation strategies to accomplish the design strategies sought, and will not seek to require a specific design approach or a fixed set of design approaches as a requirement for County approval of the land use designation sought. (f/k/a Policy 30 and Revised Policy 10.05.08)

**POLICY 2.4.18** Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Policies should integrate the public realm, through open space, urban public plazas and/or recreational areas. (f/k/a Policy 31 and Revised Policy 10.06.03)

**POLICY 2.4.19** Municipalities which propose a an Activity Center designation shall include policies within their land use element which establish appropriate design standards, within their land development codes, to ensure a mixed use development is compatible with adjacent land uses and adjacent adopted Future Land Use designations. (f/k/a Policy 32 and Revised Policy 10.06.04)

**POLICY 2.4.20** An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality. (f/k/a Policy 33 and Combined Policies 10.04.13 and 10.05.11)

XIV. **CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE CITY LAND USE PLAN**

**Land Use Element**

**GOAL:** Promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.

**Objective 7:** Achieve consistency with the Broward County Land Use Plan by adopting the following goals, objectives, and policies into the City's *Land Use Element*, by reference, from other elements of the City's Comprehensive Plan. See Exhibit A at the end of the *Land Use Element*.

**Policy 7.7:** Adequate public access to public beaches will continue to be provided and upgraded in the City of Hollywood in accordance with recommendations set forth by the Beach Redevelopment Plan.

**Policy 7.38:** Prioritize shoreline land uses based on water use and tourism.

**Coastal Element**

**GOAL II: Coastal** - To enhance and improve the Business Resort, Residential and Natural Coastal Community.

**Objective 6:** Redevelop business/tourist areas.

**Policy 6.1:** Continue to redevelop the downtown and also consider the historical and architectural link between the downtown and the beach area.

XV. **POPULATION PROJECTIONS**

A. Population projections for the 20-year planning horizon (indicate year).

| Year  | Population |
|---|------------|
| 2030  | 155,105    |
| 2040  | 157,179    |
| Source: Broward County TAZ and Municipal Forecast Update 2014 |            |

- B. Population projections resulting from proposed land use (if applicable).

**350 units x 1.5 persons per unit = 525 people**

- C. Using population projections for the 20 yr planning horizon, demonstrate the effect of the amendment on the land needed to accommodate projected population.

**The proposed amendment will help provide additional housing opportunities to serve the city's current and future population.**

**XVI. ADDITIONAL SUPPORT DOCUMENTS**

- A. Other support documents or summary of support documents on which the proposed amendment is based.

**Not applicable.**

- B. Any proposed voluntary mitigation or draft agreements.

**Not applicable.**

**XVII. PUBLIC EDUCATION ANALYSIS**

Please be advised that the Planning Council staff will request from the Broward County School Board an analysis of the impacts of the amendment on public education facilities as indicated below. Please note that as per the School Board of Broward County Policy 1151, the applicant will be subject to a fee for the review of the application. The applicant is encouraged to contact the School Board staff to discuss these issues as soon as possible.

- A. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

**The following schools serve the area.**

**Elementary: Hollywood Central Elementary**  
**Middle: Olsen Middle**

**High School: Hallandale High**

- B. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.

| School  | Benchmark Enrollment | Gross Capacity | Over + Under - |
|---|----------------------|----------------|----------------|
| Hollywood Central Elementary                                  | 488                  | 709            | -221           |
| Olsen Middle  | 708                  | 1125           | -417           |
| Hallandale High   | 1403                 | 1821           | -418           |
| Source: SBBC Planning Tool for Enrollment accessed 12/12/2017 |                      |                |                |

- C. Identify the additional student demand resulting from this amendment - calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.

| <b>TABLE 21<br/>SCHOOL IMPACT</b> |                               |                    |                       |                   |
|-----------------------------------|-------------------------------|--------------------|-----------------------|-------------------|
|                                   |                               | Elementary         | Middle                | High              |
| <b>Current</b>                    | 287,496 Commercial            | N/A                | N/A                   | N/A               |
|                                   | 422 d.u.s (R25)               | x 0.10 = 42        | x 0.004 = 2           | x 0.006 = 3       |
|                                   |                               |                    |                       |                   |
| <b>Proposed</b>                   | High-Rise Units: 350          | x 0.10 = 35        | x 0.004 = 2           | x 0.006 = 2       |
| Activity                          | Hotel: 1500 Rooms             | N/A                | N/A                   | N/A               |
| Center                            | Commercial/Office: 75,000 sf  | N/A                | N/A                   | N/A               |
|                                   | Convention Center: 150,000 sf | N/A                | N/A                   | N/A               |
|                                   | <b>Change</b>                 | <b>-7 students</b> | <b>+/- 0 students</b> | <b>-1 student</b> |

- D. Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five year capital plan - provide student demand projections and information regarding planned permanent design capacities and other relevant information.

**The School District's *Tentative District Educational Facilities Plan* shows no planned capacity improvements for the schools serving the subject site**

- E. Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.

**Applicant will pay school impact fees.**

**XVIII. PLAN AMENDMENT COPIES**

- A. 15 copies for the BCPC. Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

**To be provided with transmittal.**

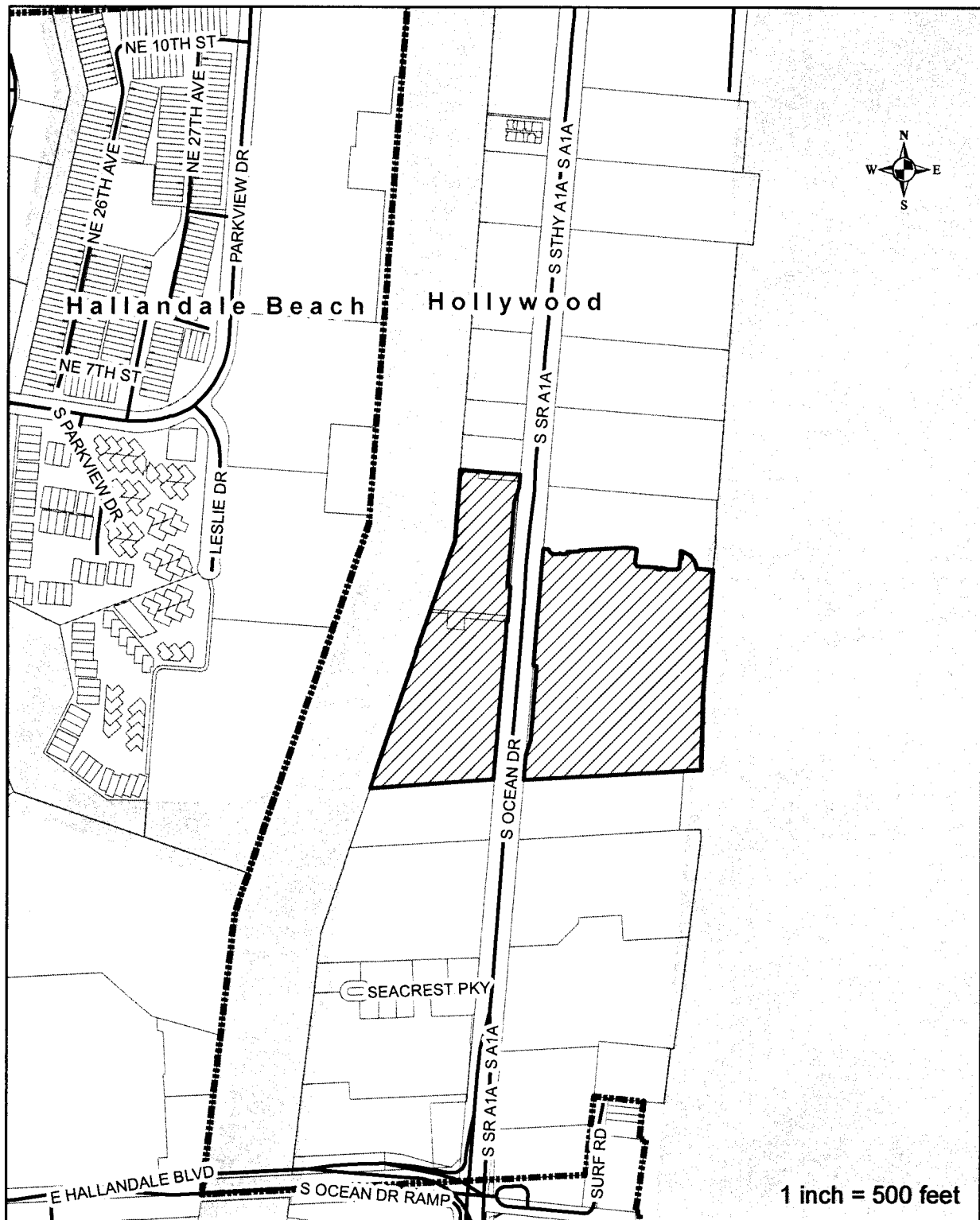
- B. 10 copies of corresponding local land use plan amendment application, if transmitting concurrent to DCA, include transmittal letter from municipality to DCA.

**To be provided with transmittal.**

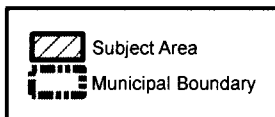


## EXHIBITS

|                          |                |
|--------------------------|----------------|
| Location Map             | A1, A2, Aerial |
| Current Future Land Use  | B              |
| Proposed Future Land Use | C              |

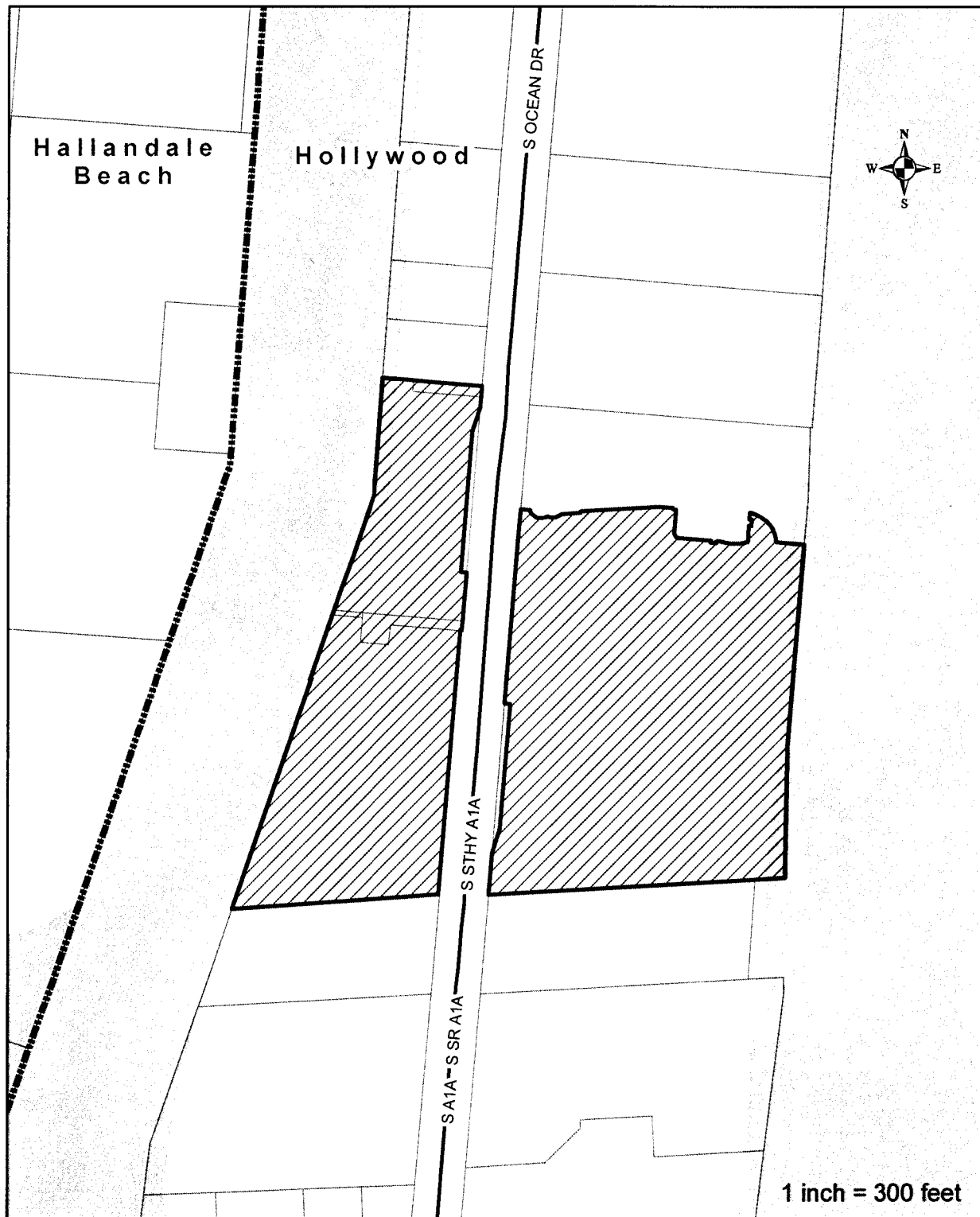


## EXHIBIT A-1 - LOCATION MAP DIPLOMAT LUPA

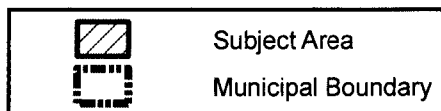


Leigh Robinson Kerr  
& Associates, Inc.

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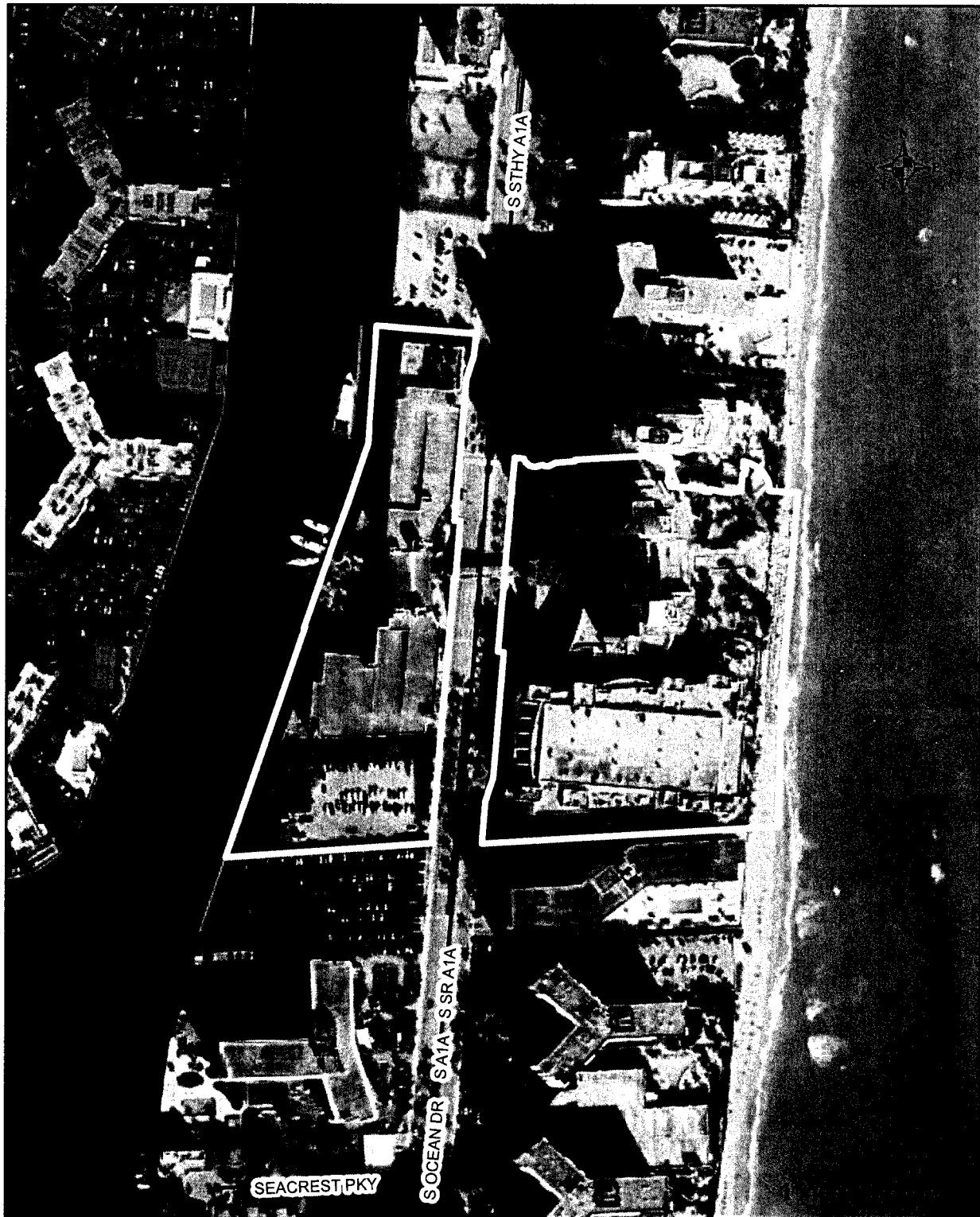


## EXHIBIT A-2 - LOCATION MAP DIPLOMAT LUPA



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**EXHIBIT AERIAL  
DIPLOMAT LUPA**

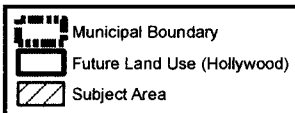
Subject Area

**Leigh Robinson Kerr  
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## EXHIBIT B - CURRENT FUTURE LAND USE DIPLOMAT LUPA



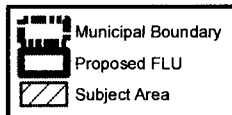
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## EXHIBIT C - PROPOSED FUTURE LAND USE DIPLOMAT LUPA



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## **ATTACHMENTS**

|                               |     |
|-------------------------------|-----|
| Legal Description             | I   |
| Sanitary Sewer Correspondence | II  |
| Potable Water Correspondence  | II  |
| Drainage Correspondence       | II  |
| Solid Waste Correspondence    | III |
| Mass Transit Correspondence   | IV  |
| Text Amendment                | V   |

**ATTACHMENT I**  
Legal Description



# LEGAL DESCRIPTION:

A PORTION OF PARCEL "A" AND A PORTION OF PARCEL "B" 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A" SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD (STATE ROAD A-1-A) AS SHOWN ON SAID DIPLOMAT RESORT AND COUNTRY CLUB PLAT;

THENCE NORTH 05°08'00" EAST ON THE WEST LINE OF SAID PARCEL "A" AND ON SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD (STATE ROAD A-1-A), A DISTANCE OF 84.92 FEET TO THE SOUTHERLY 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;

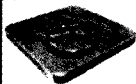
THENCE NORTHEASTERLY ON THE EASTERLY LINE OF SAID RIGHT-HAND TURN LANE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 18°37'45" EAST, A DISTANCE OF 51.42 FEET;
2. NORTH 05°08'00" EAST, A DISTANCE OF 255.00 FEET;
3. NORTH 84°52'00" WEST, A DISTANCE OF 12.00 FEET TO THE INTERSECTION WITH SAID WEST LINE OF PARCEL "A" AND WITH SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD (STATE ROAD A-1-A);

THENCE NORTH 05°08'00" EAST ON SAID WEST LINE OF PARCEL A AND THE WEST LINE OF SAID PARCEL B AND ON SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD (STATE ROAD A-1-A), A DISTANCE OF 394.79 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 36415, PAGE 69 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (A.K.A. "THE CONDO PARCEL");

THENCE EASTERLY ON THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 36415, PAGE 69 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (A.K.A. "THE CONDO PARCEL") THE FOLLOWING THIRTY (30) COURSES AND DISTANCES;

1. SOUTH 84°52'00" EAST, A DISTANCE OF 19.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, WHOSE RADIUS POINT BEARS NORTH 74°36'03" EAST;
2. SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 22.67 FEET, THROUGH A CENTRAL ANGLE OF 96°31'08", AN ARC DISTANCE OF 38.19 FEET TO A POINT OF REVERSE CURVE WITH A CURVE CONCAVE TO THE SOUTH;
3. EASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 15.33 FEET, THROUGH A CENTRAL ANGLE OF 42°20'53", AN ARC DISTANCE OF 11.33 FEET TO A POINT OF REVERSE CURVE WITH A CURVE CONCAVE TO THE NORTH;
4. EASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 16.67 FEET, THROUGH A CENTRAL ANGLE OF 48°29'11", AN ARC DISTANCE OF 14.11 FEET TO A POINT OF REVERSE CURVE WITH A CURVE CONCAVE TO THE SOUTHEAST;
5. NORTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 74.00 FEET, THROUGH A CENTRAL ANGLE OF 07°12'13", AN ARC DISTANCE OF 9.30 FEET TO A POINT OF NON-TANGENCY;
6. NORTH 02°52'00" WEST, A DISTANCE OF 1.63 FEET;
7. NORTH 87°08'00" EAST, A DISTANCE OF 41.04 FEET;
8. NORTH 03°02'47" WEST, A DISTANCE OF 3.07 FEET;



**Calvin, Giordano & Associates, Inc.**  
EXCEPTIONAL SOLUTIONS™  
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Certificate of Authorization 8791

## Sketch and Description

Portions Diplomat Resort and Country Club Plat,  
Plat Book 158, Page 16, B.C.R. & Portions of Beverly  
Beach No. 2, Plat Book 40, Page 24, B.C.R  
City of Hollywood Broward County, Florida

|          |             |        |
|----------|-------------|--------|
| SCALE    | PROJECT No. | SHEET  |
| N/A      | 179920      | 1 OF 6 |
| DATE     | CAD FILE    |        |
| 12/18/17 |             |        |

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9. NORTH 87°06'42" EAST, A DISTANCE OF 160.74 FEET;
10. SOUTH 84°52'18" EAST, A DISTANCE OF 28.63 FEET;
11. SOUTH 05°07'42" WEST, A DISTANCE OF 3.00 FEET;
12. SOUTH 84°52'18" EAST, A DISTANCE OF 7.70 FEET;
13. SOUTH 05°07'42" WEST, A DISTANCE OF 40.78 FEET;
14. NORTH 84°52'18" WEST, A DISTANCE OF 0.50 FEET;
15. SOUTH 05°07'42" WEST, A DISTANCE OF 6.99 FEET;
16. SOUTH 26°13'52" EAST, A DISTANCE OF 10.55 FEET;
17. SOUTH 85°02'05" EAST, A DISTANCE OF 71.20 FEET;
18. SOUTH 05°14'45" WEST, A DISTANCE OF 4.46 FEET;
19. SOUTH 84°45'15" EAST, A DISTANCE OF 10.43 FEET;
20. NORTH 05°14'45" EAST, A DISTANCE OF 4.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 06°26'46" WEST;
21. EASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 113.55 FEET, THROUGH A CENTRAL ANGLE OF 07°59'48", AN ARC DISTANCE OF 15.85 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, WHOSE RADIUS POINT BEARS NORTH 14°38'51" EAST;
22. EASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 92.40 FEET, THROUGH A CENTRAL ANGLE OF 30°41'02", AN ARC DISTANCE OF 49.48 FEET TO A POINT OF NON-TANGENCY;
23. NORTH 04°37'57" EAST, A DISTANCE OF 33.20 FEET;
24. SOUTH 85°48'19" EAST, A DISTANCE OF 5.25 FEET;
25. NORTH 04°49'09" EAST, A DISTANCE OF 12.60 FEET;
26. NORTH 85°48'19" WEST, A DISTANCE OF 5.14 FEET;
27. NORTH 05°26'30" EAST, A DISTANCE OF 13.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS SOUTH 14°43'44" WEST;
28. SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 79.39 FEET, THROUGH A CENTRAL ANGLE OF 18°34'10", AN ARC DISTANCE OF 25.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS SOUTH 29°11'02" WEST;
29. SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 57.40 FEET, THROUGH A CENTRAL ANGLE OF 60°25'29", AN ARC DISTANCE OF 60.53 FEET TO A POINT OF NON-TANGENCY;



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### Sketch and Description

Portions Diplomat Resort and Country Club Plat,  
Plat Book 158, Page 16, B.C.R. & Portions of Beverly  
Beach No. 2, Plat Book 40, Page 24, B.C.R  
City of Hollywood      Broward County, Florida

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30. SOUTH 84°52'00" EAST, A DISTANCE OF 57.71 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID PARCEL "B" SAID POINT ALSO BEING LOCATED ON THE EROSION CONTROL LINE AS DESCRIBED AND RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE SOUTH 05°22'00" WEST ON SAID EAST LINE OF PARCEL "B" AND ON THE EAST LINE OF SAID PARCEL "A" AND ON SAID EROSION CONTROL LINE, A DISTANCE OF 409.40 FEET;

THENCE SOUTH 01°42'15" WEST CONTINUING ON SAID EAST LINE OF PARCEL "A" AND ON SAID EROSION CONTROL LINE, A DISTANCE OF 269.83 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE SOUTH 87°18'02" WEST ON THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 605.56 FEET TO THE POINT OF BEGINNING;

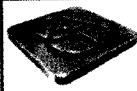
SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 431,679 SQUARE FEET (9.910 ACRES), MORE OR LESS.

TOGETHER WITH:

ALL OF PARCEL "C" AND A PORTION OF PARCEL "D", 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 TOGETHER WITH 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 SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "C" AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD (S.R. A-1-A); THENCE SOUTH 87°17'57" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "D", 421.96 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "D" AND A POINT ON THE EASTERLY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 19°22'37" EAST, ALONG THE WESTERLY LINES OF SAID PARCELS "C" AND "D", THE WEST LINE OF SAID BEVERLY BEACH No. 2 PLAT AND SAID EASTERLY LINE, 888.83 FEET; THENCE CONTINUING ALONG SAID PARCEL "D" WESTERLY LINE NORTH 04°32'14" EAST, 239.97 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D"; THENCE SOUTH 84°52'00" EAST, ALONG THE NORTH LINE OF SAID PARCEL "D", 60.83 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 05°08'00" WEST, 22.50 FEET; THENCE SOUTH 84°52'00" EAST, 141.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "D" AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD (S.R. A-1-A); THENCE SOUTH 05°08'00" WEST, ALONG SAID RIGHT-OF-WAY LINE AND SAID EAST LINE, 20.96 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE AND THE WEST LINE OF THAT CERTAIN RIGHT-OF-WAY DEDICATION (TURN LANE) PER OFFICIAL RECORDS BOOKS 30631, PAGE 983 AND 31014, PAGE 124, BROWARD COUNTY RECORDS; THENCE, DEPARTING SAID EAST LINE AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) SOUTH 18°37'45" WEST, 51.42 FEET; (2) SOUTH 05°08'00" WEST, 288.00 FEET; (3) SOUTH 84°52'00" EAST, 12.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "D" AND A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 05°08'00" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, AND THE EAST LINE OF SAID PARCELS "C" AND "D", 662.49 FEET TO THE POINT OF BEGINNING.

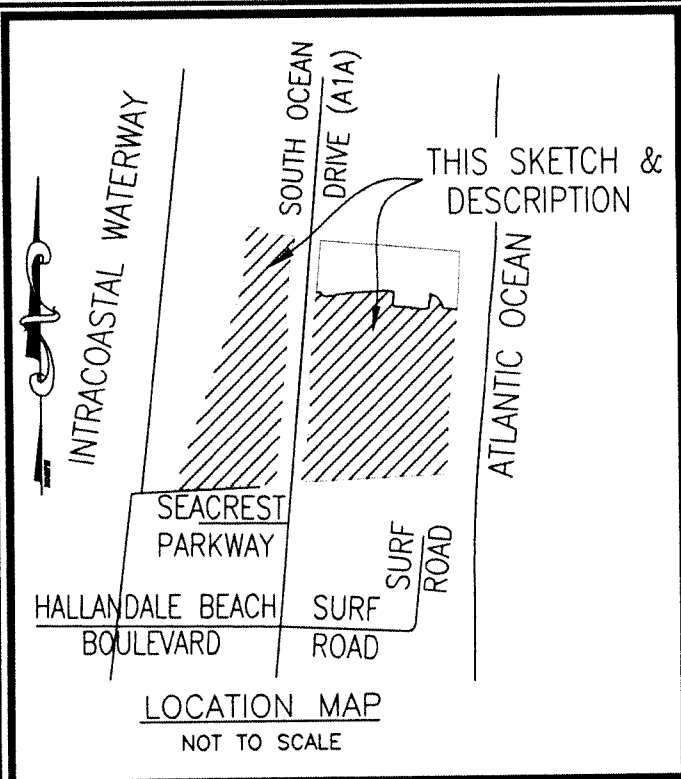
SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 295,111 SQUARE FEET (6.775 ACRES), MORE OR LESS.



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**Sketch and Description**  
Portions Diplomat Resort and Country Club Plat,  
Plat Book 158, Page 16, B.C.R. & Portions of Beverly  
Beach No. 2, Plat Book 40, Page 24, B.C.R.  
City of Hollywood      Broward County, Florida

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| SCALE    | PROJECT No. | SHEET  |
| N/A      | 179920      |        |
| DATE     | CAD FILE    | 3 OF 6 |
| 12/18/17 |             |        |



## SURVEY NOTES:

1. CALVIN, GIORDANO & ASSOCIATES. DID NOT RESEARCH TITLE FOR THIS PROPERTY AND THE PLATS, RIGHTS-OF-WAY, AND EASEMENTS AS SHOWN HEREON ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA VIA THE BROWARD COUNTY PROPERTY APPRAISER'S AND CLERK OF THE COURT'S WEB SITES.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.
3. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE CENTERLINE OF SOUTH OCEAN DRIVE (STATE ROAD A-1-A) HAVING A BEARING OF SOUTH 05°08'00" WEST.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL RENDER IT INVALID.
6. THE INTENDED SCALE OF THIS DRAWING IS 1" = 150' OR SMALLER.
7. FOR CLARITY INTERIOR EASEMENTS AND OPENINGS ARE NOT SHOWN HEREON.

I, MICHAEL M. MOSSEY, DO HEREBY STATE THAT THIS SKETCH AND DESCRIPTION WAS DONE UNDER MY DIRECT SUPERVISION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER STATE THAT THIS SKETCH AND DESCRIPTION WAS COMPLETED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS STATED IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

DATED: DECEMBER 18, 2017

CALVIN, GIORDANO & ASSOCIATES, INC.

SIGNATURE

MICHAEL M. MOSSEY

PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 5660



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City of Hollywood Broward County, Florida

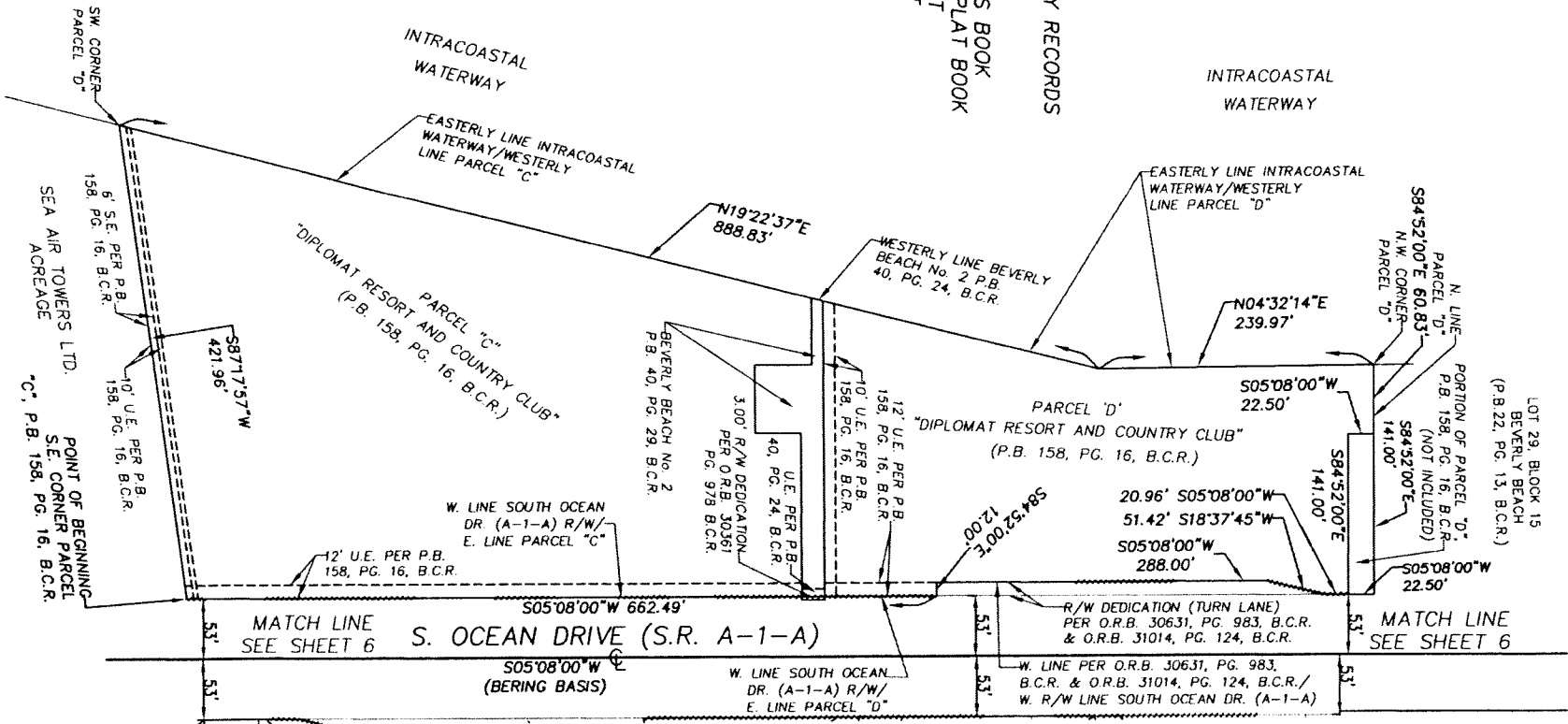
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| N/A      | 179920      | 4 OF 6 |
| DATE     | CAD FILE    |        |
| 12/18/17 |             |        |

SCALE: 1"=150'



LEGEND:

- Δ CENTRAL ANGLE
- L ARC LENGTH
- R RADIUS
- B.C.R. BROWARD COUNTY RECORDS
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS PLAT BOOK
- M.P.B. MISCELLANEOUS PLAT BOOK
- U.E. UTILITY EASEMENT
- S.E. SEWER EASEMENT
- R/W RIGHT-OF-WAY



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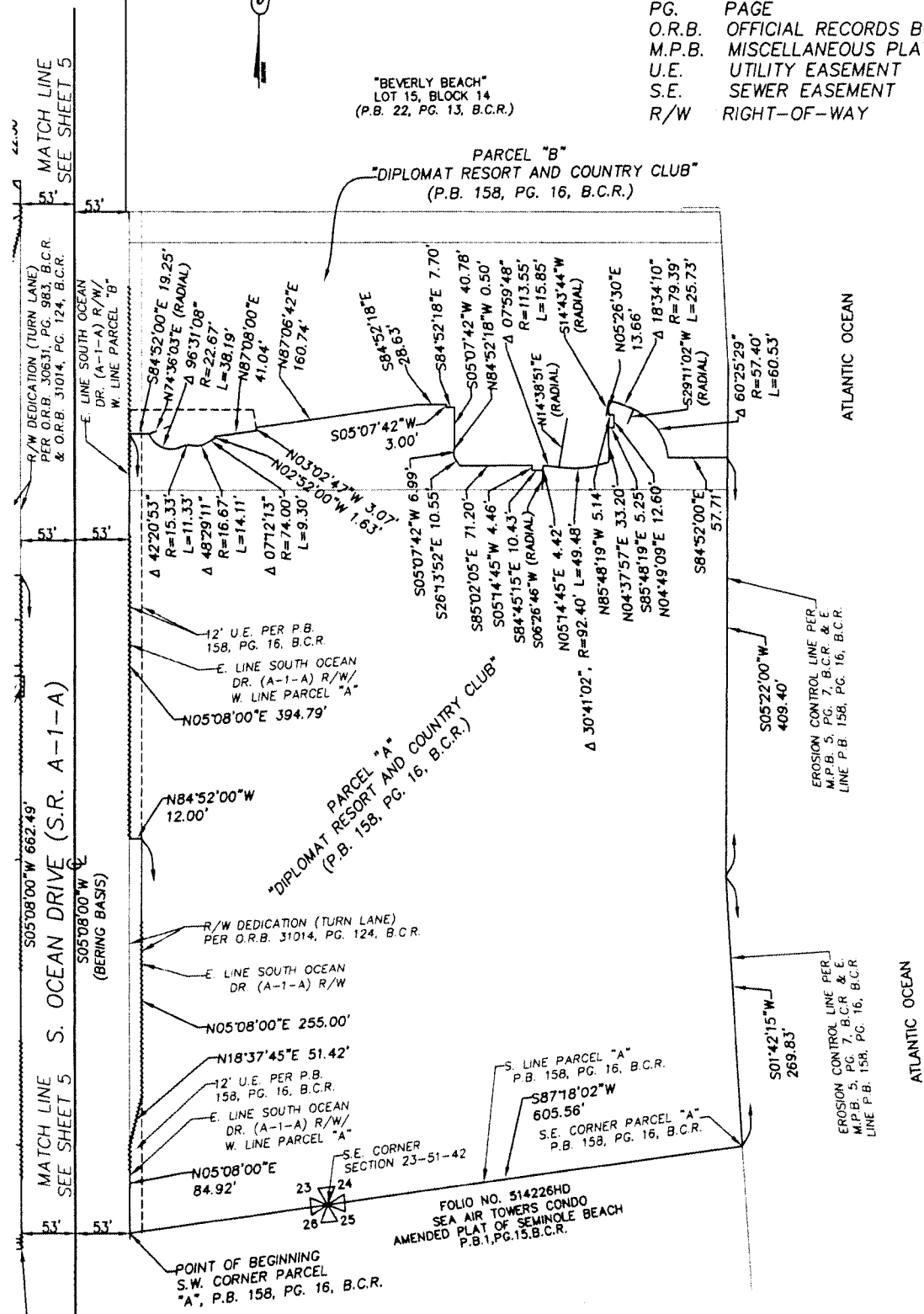
**Sketch and Description**  
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| SCALE    | PROJECT NO. | SHEET  |
| 1"=150'  | 179920      | 5 OF 6 |
| DATE     | CAD FILE    |        |
| 12/18/17 |             |        |

SCALE: 1"=150'

LEGEND:

|        |                         |
|--------|-------------------------|
| Δ      | CENTRAL ANGLE           |
| L      | ARC LENGTH              |
| R      | RADIUS                  |
| B.C.R. | BROWARD COUNTY RECORDS  |
| P.B.   | PLAT BOOK               |
| P.G.   | PAGE                    |
| O.R.B. | OFFICIAL RECORDS BOOK   |
| M.P.B. | MISCELLANEOUS PLAT BOOK |
| U.E.   | UTILITY EASEMENT        |
| S.E.   | SEWER EASEMENT          |
| R/W    | RIGHT-OF-WAY            |



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### Sketch and Description

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Plat Book 158, Page 16. B.C.R. & Portions of Beverly  
Beach, Plat Book 22, Page 13, B.C.R  
City of Hollywood      Broward County, Florida

SCALE

 $1'' = 1.50'$ 

PROJECT No.

179920

SHEET

6 OF 6

DATE \_\_\_\_\_

12/18/17

CAD FILE

11

**ATTACHMENT II**

Sanitary Sewer Correspondence

Potable Water Correspondence

Drainage Correspondence

## Kelly Ray-Sosnowski

---

**From:** Wilford Zephyr <WZEPHYR@hollywoodfl.org>  
**Sent:** Wednesday, February 21, 2018 8:52 AM  
**To:** 'Kelly Ray-Sosnowski'  
**Subject:** RE: Diplomat Land Use Plan Amendment  
**Attachments:** Diplomat LUPA 2-20-18.pdf

Hi Kelly,

Please see attached.

Thanks.

Wilford Zephyr, P.E., LEED AP, CFM  
Senior Engineer  
City of Hollywood, Florida  
Department of Public Utilities  
Engineering & Construction Services  
2600 Hollywood Blvd, Room 308  
Hollywood, FL 33022  
Phone: (954)921-3994  
Fax: (954)921-3481  
[wzephyr@hollywoodfl.org](mailto:wzephyr@hollywoodfl.org)

**From:** Wilford Zephyr  
**Sent:** Wednesday, February 07, 2018 11:48 AM  
**To:** Kelly Ray-Sosnowski  
**Subject:** RE: Diplomat Land Use Plan Amendment

Hi Kelly,

I'll get it to you in a day or two.

Thanks.

Wilford Zephyr, P.E., LEED AP, CFM  
Senior Engineer  
City of Hollywood, Florida  
Department of Public Utilities  
Engineering & Construction Services  
2600 Hollywood Blvd, Room 308  
Hollywood, FL 33022  
Phone: (954)921-3994  
Fax: (954)921-3481  
[wzephyr@hollywoodfl.org](mailto:wzephyr@hollywoodfl.org)



**From:** Kelly Ray-Sosnowski [mailto:Kray808@bellsouth.net]  
**Sent:** Monday, February 05, 2018 1:14 PM  
**To:** Wilford Zephyr  
**Subject:** RE: Diplomat Land Use Plan Amendment

Hi there,

Just following up on the below request.

Call or email with any questions.

Thank you!

Kelly Ray-Sosnowski, LEED AP+BDC  
Planner  
*Leigh Robinson Kerr & Associates, Inc.*  
808 East Las Olas Boulevard, Suite 104  
Fort Lauderdale, FL 33301  
Ph: 954-467-6308 F: 954-467-6309  
[www.LeighRobinsonKerr.com](http://www.LeighRobinsonKerr.com)

**From:** Kelly Ray-Sosnowski [mailto:Kray808@bellsouth.net]  
**Sent:** Tuesday, January 2, 2018 9:27 AM  
**To:** 'wzephyr@hollywoodfl.org' <wzephyr@hollywoodfl.org>  
**Subject:** Diplomat Land Use Plan Amendment

Good Morning Mr. Zephyr,

Attached please find our request for your review of our water, sewer and drainage analysis for the above referenced land use plan amendment.

Please call or email with any questions you may have

Thank you for your help.

Kelly Ray-Sosnowski, LEED AP+BDC  
Planner  
*Leigh Robinson Kerr & Associates, Inc.*  
808 East Las Olas Boulevard, Suite 104  
Fort Lauderdale, FL 33301  
Ph: 954-467-6308 F: 954-467-6309  
[www.LeighRobinsonKerr.com](http://www.LeighRobinsonKerr.com)

---

**Wilford Zephyr**  
Engineer  
City of Hollywood  
Public Utilities  
2600 Hollywood Blvd Suite 304

# Leigh Robinson Kerr & Associates, Inc.

Member, American Institute of Certified Planners

December 28, 2017

Via E-mail: wzephyr@hollywoodfl.org

Wilford Zephyr, P.E., LEED AP. CFM.  
City of Hollywood Public Utilities  
2600 Hollywood Blvd, Room 308, 33022

**Re: Diplomat Land Use Plan Amendment – Sanitary Sewer, Potable Water, and  
Drainage Analysis**

Mr. Zephyr:

My office is preparing an application for a land use plan amendment to the City of Hollywood Beach Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Sanitary Sewer, Potable Water and Drainage.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,

  
Kelly Ray  
Planner

Enclosures

---

• Planning • Zoning • Land Use • Expert Testimony •  
808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301  
Phone (954) 467-6308 Fax (954) 467-6309  
lkerr808@bellsouth.net

*Established 1985*

**A. PROJECT INFORMATION**

The subject site is situated on the east and west sides of A1A north of Hallandale Beach Boulevard. The portion of the subject property on the east side of A1A is currently developed with the Diplomat Hotel, hotel offices, hotel food/beverage, convention/meeting space, and associated parking garage. The portion of the subject property on the west side of A1A is currently developed with commercial, a parking garage and surface parking.

The applicant proposes to redevelop the subject property situated on the west side of A1A with hotel rooms, dwelling units, retail and meeting space. The proposed use will enhance and further support the existing 128,000 square foot convention facility.

The applicant wishes to amend the future land use designation of the subject site to Activity Center (AC).

**Existing Land Use**

| Existing Land Uses |       |          |
|--------------------|-------|----------|
| Acres              | City  | County   |
| 16.9               | MHRES | MH25     |
| 2.2                | GBUS  | Commerce |

**Maximum Allowable Development Under the Current Land Use Designation**

Existing designation includes residential and non-residential uses. Per Broward County Land Use Plan Policy 2.4.12, the Activity Center impact analysis may be based on the intensity standards of the Hollywood Land Use Plan. For Commercial use, the City's Plan establishes a FAR of 3.0. The maximum allowable development under the current land use designation is:

| Existing Land Use<br>City/County | Calculation   | Max. Allowable<br>Development |
|----------------------------------|---|-------------------------------|
| MHRES/MH25                       | 25 du/ac x 16.9 acres                                       | = 422 d.u.                    |
| GBUS/Commerce                    | 2.2 acres x 43,560 sf = 95,832 sf<br>X 3.0 FAR = 287,496 sf | = 287,496 sf                  |

**Proposed Land Use**

| PROPOSED FUTURE LAND USE |                     |
|--------------------------|---------------------|
| ACTIVITY CENTER          |                     |
| Multi Family             | 350 units           |
| Hotel <sup>1</sup>       | 1,500 units         |
| Commercial/Office        | 75,000 square feet  |
| Convention Center        | 150,000 square feet |

<sup>1</sup> Permits ancillary office, restaurants, meeting space.

**B. SANITARY SEWER ANALYSIS**

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

**Septic tanks will not be used to serve the amendment site.**

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

| SANITARY SEWER DEMAND AND CAPACITY<br>City of Hollywood Wastewater Treatment Plant |                 |
|--|-----------------|
| Plant Capacity   | 55.50 MGD       |
| Current + Committed Demand   | 37.94 36.27 MGD |
| Planned Plant Capacity   | 55.50 MGD       |
| Source: Broward County Wastewater Treatment Plant Flow Calculations                |                 |

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot\* or dwelling unit.

| SANITARY SEWER IMPACT |                        |                   |                      |
|-----------------------|------------------------|-------------------|----------------------|
|                       | USE                    | RATE/CALCULATION  | TOTAL                |
| <b>CURRENT</b>        | MH25: 422 du's         | x 250 GPD         | = 105,500 GPD        |
|                       | Comm.: 287,496 SF      | x 0.1 GPD         | = 28,750 GPD         |
|                       |                        | <b>Subtotal</b>   | <b>134,250 GPD</b>   |
| <b>PROPOSED</b>       |                        |                   |                      |
| Activity Center       | MF: 350 du's           | x 250 GPD         | = 75,500 GPD         |
|                       | Hotel: 1,500 rooms     | x 150 GPD         | = 225,000 GPD        |
|                       | Comm/Office: 75,000 SF | x 0.1 GPD         | = 7,500 GPD          |
|                       | Convention: 150,000 SF | x 0.1 GPD         | = 15,000 GPD         |
|                       |                        | <b>Subtotal</b>   | <b>= 323,000 GPD</b> |
|                       |                        | <b>Net Change</b> | <b>+ 188,750 GPD</b> |

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

| PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER<br>Hollywood Wastewater Treatment Plant  |                        |          |
|---|------------------------|----------|
|   | 2020                   | 2025     |
| Projected Plant Capacity  | 55.5 MGD               | 55.5 MGD |
| Projected Plant Demand  | 55.5 MGD               | 55.5 MGD |
| Planned Plant Expansions  | No expansions planned. |          |
| Funding Sources   | N/A                    |          |
| Source: City of Hollywood Comprehensive Plan Sanitary Sewer Sub-Element, Table 3; City of Hollywood Correspondence dated 2/2/2017 |                        |          |

5. Correspondence from sewer provider verifying information submitted as part of the application on items 1-4. Correspondence must contain name, position and contact information of party providing verification.

**See Attachment II and below:**

**Name:** Wilford Zephyr, P.E., LEED AP. CFM.  
**Position** City of Hollywood Public Utilities  
**Address** 2600 Hollywood Blvd, Room 308, 33022

Ph: 954.921-3994 Fx: 954.921-3481  
Email: wzephyr@hollywoodfl.org

**C. Potable Water Analysis**

1. Data & analysis demonstrating that sufficient supply of potable water and related infrastructure will be available to serve the amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

| WATER DEMAND V. SUPPLY                                 |                       |                         |                       |
|--|-----------------------|-------------------------|-----------------------|
| Source   | Permitted Withdrawal  | Projected Demand (2030) | Plant Capacity        |
| Biscayne Aquifer:                                      | 30.7 MGD              | 37.7 MGD <sup>2</sup>   | 59.5 MGD <sup>3</sup> |
| Florida Aquifer:                                       | 8.7 MGD               |                         |                       |
|  | 39.4 MGD <sup>1</sup> |                         |                       |
| City of Hollywood Utilities Element-Water Supply Plan: |                       |                         |                       |
| <sup>1</sup> Table 5-3 Permitted AADF                  |                       |                         |                       |
| <sup>2</sup> Table 5-2 Max-Day High Retail per Capita  |                       |                         |                       |
| <sup>3</sup> City Staff Correspondence                 |                       |                         |                       |

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the SFWMD permitted withdrawal, including the expiration date of the SFWMD permit.

| CURRENT PLANT CAPACITY & DEMAND – POTABLE WATER |                            |
|---|----------------------------|
| City of Hollywood Water Treatment Plant         |                            |
| Current Plant Capacity                          | 59.5 MGD                   |
| Current + Committed Plant Demand                | 25.04 <del>25.19</del> MGD |
| SFWMD Permitted Withdrawal                      | 39.4 MGD                   |
| Expiration Date of SFWMD Permit                 | April 10, 2028             |

Source: Hollywood Utilities Element Potable Water Jan.'15; City of Hollywood Correspondence dates 2/2/2017

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

**Biscayne Aquifers- 11,205 MGD**

**Florida Aquifer System-Floridan Wellfield: 3,168 MGD**

Source: Water Use Permit # 06-00038-W; City of Hollywood Correspondence 2/2/2017

4. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per s.f.\* or d.u.

| <b>TABLE 1<br/>POTABLE WATER IMPACT</b> |                        |                          |                      |
|---|------------------------|--------------------------|----------------------|
|   | <b>USE</b>             | <b>RATE*/CALCULATION</b> | <b>TOTAL</b>         |
| <b>CURRENT</b>                          | MH25: 422 du's         | x 100 GPD p/c/d          | = 42,200 GPD         |
|   | Comm.: 287,496 SF      | x 0.1 GPD                | = 28,750 GPD         |
|   |                        | <b>Subtotal</b>          | <b>= 70,950 GPD</b>  |
| <b>PROPOSED</b>                         |                        |                          |                      |
| Activity Center                         | MF: 350 du's           | x 100 GPD                | = 35,000 GPD         |
|   | Hotel: 1,500 rooms     | x 150 GPD                | = 225,000 GPD        |
|   | Comm/Office: 75,000 SF | x 0.1 GPD                | = 7,500 GPD          |
|   | Convention: 150,000 SF | x 0.1 GPD                | = 15,000 GPD         |
|   |                        | <b>Subtotal</b>          | <b>= 282,500 GPD</b> |
|   |                        | <b>Net Change</b>        | <b>+ 211,550 GPD</b> |

\*Source: Hollywood Potable Water Element Policy 2.2

#### PER CAPITA DENSITY

##### **Density in Dwelling Units**

**Estimated Number per Gross Acre of Persons per  
Residential Land Area Dwelling Unit**

From 0 up to 1: 3.3

Over 1 up to 5: 3.0

Over 5 up to 10: 2.5

Over 10 up to 16: 2.0

Over 16 up to 25: 1.8

**Over 25 up to 50: 1.5**

(Source: Broward County Land Development Code)

5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

| <b>PROJECTED CAPACITY &amp; DEMAND – POTABLE WATER</b> |             |             |
|--|-------------|-------------|
|  | <b>2020</b> | <b>2025</b> |
| Projected Plant Capacity                               | 59.5 MGD    | 59.5 MGD    |
| Projected Plant Demand                                 | 36.2 MGD    | 36.6 MGD    |
| Planned Plant Expansions                               | None        |             |

Source: Hollywood Utilities Element Potable Water Table 5-2 (Max-day high retail per capita); City of Hollywood Correspondence dated 2/2/2017

6. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

**See Attachment II and below:**

**Name:** Wilford Zephyr, PE, LEED AP, CFM  
**Position** City of Hollywood Public Utilities  
**Address** 2600 Hollywood Blvd, Room 308, 33022  
**Ph:** 954.921-3994 **Fx:** 954.921-3481  
**Email:** wzephyr@hollywoodfl.org

**D. Drainage Analysis**

1. Provide the adopted level of service standard for the service area in which the amendment is located.

**Private Property:** Retain on property and dispose of 1/2 inch of storm runoff during any five minute period.

**Single Family:** Maintain minimum of 30% pervious area on site. Buildings: To have the lowest floor elevation no lower than the elevation for the respective area depicted on the National Flood Insurance Rate Map (FIRM) by Federal Emergency Management Agency (FEMA) for flood hazard areas based on 100 year flood elevation, or; for commercial properties 6 inches for residential properties 18 inches above the crown of the adjacent public street or road - whichever is the highest.

All commercial properties and residential properties with more than 10 parking spaces must obtain drainage permits for site development from other regulatory authorities having jurisdiction prior to obtaining a building permit from the City. Since the City of Hollywood is a built-out municipality with emphasis slowly shifting toward redevelopment and with only limited water management review and permitting conducted in house, the standards of Broward County (in most cases) and sometimes the South Florida Water Management District or Central and South Broward Drainage Districts are enforced on larger projects through regulatory programs. To increase the efficiency and eliminate duplication in the area of environmental regulation, Hollywood relies heavily on the Broward County which possesses the expertise and resources to enforce the following standards:



**Broward County Adopted Level of Service Standard**

- Road Protection:** Residential streets not greater than fifty feet wide right-of-way to have crown elevations no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map." Rights-of-way greater than fifty feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map."
- Buildings:** To have the lowest floor elevation no lower than the elevation for the respective area depicted on the "100 Year Flood Criteria Map," or the FEMA Based Flood Elevation, whichever is higher.
- Off Site Discharge:** Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.
- Storm Sewers:** Design frequency minimum to the three year rainfall intensity of the State Department of Transportation Zone 10 rainfall curves.
- Flood Plain:** Calculated flood elevations based on the ten-year and one hundred year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten year "Flood Criteria Map" and "100-Year Flood Elevation Map."
- Antecedent Water:** The higher elevation of either the control Level elevation or the elevation depicted on the map "Average Wet Season Water Levels."
- On Site Storage:** Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volume minus off site discharge occurring during design rainfall.
- Best Management:** Prior to discharge to surface or ground water BMP's will be used to reduce pollutant loading from stormwater runoff.

2. Identify the drainage district and drainage systems serving the amendment area.

**The canal system within Hollywood is controlled by the South Florida Water Management District (SFWMD). The SFWMD operates and maintains the C-10 canal and establishes discharge limits.**

**SFWMD regulates discharge limitations to allow surplus capacity for future developments in the County and to preserve the aquifer recharge potential through performance based criteria for water management systems to be constructed by the**

**developers on site. This policy encourages detention drainage systems consistent with the limitations set by SFWMD.**

**Properties without access to canals or lakes must provide full on-site retention, which is usually provided through a system of french drains and deep swales of the adequate capacity to provide the required level of service.**

**Most of the eastern part of the City (east of the Federal Highway (U.S. 1) and east of 16th Avenue, which was developed more than 30 years ago, drains the overflow from the intense storms through the positive drainage system, consisting of storm sewers or drainage ditches into the Intracoastal Waterway and the connected lakes. These waters are saline and subject to tidal influence, therefore they are not in SFWMD jurisdiction. Florida Department of Environmental Protection classified these waters as Type III (recreational use). Due to the historical redevelopment discharge of rainfall into these waters, no capacity limitations exist on the discharge. Only on-site detention and treatment of the first one-inch of runoff is required.**

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

**All improvements required to meet the adopted level of service will be installed in conjunction with new development.**

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

**A Surface Water Management Permit has been issued for the site and will be updated as needed.**

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

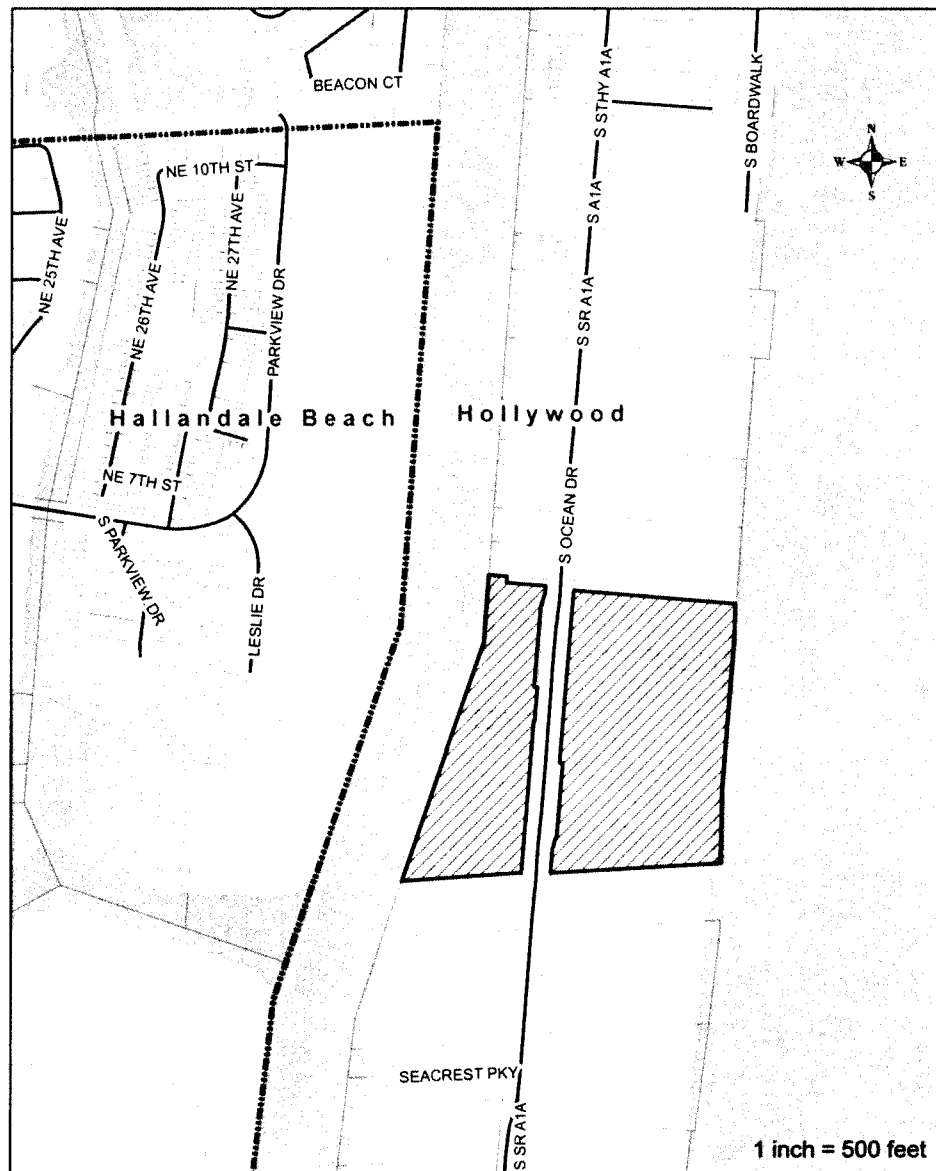
**Development within the site will be required to meet the drainage standards of the City, Broward County Department of Planning and Environmental Protection, and the**

**South Florida Water Management District. The subject site will meet the level of service when development of the site is complete.**

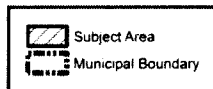
6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

**See Attachment II: Drainage Correspondence and below:**

|                 |                                      |                  |  |
|-----------------|--------------------------------------|------------------|--|
| <b>Name:</b>    | Wilford Zephyr, PE, LEED AP, CFM     |                  |  |
| <b>Position</b> | City of Hollywood Public Utilities   |                  |  |
| <b>Address</b>  | 2600 Hollywood Blvd, Room 308, 33022 |                  |  |
| <b>Ph:</b>      | 954.921-3994                         | Fx: 954.921-3481 |  |
| <b>Email:</b>   | wzephyr@hollywoodfl.org              |                  |  |



**EXHIBIT A-1 - LOCATION MAP  
DIPLOMAT LUPA**



Leigh Robinson Kerr  
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104  
Fort Lauderdale, FL 33301  
Ph: 954-467-6308 E: Lkerr808@bellsouth.net



Public Works Department – Water and Wastewater Services

**WATER MANAGEMENT DIVISION**

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

Kelly Ray-Sosnowski  
Leigh Robinson Kerr & Associates, Inc.  
808 East Las Olas Boulevard Suite 104  
Fort Lauderdale, FL 33301

FROM: Joe Heilman  
Broward County Water Management Division

SUBJECT: "Diplomat" Land Use Plan Amendment – Drainage Analysis

Ms. Ray-Sosnowski:

The information in your land use plan amendment (LUPA) is essentially correct. Our office has no objection to this LUPA.

Sincerely,

A handwritten signature in black ink, appearing to be "JH", is written over a light gray, stylized signature line.

Joe Heilman  
Construction Project Manager  
Broward County Water Management Division  
2555 W. Copans Road, Pompano Beach, FL 33069  
Office:(954)-831-0764  
E-mail: [JHeilman@Broward.org](mailto:JHeilman@Broward.org)

April 3, 2018

**ATTACHMENT III**  
**Solid Waste Letter**

## Kelly Ray-Sosnowski

---

**From:** Grant Smith <gsmith@strategysmith.com>  
**Sent:** Monday, March 26, 2018 11:40 AM  
**To:** lkerr808@bellsouth.net; Kray808@bellsouth.net  
**Subject:** Re: Diplomat - Land Use Plan Amendment  
**Attachments:** L-SolidWaste[1].pdf

Good morning Kelly:

I have reviewed the attached Diplomat materials with my client, Waste Connections of Florida, and they have authorized me to represent that they have the transfer and disposal capacity to appropriately dispose of the waste as calculated in your submission. If you need any additional information, please let me know.

Grant

---

Grant J. Smith, Esq.  
StrategySmith, PA  
401 East Las Olas Boulevard  
Suite 130-120  
Fort Lauderdale, FL 33301  
954.328.9064 - Direct

---

**From:** "lkerr808@bellsouth.net" <lkerr808@bellsouth.net>  
**Date:** Thursday, March 1, 2018 at 1:54 PM  
**To:** Grant Smith <gsmith@strategysmith.com>  
**Cc:** "lkerr808@bellsouth.net" <lkerr808@bellsouth.net>  
**Subject:** FW: Diplomat - Land Use Plan Amendment

Good afternoon, checking on the review of the attached.  
Good seeing you the other night at Tripp Scott event.  
Cheers.

**From:** Kelly Ray-Sosnowski [mailto:Kray808@bellsouth.net]  
**Sent:** Tuesday, January 2, 2018 9:37 AM  
**To:** GSmith@strategysmith.com  
**Cc:** Leigh Kerr - Office <lkerr808@bellsouth.net>  
**Subject:** Diplomat - Land Use Plan Amendment

Good Morning Mr. Smith,

Attached please find our request for your review of our solid waste analysis for the above referenced land use plan amendment.

Please call or email with any questions you may have.

Thank you for your help.

# Leigh Robinson Kerr & Associates, Inc.

Member, American Institute of Certified Planners

December 28, 2017

Via E-mail: GSmith@strategysmith.com

Grant Smith, Esq.  
Progressive/Waste Connection

**Re: Diplomat Land Use Plan Amendment – Solid Waste Analysis**

Mr. Smith:

My office is preparing an application for a land use plan amendment to the City of Hollywood Beach Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Solid Waste.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,

  
Kelly Ray  
Planner

Enclosures

---

• Planning • Zoning • Land Use • Expert Testimony •  
808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301  
Phone (954) 467-6308 Fax (954) 467-6309  
lkerr808@bellsouth.net

*Established 1985*



**A. PROJECT INFORMATION**

The subject site is situated on the east and west sides of A1A north of Hallandale Beach Boulevard. The portion of the subject property on the east side of A1A is currently developed with the Diplomat Hotel, hotel offices, hotel food/beverage, convention/meeting space, and associated parking garage. The portion of the subject property on the west side of A1A is currently developed with commercial, a parking garage and surface parking.

The applicant proposes to redevelop the subject property situated on the west side of A1A with hotel rooms, dwelling units, retail and meeting space. The proposed use will enhance and further support the existing 128,000 square foot convention facility.

The applicant wishes to amend the future land use designation of the subject site to Activity Center (AC).

**Existing Land Use**

| Existing Land Uses |       |          |
|--------------------|-------|----------|
| Acres              | City  | County   |
| 16.9               | MHRES | MH25     |
| 2.2                | GBUS  | Commerce |

**Maximum Allowable Development Under the Current Land Use Designation**

Existing designation includes residential and non-residential uses. Per Broward County Land Use Plan Policy 2.4.12, the Activity Center impact analysis may be based on the intensity standards of the Hollywood Land Use Plan. For Commercial use, the City's Plan establishes a FAR of 3.0. The maximum allowable development under the current land use designation is:

| Existing Land Use<br>City/County | Calculation   | Max. Allowable<br>Development |
|----------------------------------|---|-------------------------------|
| MHRES/MH25                       | 25 du/ac x 16.9 acres                                       | = 422 d.u.                    |
| GBUS/Commerce                    | 2.2 acres x 43,560 sf = 95,832 sf<br>X 3.0 FAR = 287,496 sf | = 287,496 sf                  |

**Proposed Land Use**

| PROPOSED FUTURE LAND USE |                     |
|--------------------------|---------------------|
| ACTIVITY CENTER          |                     |
| Multi Family             | 350 units           |
| Hotel <sup>1</sup>       | 1,500 units         |
| Commercial/Office        | 75,000 square feet  |
| Convention Center        | 150,000 square feet |

<sup>1</sup> Permits ancillary office, restaurants, meeting space.

**B. SOLID WASTE ANALYSIS**

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

|                              |                              |
|------------------------------|------------------------------|
| <b>Residential</b>           | <b>8.9 lbs/unit/day</b>      |
| <b>Industrial/Commercial</b> |                              |
| Factory/Warehouse            | 2 lbs/100 sq. ft./day        |
| Office                       | 1 lb/100 sq. ft./day         |
| Department Store             | 4 lbs/100 sq. ft./day        |
| Supermarket                  | 9 lbs/100 sq. ft./day        |
| Restaurant                   | 2 lbs/meal/day               |
| Drug Store                   | 5 lbs/100 sq. ft./day        |
| <b>School</b>                |                              |
| Grade                        | 10 lbs/room & ¼ lb/pupil/day |
| High School                  | 8 lbs/room & ¼ lb/pupil/day  |
| <b>Institution</b>           |                              |
| Hospital                     | 8 lbs/bed/day                |
| Nursing Home                 | 3 lbs/bed/day                |
| Home for Aged                | 3 lbs/person/day             |
| Rest Homes                   | 3 lbs/person/day             |

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current plus committed demand on landfill/plant capacity, and planned landfill/plant capacity.

**Solid waste pickup services are provided by Progressive/Waste Connection. Waste is collected and hauled to Port St. Cloud.**

**The landfill capacity is approximately 2,000 tons per day. The landfill demand is below capacity. The Progressive/Waste Connection facility has sufficient capacity to handle the proposed amendment area.**

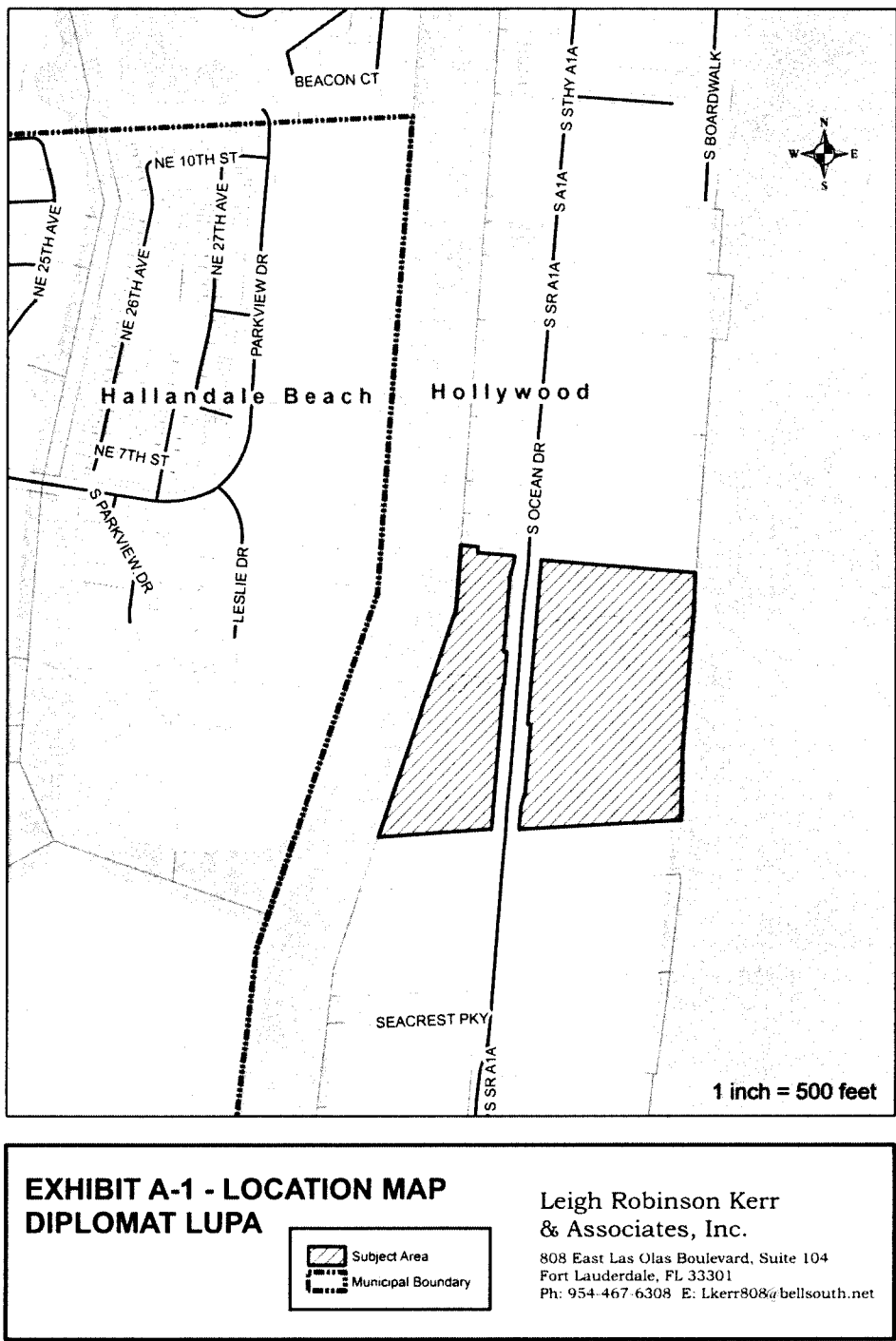
3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

| <b>TABLE 1</b>            |                        |                          |                         |
|---------------------------|------------------------|--------------------------|-------------------------|
| <b>SOLID WASTE IMPACT</b> |                        |                          |                         |
|                           | <b>USE</b>             | <b>RATE*/CALCULATION</b> | <b>TOTAL</b>            |
| <b>CURRENT</b>            | MH25: 422 du's         | x 8.9 Lbs/du/day         | = 3,756 Lbs/day         |
|                           | Comm.: 287,496 SF      | x 2 Lbs/100 sf/day       | = 5,750 Lbs/day         |
|                           |                        | <b>Subtotal</b>          | <b>= 9,506 Lbs/day</b>  |
| <b>PROPOSED</b>           |                        |                          |                         |
| Activity Center           | MF: 350 du's           | x 8.9 Lbs/du/day         | = 3,115 Lbs/day         |
|                           | Hotel: 1,500 rooms     | x 8.9 Lbs/du/day         | = 13,350 Lbs/day        |
|                           | Comm/Office: 75,000 SF | x 2 Lbs/100 sf/day       | =1,500 Lbs/day          |
|                           | Convention: 150,000 SF | x 2 Lbs/100 sf/day       | =3,000 Lbs/day          |
|                           |                        | <b>Subtotal</b>          | <b>= 20,965 Lbs/day</b> |
|                           |                        | <b>Net Change</b>        | <b>+11,459 Lbs/day</b>  |

4. Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

**See Attachment III: Solid Waste Correspondence and below:**

**Name:** Grant Smith, Esq.  
**Agency:** Progressive/Waste Connection  
**Address:** TBP  
**Ph:** 954-328-9064      Email: GSmith@strategysmith.com



**ATTACHMENT IV**  
Mass Transit Letter



Transportation Department

**TRANSIT DIVISION-Service and Capital Planning**

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

**VIA EMAIL**

February 12, 2018

Kelly Ray, LEED AP+BDC  
 Leigh Robinson Kerr & Associates, Inc.  
 808 East Las Olas Blvd., Suite 104  
 Fort Lauderdale, FL 33301

RE: Transit Verification Letter – "Diplomat" LUPA

Dear Ms. Ray:

Broward County Transit (BCT) has reviewed your correspondence dated December 28, 2017 regarding the Diplomat Land Use Plan Amendment (LUPA) located in the City of Hollywood Beach for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site is limited to BCT's fixed-route 4 and Hollywood Beach Community Bus Beach Line (BCT Route 758) and Downtown/Beach - South (BCT Route 756). Please refer to the following table for detailed information:

| BCT ROUTE  | DAYS OF SERVICE                           | HOURS OF SERVICE<br>A.M. – P.M                                       | SERVICE FREQUENCY                      |
|--|---|--|--|
| 4  | Weekday<br>Saturday<br>Sunday             | 5:30a – 10:35p<br>6:00a – 10:35p<br>9:30a – 7:05p                    | 20 Minutes<br>30 Minutes<br>45 Minutes |
| Hollywood Beach<br>Beach Line<br>(BCT Route 758)             | Mon-Thurs<br>Friday<br>Saturday<br>Sunday | No Service<br>7:00a – 11:00p<br>10:00a – 11:00p<br>10:00a – 9:00p    | 30-40 Minutes                          |
| Hollywood Beach<br>Downtown/Beach – South<br>(BCT Route 756) | Mon-Thurs<br>Friday<br>Saturday<br>Sunday | 7:00a – 9:00p<br>7:00a – 11:00p<br>10:00a – 11:00p<br>10:00a – 9:00p | 30-40 Minutes                          |

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine  
 Broward.org



Transportation Department

**TRANSIT DIVISION-Service and Capital Planning**

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

Future fixed-route bus improvements including shorter headways are specified in the Broward County Transit Development Plan (TDP) or Broward MPO 2040 Long Range Transportation Plan (LRTP).

Broward County Transit Division can accommodate additional transit demand, as described in the Mass Transit Analysis, with existing and planned fixed-route bus service to the amendment site.

Transit Division has no objections to this LUPA, however BCT recommends that any proposed development on the amendment site is designed to provide safe movement for pedestrians and bicycles including transit connectivity to the existing sidewalk/bicycle network and bus stops along S Ocean Drive.

Please be advised, Transit Division will request ADA improvements for bus stop ID#1576 and #1591 located adjacent to the amendment site along S Ocean Drive. This request will be made separately as a part of the future development or plat review process.

Please feel free to call (954) 357-8554 or email me [mmittelberg@broward.org](mailto:mmittelberg@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in black ink that reads "Mabelle Mittelberg".

Mabelle Mittelberg  
Service Planner  
Service and Capital Planning

# Leigh Robinson Kerr & Associates, Inc.

Member, American Institute of Certified Planners

December 28, 2017

Via E-mail: Mmittelberg@broward.org

Mabelle M. Mittelberg  
Service Planner  
Service and Capital Planning  
Broward County Transit Division  
1 N. University Drive, Ste 3100A  
Plantation, FL 33324

**Re: Diplomat Land Use Plan Amendment – Mass Transit Analysis**

Ms. Mittleberg:

My office is preparing an application for a land use plan amendment to the City of Hollywood Beach Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Mass Transit.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,

  
Kelly Ray  
Planner

Enclosures

---

• Planning • Zoning • Land Use • Expert Testimony •  
808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301  
Phone (954) 467-6308 Fax (954) 467-6309  
lkerr808@bellsouth.net

*Established 1985*



**A. PROJECT INFORMATION**

The subject site is situated on the east and west sides of A1A north of Hallandale Beach Boulevard. The portion of the subject property on the east side of A1A is currently developed with the Diplomat Hotel, hotel offices, hotel food/beverage, convention/meeting space, and associated parking garage. The portion of the subject property on the west side of A1A is currently developed with commercial, a parking garage and surface parking.

The applicant proposes to redevelop the subject property situated on the west side of A1A with hotel rooms, dwelling units, retail and meeting space. The proposed use will enhance and further support the existing 128,000 square foot convention facility.

The applicant wishes to amend the future land use designation of the subject site to Activity Center (AC).

**Existing Land Use**

| Existing Land Uses |       |          |
|--------------------|-------|----------|
| Acres              | City  | County   |
| 16.9               | MHRES | MH25     |
| 2.2                | GBUS  | Commerce |

**Maximum Allowable Development Under the Current Land Use Designation**

Existing designation includes residential and non-residential uses. Per Broward County Land Use Plan Policy 2.4.12, the Activity Center impact analysis may be based on the intensity standards of the Hollywood Land Use Plan. For Commercial use, the City's Plan establishes a FAR of 3.0. The maximum allowable development under the current land use designation is:

| Existing Land Use<br>City/County | Calculation   | Max. Allowable<br>Development |
|----------------------------------|---|-------------------------------|
| MHRES/MH25                       | 25 du/ac x 16.9 acres                                       | = 422 d.u.                    |
| GBUS/Commerce                    | 2.2 acres x 43,560 sf = 95,832 sf<br>X 3.0 FAR = 287,496 sf | = 287,496 sf                  |

### **Proposed Land Use**

| <b>PROPOSED FUTURE LAND USE</b> |                     |
|---------------------------------|---------------------|
| <b>ACTIVITY CENTER</b>          |                     |
| Multi Family                    | 350 units           |
| Hotel <sup>1</sup>              | 1,500 units         |
| Commercial/Office               | 75,000 square feet  |
| Convention Center               | 150,000 square feet |

<sup>1</sup> Permits ancillary office, restaurants, meeting space.

### **B. MASS TRANSIT ANALYSIS**

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

| <b>MASS TRANSIT ROUTES</b> |                         |                         |                         |
|----------------------------|-------------------------|-------------------------|-------------------------|
| <b>Route</b>               | <b>Coverage</b>         | <b>Weekday Headways</b> | <b>Weekend Headways</b> |
| 4                          | A1A                     | 45- min. headways       | 45- min. headways       |
| 28                         | Hallandale Bch Blvd/A1A | 25- min. headways       | 45- min. headways       |
| Comm.<br>Bus Rt 1          | A1A                     | 45-min.                 | 45-min. Saturday        |

2. Quantify the change in demand resulting from this amendment.

| <b>MASS TRANSIT IMPACT</b> |                              |                      |                      |                      |
|----------------------------|------------------------------|----------------------|----------------------|----------------------|
|                            | <b>USE</b>                   | <b>PM Peak Trips</b> | <b>Transit Share</b> | <b>Transit Trips</b> |
| <b>CURRENT</b>             | MH25: 422 du's               | 148                  | 1.64%                | 2                    |
|                            | Comm.: 287,496 SF            | 1216                 | 1.64%                | 20                   |
|                            |                              |                      |                      | <b>22 Trips</b>      |
| <b>Proposed</b>            | MF: 350 du's                 | 123                  | 1.64%                | 2                    |
|                            | Hotel: 1,500 rooms           | 900                  | 1.64%                | 15                   |
|                            | Commercial/Office: 75,000 SF | 494                  | 1.64%                | 8                    |
|                            | Convention: 150,000 SF       | 200                  | 1.64%                | 3                    |
|                            |                              |                      |                      | <b>28 Trips</b>      |
|                            |                              |                      | <b>Change</b>        | <b>+5 trips</b>      |

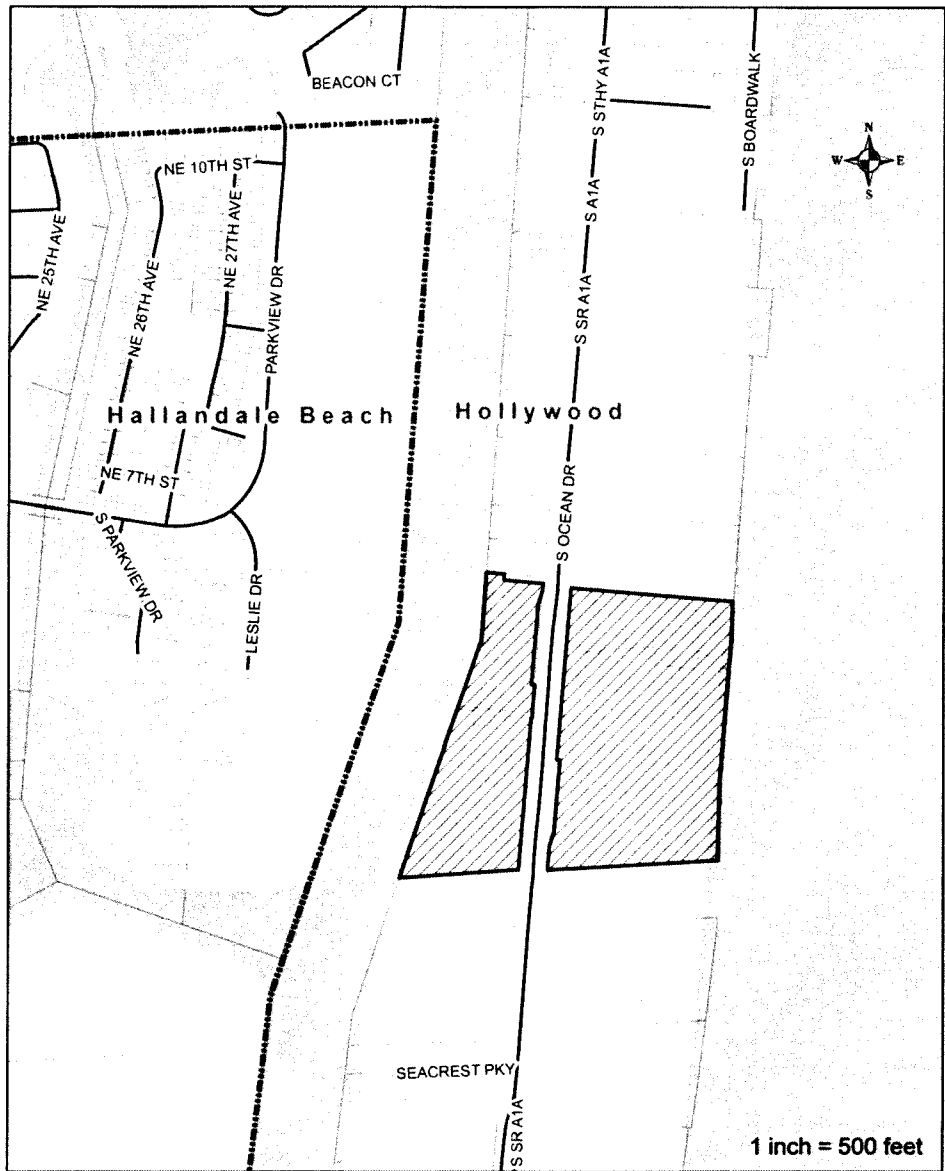
3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

**See Attachment IV: Mass Transit Correspondence and below:**

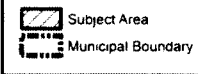
**Name:** Mabelle Mittleberg  
**Agency:** Broward County Transit Division  
**Position:** Senior Planner  
**Ph:** 954-357-8381

4. Describe how the amendment furthers or supports mass transit use.

**The subject site supports the utilization of mass transit by developing along and near roadways which are currently served by mass transit services.**



**EXHIBIT A-1 - LOCATION MAP  
DIPLOMAT LUPA**



Leigh Robinson Kerr  
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104  
Fort Lauderdale, FL 33301  
Ph: 954-467-6308 E: Lkerr808@bellsouth.net

**ATTACHMENT V**

**Proposed Text Amendment  
To the City of Hollywood Comprehensive Plan**

## HOLLYWOOD PLAN

### **Permitted Uses in Areas Designated Activity Center**

The areas designated for activity center use on the Future Hollywood Land Use Plan Map are intended to facilitate a balanced and interconnected mix of land uses, encourage mass transit, and non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form. Development patterns shall generally reflect planning and design principles that support mixed-use development to integrate housing, employment, retail, recreation and local and regional community facilities with a primary orientation toward a multi-modal transportation system.

Recognizing the importance of a multi-modal transportation system, the geographical area of an Activity Center must be served by regional and neighborhood transit stations along existing and planned high performance transit service corridors as designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan. Hollywood land use designations that are under the umbrella of activity center include Local Activity Center, Regional Activity Center, Transit Oriented Corridor, Transit Oriented Development and Mixed-Use Residential.

For an area to qualify as an Activity Center, the following criteria must be met:

- Substantial housing opportunities must be a component of any Activity Center (AC).
- At least two non-residential uses must be permitted.
- Affordable housing needs of the AC must be addressed within the local land use plan.
- Park land and/or open space that is open to the public must be included as a functional component.
- Convenient access to mass transit and/or multi-modal facilities must be ensured.
- The development of key intersections or major transit stops to create nodes of development should be promoted.
- Pedestrian circulation between non-residential activity nodes and residential to non-residential activity nodes should be based, at a maximum, on a 10 minute or half-mile walk.
- Minimum and maximum FAR (Floor Area Ratio) for non-residential uses must be specified by the local government in the local land use plan.
- An inter-local agreement between the municipality and County for monitoring development activity must be executed no later than 6 months after the effective date of adoption.
- Prior to submitting an AC amendment, the municipality shall ensure that the proposal has been subject to a broad public participation process, including explanatory information concerning the AC category and a description of potential effects on individual property

rights to property owners within and surrounding the AC amendment area. Examples of a broad public participation process may include, but not be limited to: mailed notices to affected property owners, advertised public workshops, and meetings targeting all stakeholders.

## Goals, Objectives and Policies

### **OBJECTIVE 14 – Activity Center**

**Policy 14.1** Permitted residential densities and hotel rooms within areas designated “Activity Center” on the Broward County Land Use Plans (except for any “Activity Center” located east of the Intracoastal Waterway) may be increased by 20% or 500 dwelling units and/or hotel rooms, whichever is less, no earlier than every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, and/or permitted non-residential intensities within areas designated “Activity Center” on the City and Broward County Land Use Plan may be increased by 20% or 200,000 square feet, whichever is less, every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, subject to the following:

- a. The local government must document that no more than 10% of permitted residential units and/or non-residential intensities proposed for increase are available for allocation at the time the local land use plan amendment is considered by the local government at a hearing.
- b. “Every five (5) years” means starting from the date the 2016 Broward County Land Use Plan is effective for “Activity Centers” included in that Plan, or when a new or revised “Activity Center” is adopted by the County Commission and is effective.
- c. An application for a Broward County Land Use Plan amendment may be submitted at any time for “Activity Center” proposals which would exceed the above referenced residential and non-residential density/intensity increases.
- d. The local land use plan shall include policies addressing the affordable/workforce housing needs of “Activity Centers.”
- e. The local land use plan shall demonstrate sufficient capacity for public facilities and services, including coordination with public schools.

**Policy 14.2** Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center. The municipality shall include within their land use element policies that ensure that the proposed Activity Center will support the location of uses



and internal circulation such that pedestrian mobility is a priority. All land uses in an Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

- Policy 14.3** Residential use is required as a principal component within an Activity Center. Maximum residential density must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center).
- Policy 14.4** At least two non-residential uses must be permitted in the Activity Center as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional.
- Policy 14.5** Minimum and Maximum FAR (Floor Area Ratio) for non-residential uses within an Activity Center must be specified by the local government and described in the permitted uses section of the City Land Use Plan. Minimum non-residential FARs (Gross) of 2 are encouraged. Non-residential intensities may vary along transit corridors and may be specified at the option of the local government, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)].
- Policy 14.6** For proposed new or revised Activity Centers, the City and Broward County shall, to address new proposed dwelling units and impacts, coordinate and cooperate in assisting municipalities to identify existing and proposed policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing to serve such areas. (f/k/a Policy 20 and Revised Policy 10.01.04)
- Policy 14.7** Local governments shall consider community needs for affordable housing when proposing an Activity Center and include within their local land use element policies which encourage affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Centers which propose

to include “low income” housing as a viable component, City and Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.

- Policy 14.8** Local governments shall include within their local land use element policies that promote the preservation, rehabilitation and use of historic buildings within a proposed Activity Center.
- Policy 14.9** Local land use elements shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully-connected routes to all destinations within the Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high speed traffic.
- Policy 14.10** To reduce reliance on automobile travel, local governments shall ensure convenient access to high use mass transit stops or multi-modal facilities within a proposed Activity Center.
- Policy 14.11** Local governments shall include within their local land use element policies that encourage internal transit systems to serve the residents and employees within the proposed Activity Center (e.g. trolley, community transit services). Transit shelters should be incorporated in the local design guidelines to provide safe and comfortable service and to encourage transit usage.
- Policy 14.12** In consideration of non-residential land uses in areas proposed for designation as an Activity Center, the impact analysis for the designation in the City and Broward County Land Use Plan may be based on the amount of non-residential development which could be permitted as per the intensity standards of the effective local government land use element, rather than the alternative 10,000 square feet per gross acre standard utilized for non-residential impact analysis.
- Policy 14.13** Local land use element policies must include guiding principles for municipal design guidelines to adequately address the transition to adjacent residential development and to promote connectivity to transit stations and stops.
- Policy 14.14** Park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a proposed Activity Center.

**Policy 14.15** The municipality shall include within their land use element policies that ensure that areas designated as Activity Centers include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics: • Integrated transit stop with shelter, or station (within the area). • Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements. • Buildings should front the street (zero or minimal setbacks are encouraged). • Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios). • Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

**Policy 14.16** Local plan policies must include requirements for internal pedestrian and transit amenities to serve the residents and employees within the area designated as an Activity Center (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)

**Policy 14.17** The intent of the required design features is to provide guidelines for municipal implementation of the Activity Center land use category. The City is encouraged to use some or all of the above design elements, or to develop other design strategies, which accomplish the goals of using design elements to enhance pedestrian and transit mobility. County review of applications seeking the Activity Center land use category designations will only determine whether the municipality has adopted, through plan policies, a cohesive set of implementation strategies to accomplish the design strategies sought, and will not seek to require a specific design approach or a fixed set of design approaches as a requirement for County approval of the land use designation sought.

**Policy 14.18** The City which proposes an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Policies should integrate the public realm, through open space, urban public plazas and/or recreational areas.

**Policy 14.19** The City which proposes a an Activity Center designation shall include policies within their land use element which establish appropriate design standards, within their land development codes, to ensure a mixed use development is compatible with adjacent land uses and adjacent adopted Future Land Use designations.

**Policy 14.20** An interlocal agreement between the City and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality.

ORDINANCE NO. O-2023-11

(23-Z-33)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE APPROVED PLANNED DEVELOPMENT (PD) MASTER DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 3451-3690 AND 3210-3450 SOUTH OCEAN DRIVE TO ALLOW FOR THE DEVELOPMENT OF 350 RESIDENTIAL UNITS AND A 500 KEY HOTEL IN ACCORDANCE WITH THE RECENTLY ADOPTED DIPLOMAT ACTIVITY CENTER LAND USE CATEGORY AS APPROVED BY ORDINANCE NO. O-2019-25; ESTABLISH DIMENSIONAL STANDARDS FOR THE 350 RESIDENTIAL UNITS AND 500 KEY HOTEL; MODIFYING EXHIBIT "G" CONDITIONS TO THE PD MASTER PLAN TO INCORPORATE THE DIMENSIONAL STANDARDS FOR THE 350 RESIDENTIAL UNITS AND 500-KEY HOTEL; PROVIDING FOR A SEVERABILITY CLAUSE AND A REPEALER CLAUSE.

WHEREAS, the property legally described in the attached Exhibit "A" ("Property") was rezoned to PD (Planned Development) by Ordinance No. O-92-31; and

WHEREAS, Ordinance No. O-92-31 was amended by Ordinance No. O-96-13 and Resolution No. R-97-212 (Ordinance No. O-92-31, as amended, is referred to as the "Rezoning Ordinance"); and

WHEREAS, the Rezoning Ordinance was amended in part by Ordinance Nos. O-98-13, O-99-23, O-2000-31 and O-2016-05; and

WHEREAS, pursuant to Ordinance No. O-2019-25, the Property was re-designated to the Diplomat Activity Center Land Use Category to allow for the development of 350 residential units and a 500 key hotel on the west side of A1A; and

WHEREAS, the City's Zoning and Land Development Regulations provide for the amendment of a PD Master Plan; and

WHEREAS, on March 15, 2023, an application was filed by HFL Landings Owner, LLC and Landings Venture, LLC ("Applicants") requesting approval of an amendment to the PD Master Plan for the Property by amending the development program for the PD to permit 350 residential units and a 500 key hotel development; and

WHEREAS, the Applicants also seek to modify Exhibit "G" of Ordinance No. O-98-13, as amended by O-2000-31, to clarify the dimensional standards applicable to the PD; and

WHEREAS, the Director of the Community Planning Division, after analyzing the application and its associated documents, determined that the proposed amendments to the PD Master Plan are consistent with the City's Comprehensive Plan; and

WHEREAS, on June 13, 2023, the Planning and Development Board reviewed the proposed amendments to the PD Master Plan and voted unanimously to recommend approval of the amendments; and

WHEREAS, the City Commission finds that the proposed amendments to the PD Master Plan are consistent with the City's Comprehensive Plan and the Zoning and Land Development Regulations and are in the best interest of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Ordinance.

Section 2: That the Applicants have presented competent substantial evidence that the proposed Amended PD Master Plan satisfies the intent of the City's Zoning and Land Development Regulations and all other applicable City ordinances, and that the proposed changes in the proposed development are suitable in terms of their relationship to the City of Hollywood Comprehensive Plan and the surrounding areas and are consistent with the adopted goals, policies and objectives for growth and development.

Section 3: That Ordinance No. O-2016-05, which amended the PD Master Plan for the Property (originally approved by Ordinance No. O-92-31 and amended by Ordinance O-96-13, Resolution No. R-97-212, Ordinance No. O-99-23, and Ordinance No. O-2000-31) shall be further amended to allow an additional 500 key hotel and an additional 350 residential units on the Property.

Section 4: That it approves the modification to Exhibit "G" of the PD Master Plan relating to the dimensional standards as more specifically set forth in the attached Exhibit "G".

Section 5: That those provisions of Ordinance No. O-92-31 as amended by Ordinance No. O-96-13, Resolution No. R-97-212 as amended by Ordinance No. O-98-13, and Ordinance No. O-2000-31 and Ordinance No. O-2016-05, which are not amended by this Ordinance, shall remain in full force and effect along with all other conditions set forth in Exhibit "G".

Section 6: That the City Commission, pursuant to Section 166.041(3)(c), Florida Statutes, elects by a majority plus one vote to conduct the second reading prior to 5:00 p.m. at a regularly scheduled City Commission public hearing

AN ORDINANCE AMENDING THE APPROVED PLANNED DEVELOPMENT (PD) MASTER DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 3451-3690 AND 3210-3450 SOUTH OCEAN DRIVE TO ALLOW FOR THE DEVELOPMENT OF 350 RESIDENTIAL UNITS AND A 500 KEY HOTEL IN ACCORDANCE WITH THE RECENTLY ADOPTED DIPLOMAT ACTIVITY CENTER LAND USE CATEGORY AS APPROVED BY ORDINANCE NO. O-2019-25; ESTABLISH DIMENSIONAL STANDARDS FOR THE 350 RESIDENTIAL UNITS AND 500 KEY HOTEL; MODIFYING EXHIBIT "G" CONDITIONS TO THE PD MASTER PLAN TO INCORPORATE THE DIMENSIONAL STANDARDS FOR THE 350 RESIDENTIAL UNITS AND 500-KEY HOTEL.

Section 7: That all sections or parts of sections of the Code of Ordinances, all ordinances or parts of ordinances, and all resolutions or parts of resolutions in conflict are repealed to the extent of such conflict.

Section 8: That if any word, phrase, clause, subsection or section of this Ordinance is for any reason held unconstitutional or invalid, such invalidity shall not affect the validity of any remaining portions of this Ordinance.

Section 9: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised August 14, 2023.

PASSED on first reading this 15 day of July, 2023.

PASSED AND ADOPTED on second reading this 30 day of August, 2023.

RENDERED this 6 day of September, 2023.

ATTEST:

  
PATRICIA A. CERNY, MMC  
CITY CLERK

  
JOSH LEVY, MAYOR

APPROVED AS TO FORM:

  
DOUGLAS R. GONZALES  
CITY ATTORNEY

THIS INSTRUMENT PREPARED BY:  
BERRY & CALVIN, INC.  
SURVEYORS - ENGINEERS  
2 OAKWOOD BLVD., SUITE 120  
HOLLYWOOD, FLORIDA 33020 (305-921-7781)

# DIPLOMAT RESORT AND COUNTRY CLUB PLAT

## LEGAL DESCRIPTION:

THE SOUTH ONE-HALF OF LOT 15 AND ALL OF LOTS 16 THROUGH 22 BLOCK 14, AND LOTS 30 THROUGH 33, 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, TOGETHER WITH 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, ALL LYING IN SECTIONS 23 AND 24, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID "BEVERLY BEACH No. 2"; THENCE S87°18'02" W ALONG THE SOUTHERLY LINE OF SAID "BEVERLY BEACH No. 2" A DISTANCE OF 424.55 FEET TO THE SOUTHWESTERLY CORNER OF SAID "BEVERLY BEACH No. 2"; THENCE N19°22'37" E ALONG THE WESTERLY LINE OF SAID "BEVERLY BEACH No. 2" A DISTANCE OF 830.85 FEET TO A POINT ON A LINE BEING 10.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S84°52'00" E ALONG SAID PARALLEL LINE A DISTANCE OF 57.81 FEET TO A POINT ON A LINE BEING 207.00 FEET WESTERLY OF AN PARALLEL WITH THE SOUTHERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S05°08'00" W ALONG SAID PARALLEL LINE A DISTANCE OF 50.00 FEET TO A POINT ON A LINE BEING 60.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S84°52'00" E ALONG SAID PARALLEL LINE A DISTANCE OF 60.00 FEET TO A POINT ON A LINE BEING 47.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE N05°08'00" E ALONG SAID PARALLEL LINE A DISTANCE OF 40.00 FEET TO A POINT ON A LINE BEING 80.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S84°52'00" E ALONG SAID PARALLEL LINE A DISTANCE OF 147.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S05°08'00" W ALONG SAID EASTERLY LINE A DISTANCE OF 543.54 FEET TO THE POINT OF BEGINNING.

### TOGETHER WITH:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 33 OF SAID "BEVERLY BEACH"; THENCE N84°52'00" W ALONG THE SOUTHERLY LINE OF SAID LOT 33 A DISTANCE OF 263.27 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 33; THENCE N19°22'37" E ALONG THE WESTERLY LINE OF SAID LOT 33 AND LOT 32 A DISTANCE OF 247.66 FEET; THENCE N04°32'14" E ALONG THE WESTERLY LINE OF LOT 31 AND 30 A DISTANCE OF 235.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 30; THENCE S84°52'00" E ALONG THE NORTHERLY LINE OF SAID LOT 30 A DISTANCE OF 264.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 30; THENCE S05°08'00" W ALONG THE EASTERLY LINE OF SAID LOTS 30, 31, 32 AND 33 A DISTANCE OF 460.00 FEET TO THE POINT OF BEGINNING.

### TOGETHER WITH:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 22 OF SAID "BEVERLY BEACH"; THENCE N05°08'00" E ALONG THE WESTERLY LINE OF LOTS 22 THROUGH 15 A DISTANCE OF 569.55 FEET TO A POINT ON A LINE BEING 60.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 15; THENCE S84°52'00" E ALONG SAID PARALLEL LINE A DISTANCE OF 582.81 FEET TO A POINT ON THE "EROSION CONTROL LINE" AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; (THE FOLLOWING 3 COURSES ARE ALONG SAID EROSION CONTROL LINE); THENCE S02°12'19" W A DISTANCE OF 117.38 FEET; THENCE S05°22'00" W A DISTANCE OF 500.00 FEET; THENCE S01°42'59" W A DISTANCE OF 269.83 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 22; THENCE S87°18'02" W ALONG SAID SOUTHERLY LINE OF LOT 22 A DISTANCE OF 508.59 FEET TO THE POINT OF BEGINNING.

LYING SITUATE AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 19.4186 ACRES (845,873 SQUARE FEET) MORE OR LESS.

## DEDICATION:

DISTRICT OF COLUMBIA

WASHINGTON, D.C.

KNOW ALL MEN BY THESE PRESENTS: That TNDL, LTD., a Florida Limited Partnership, is the owner in fee simple of the lands shown and described hereon and has caused said lands to be resubdivided and plotted in the manner shown hereon, said plat as shown as "DIPLOMAT RESORT AND COUNTRY CLUB PLAT", a replat of a portion of "BEVERLY BEACH" and a portion of "BEVERLY BEACH No. 2".

All thoroughfares and easements shown on this Plat are hereby dedicated to the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF, TNDL, LTD., a Florida Limited Partnership has caused

these presents to be signed by William L. Cross this 30 day of April, 1995.

Witness: Erica Brady By: TNDL, LTD., A FLORIDA LIMITED PARTNERSHIP

Witness: James F. M. Manly By: TNDL, LTD., A FLORIDA CORPORATION

By: William L. Cross  
WILLIAM L. CROSS, Senior Vice Pres.  
Chief Financial Officer and Atty.  
TREASURER OF TNDL, INC.

## ACKNOWLEDGEMENT:

DISTRICT OF COLUMBIA

WASHINGTON, D.C.

I HEREBY CERTIFY: That on this day personally appeared before me William L. Cross to be known to be the person described and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his, free act and deed of such deed and that he affirmed thereto the official seal of said corporation, and that said instrument is the act and deed of said corporation.

Witness my signature and official seal at Washington D.C. this 30 day of April, 1995.

My Commission Expires: Sept. 30 1994

Notary Public  
Washington, D.C.  
Print name: FORENCE EDWARD

## CITY ENGINEER:

This plat is hereby approved this 19 day of April, 1995.

By: Robert J. Fisher City Engineer  
Florida P.E. Reg. No. 21401

## MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: CITY NATIONAL BANK OF FLORIDA, a national banking corporation, certifies that it is the holder of the mortgage upon the property described hereon, recorded in O.R. Book 18432, Page 0368 and does hereby join in and consent to the dedication in said dedication by the owner and agrees that its mortgage shall be subordinated to the dedication shown hereon.

In witness whereof, CITY NATIONAL BANK OF FLORIDA, a national banking corporation has caused these presents to be signed and sealed this 20 day of March, 1995.

Witness: Charles W. White By: Ralph Gilbert

Print name: Charles W. White Print name: Ralph Gilbert

Title: Vice President

Witness: Clara Canas-Lopez

Print name: Clara Canas-Lopez

## MORTGAGE ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF DADE

I HEREBY CERTIFY: That on this day personally appeared before me Ralph Gilbert as Vice President of CITY NATIONAL BANK OF FLORIDA, a national banking corporation, to be well known to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his free act and deed.

Witness my signature and official seal at Miami Florida, this 20 day of March, 1995.

My commission expires 7-4-98

Notary Public  
State of Florida  
Print name: Clara Canas-Lopez

## CITY COMMISSION:

This is to certify that this plat was approved and accepted by the CITY COMMISSION of Hollywood, Florida, by Resolution No. 95-227 adopted this 17th day of July, 1995, and that by said Resolution all previous plats are null and void.

Approved: Mark S. Lumb By: Mark S. Lumb  
Mayor - Mark S. Lumb City Clerk - Martha S. Lumb

## BROWARD COUNTY PLANNING COUNCIL:

This is to certify that the BROWARD COUNTY PLANNING COUNCIL approved this Plat subject to its compliance with dedication of rights-of-way for trafficways this 20th day of April, 1995.

By: Mark S. Lumb 8/26/93  
Chairperson

This Plat complies with the approval of the BROWARD COUNTY PLANNING COUNCIL of the above date and is approved and accepted this 20th day of April, 1995.

By: Mark S. Lumb  
Administrator or Designee

## BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT:

This Plat is hereby approved and accepted for record.

By: Patricia L. Lumb 8/26/93  
Director Date

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION:

This is to certify that this Plat complies with the provisions of Chapter 177 Florida Statutes, and was accepted for record by the BROWARD COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, this 19th day of April, 1995.

By: Patricia L. Lumb  
County Commissioner

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION:

This Plat was filed for record this 25th day of April, 1995.

and recorded in Plat Book 158 Page 16 record verified.

Attest: B. Jack Osterholt County Administrator By: Carole C. Daylan Deputy

## BROWARD COUNTY ENGINEERING DIVISION:

This Plat is hereby approved and accepted for record.

By: William L. Cross 4-19-95  
DATE OF TOWNSHIP Date  
ASST. Director of Engineering  
Florida P.E. Reg. No. 23174

## SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE PROVISIONS OF CHAPTER 680-6, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH BROWARD COUNTY LAND DEVELOPMENT CODE.

THE PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET IN ACCORDANCE WITH SECTION 177.09(1) OF SAID CHAPTER 177. PERMANENT CONTROL POINTS (P.C.P.) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED ON PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE "NATIONAL GEODETIC VERTICAL DATUM" (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

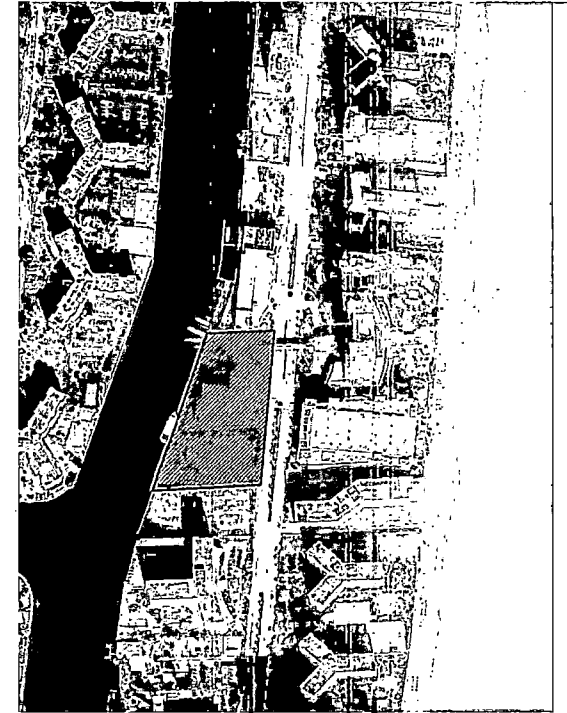
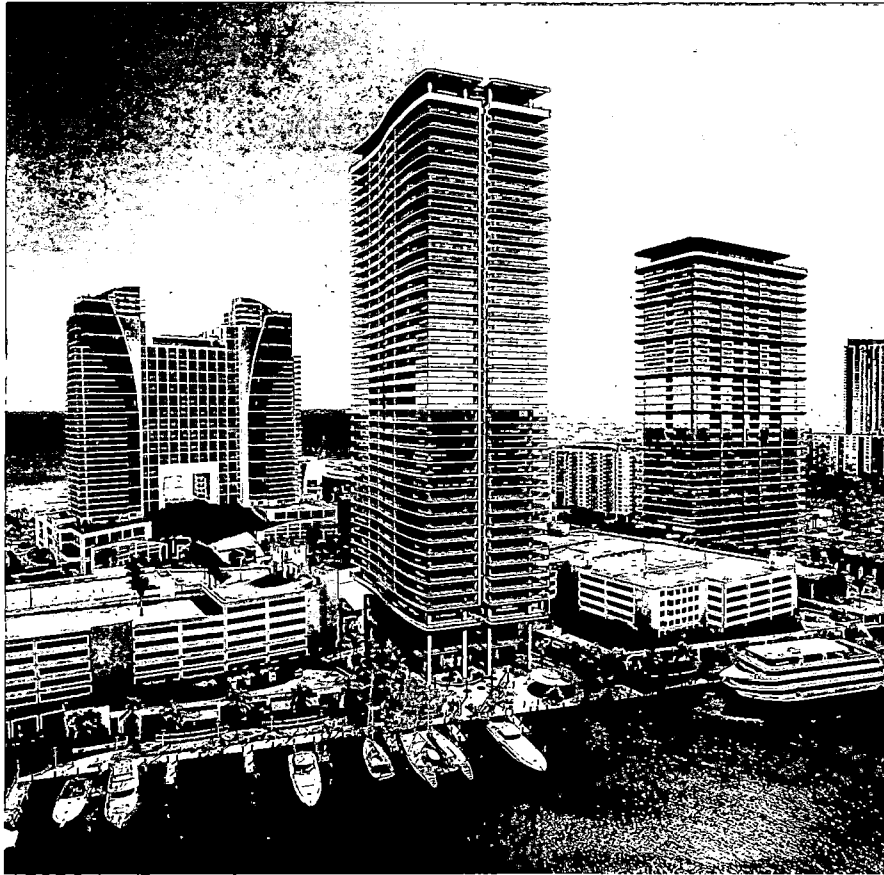
DATED THIS 9th day of March, 1995. By: Eva Niedermüller  
Eva Niedermüller  
Registered Land Surveyor No. 3559  
State of Florida



**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

SCALE 1/8" = 1'-0"

DATE 07/09/2013

**SP-0**

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

COHEN • FREEDMAN • ENCINOSA & ASSOC.  
Architects, PA  
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-876-3999

DESIGN REVIEW  
DIPLOMAT LANDING  
3451-3690 SOUTH OCEAN DRIVE, HOLLYWOOD, FL  
SITE DIAGRAM

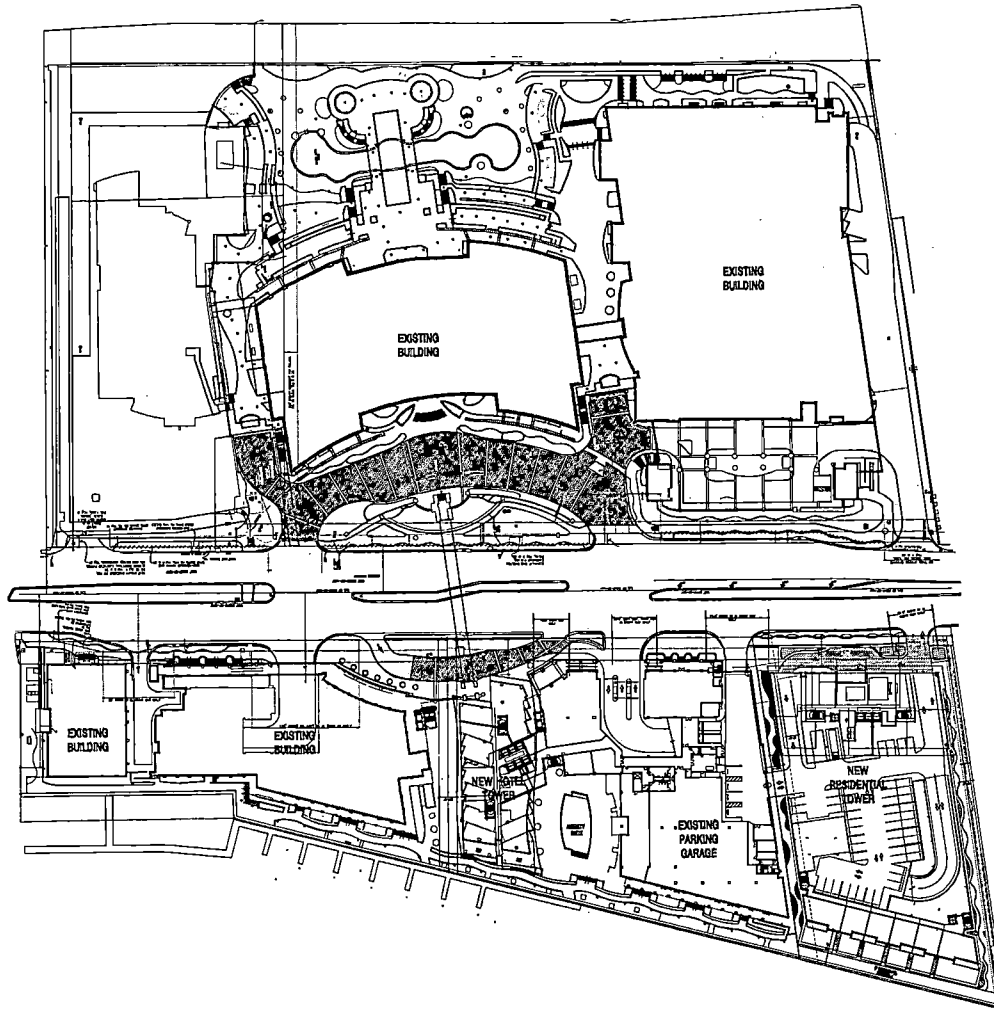
88-1212 BAYVIEW BLVD. DRIVE

DATE: 1/15/2014

BY: 03/07/2013

**SP-1**

3908



PD ZONING AND MASTER PLAN AMENDMENT

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

|                          |               |
|--------------------------|---------------|
| TOTAL EXISTING SITE AREA |               |
| OCEANAS DE PARCEL        | 12.5094 ACRES |
| INTRACOSTAL PARCEL       | 6.7719 ACRES  |
| ALA RIGHT OF WAY         | 2.4818 ACRES  |
| TOTAL SITE AREA          | 21.7631 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 |

| USE  | REQUIRED PARKING PER  |
|--|---|
| HOTEL<br>(1,000 ROOMS)                                 | 0.68 SPACES PER ROOM<br>(KEY)   |
| HOTEL FOOD/BEV<br>(19,616 S.F.)                        | 1 PER 300 SF X 65%  |
| HOTEL NIGHT CLUB/<br>LOBBY BAR<br>(6,590 S.F.)         | 1/60 SF OF FLOOR<br>AREA AVAILABLE<br>FOR SEATING OR<br>DANCING X 65% |
| HOTEL OFFICE<br>(15,000 S.F.)                          | 1 PER 250 SF X 65%  |
| HOTEL CONVENTION<br>CENTER<br>(128,700 S.F.)           | 3.5 SPACES / 1,000<br>S.F. GROSS FLOOR<br>AREA                        |
| RETAIL (WEST OF<br>ASAI) AT HOTEL<br>(50,639 GROSS SF) | 1 PER 220 SF  |
| RETAIL (WEST OF<br>ASAI) AT HOTEL<br>(1,506 GROSS SF)  | 1 PER 220 SF  |
| CONDOMINIUM<br>(135 UNITS)                             | 1.5 PER UNIT PLUS<br>3/5 UNITS GUEST                                  |
| PROPOSED ADDITIONAL<br>CONDOMINIUM<br>(350 UNITS)      | 1.5 PER UNIT PLUS<br>3/5 UNITS GUEST                                  |
| PROPOSED ADDITIONAL<br>HOTEL<br>(500 ROOMS)            | 0.68 SPACES PER ROOM<br>(KEY)   |

COHEN • FREEDMAN • ENCINOSA & ASSOC.  
Architects, PA

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

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

MADE BY: BLDG DEPT.  
DATE: 05/10/2013

DATE: 05/10/2013

SP-2

3908

LEGAL AD  
CITY OF HOLLYWOOD

NOTICE IS HEREBY GIVEN in accordance with Section 166.041 Florida Statutes that the City Commission of the City of Hollywood, Florida, at a Regular City Commission Meeting, on Wednesday, August 30, 2023, in the City Commission Chambers, Room 219, 2600 Hollywood Blvd, Hollywood, Florida, proposes to consider on second and final reading the following proposed ordinance(s):

Proposed Ordinance - PO-2023-11 beginning at: 1:15 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING CHAPTER 122 OF THE CODE OF ORDINANCES REGARDING PEDDLERS, SOLICITORS, PANHANDLERS, AND ITINERANT MERCHANTS.

Proposed Ordinance - PO-2023-10 beginning at: 2:00 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE APPROVED PLANNED DEVELOPMENT (PD) MASTER DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 3451-3690 AND 3210-3450 SOUTH OCEAN DRIVE TO ALLOW FOR THE DEVELOPMENT OF 350 RESIDENTIAL UNITS AND A 500 KEY HOTEL IN ACCORDANCE WITH THE RECENTLY ADOPTED DIPLOMAT ACTIVITY CENTER LAND USE CATEGORY AS APPROVED BY ORDINANCE NO. O-2019-25; ESTABLISH DIMENSIONAL STANDARDS FOR THE 350 RESIDENTIAL UNITS AND 500 KEY HOTEL; MODIFYING EXHIBIT "G" CONDITIONS TO THE PD MASTER PLAN TO INCORPORATE THE DIMENSIONAL STANDARDS FOR THE 350 RESIDENTIAL UNITS AND 500 KEY HOTEL; PROVIDING FOR A SEVERABILITY CLAUSE AND A REPEALER CLAUSE. (23-Z-33)

The proposed ordinance(s) may be inspected by the public in the Office of the City Clerk, Room 221, 2600 Hollywood Blvd, Hollywood, Florida, between the hours of 7:00 AM and 5:45 PM on any regular working day. Interested parties may appear at the aforesaid time and place and be heard with respect to the proposed ordinance(s).

NOTE: Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Please call 954-921-3211 for any questions regarding the above matter.

Persons with disabilities who require reasonable accommodation to participate in City programs and/or services may call the Division of Engineering/Transportation & Mobility, Azita Behmardi, ADA Coordinator/City Engineer, five business days in advance at 954-921-3251 (voice) or email: [abehmardi@hollywoodfl.org](mailto:abehmardi@hollywoodfl.org). The current number is still in effect for the hearing and speech impaired at 800-955-8771 (V-TDD).

Dated this 14th day of August, 2023.

Patricia A. Cerny, MMC  
City Clerk  
Hollywood, FL

Instructions:

THE SUN SENTINEL/LEGAL AD – Public Meeting/Public Hearing Notice

PUBLISH: Monday, August 14, 2023

FURNISH PROOF OF PUBLICATION

h:\cityclk\ads\legalad\PO-2023-10,11

RESOLUTION NO. R-2023-255

(23-DP-33a)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL FOR A 350-UNIT MULTI-FAMILY DEVELOPMENT LOCATED AT 3451-3690, SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA.

WHEREAS, the City's Zoning and Land Development Regulations require that all development projects located in a Planned Development ("PD") District must receive approval from the City Commission prior to the issuance of any building permits for Modifications, Design and Site Plan; and

WHEREAS, the Planning and Development Board ("Board") is charged with, among other things, the responsibility of considering requests for Modification, Variances, Design Review, and Site Plan approval, forwarding its recommendation to the City Commission; and

WHEREAS, HFL Landings Owner, LLC. ("Applicant"), has applied for Design, and Site Plan approval for a development project known as "Diplomat Landing Condominium", consisting of a multi-family residential development of 350 units located at 3451-3690 S. Ocean Drive, as more particularly described in the attached Exhibit "A"; and

WHEREAS, Planning and Urban Design Division staff ("staff") reviewed the Applicant's request for Design in accordance with the criteria set forth in Section 5.3.1.4.a.(1) through (4) of the Zoning and Land Development Regulations, and recommended that the Board forward a recommendation of approval for the requested Design to the City Commission; and

WHEREAS, in accordance with Article 6 of the Zoning and Land Development Regulations, the Technical Advisory Committee reviewed the Applicant's request for Site Plan and recommended that the Board forward a recommendation of approval for the Site Plan to the City Commission; and

WHEREAS, on July 11, 2023, the Board met and held an advertised public hearing to consider the Applicant's requests and have forwarded its recommendations to the City Commission as follows:

1. That the Design meets the criteria set forth in Section 5.3.1.4.a (1) through (4) of the City's Zoning and Land Development Regulations and should be approved with the condition that the Applicant shall continue to work with staff regarding all signage design; and

2. That the Final Site Plan meets the Review Standards set forth in Article 6 of the Zoning and Land Development Regulations and should be approved with the following conditions:
- a. Prior to issuance of a Building Permit, the amendment to the restrictions on the face of the plat to allow the 350 multi-family dwelling units shall be recorded in the Broward County Public Records and submitted to the City;
  - b. An easement for unrestricted public access to the boardwalk, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit and recorded in the Public Records of Broward County by the City prior to the issuance of a Certificate of Occupancy;
  - c. The Water Main and Sewer Main Extension will require signed and sealed plans from a licensed engineer and FDEP/Broward County wastewater license and FDEP/Broward County Department of Health main extension permit. All work must be performed by a certified utility contractor;
  - d. Prior to issuance of a Building Permit, the amendment to Non-Vehicular Access Line S. Ocean Drive to reflect the new/relocated vehicular access points shall be recorded with Broward County Public Records and submitted to the City;
  - e. The applicant shall ensure that the site plan is modified in accordance with the City's engineering code requirements and corresponding traffic study comment as outlined on July 7, 2023 by Lisa S. Bernstein, PE. The site plan shall be modified to the satisfaction of the Planning Manager and City Engineer prior to the approval of the City Commission ; and

WHEREAS, subsequent to the Board hearing, Engineering Division and Planning Division Staff reviewed and accepted changes to the traffic study and the Site Plan, therefore satisfying Board condition 2.e; and

WHEREAS, the City Commission has reviewed the Applicant's request for Design in accordance with the criteria set forth in Section 5.3.1.4.a (1) through (4) of the City's Zoning and Land Development Regulations, along with staff's and the Board's recommendations, and has determined that the Design should be approved with conditions and

WHEREAS, the City Commission has reviewed the proposed Site Plan in accordance with the review standards set forth in Article 6 of the City's Zoning and Land Development Regulations along with the Technical Advisory Committee's and the Board's recommendations, and has determined that the Site Plan should be approved with conditions, as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation, and the consideration of the Design criteria set forth in Section 5.3.4.l.a.(1) through (4) of the City's Zoning and Land Development Regulations, the City Commission finds the necessary criteria have, and the Design attached as Exhibit "B" is approved with the conditions set for herein.

Section 3: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation with conditions, and consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the City Commission finds that the necessary review standards have been met, and the Site Plan attached as Exhibit "B" is approved with the conditions set for herein.

Section 4: That the Applicant shall have up to 24 months from the date of Design approval to apply for all necessary building permits required to proceed with construction, and failure to submit an application within the required time period shall render all approvals null and void.

Section 5: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for all necessary building permits required to proceed with construction, and failure to submit an application within the required time period shall render all approvals null and void.

Section 6: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

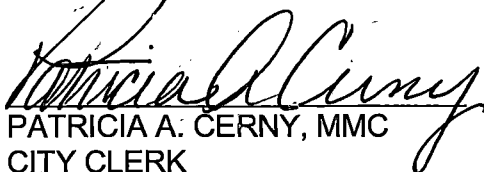


A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL FOR A 350-UNIT MULTI-FAMILY DEVELOPMENT LOCATED AT 3451-3690, SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA.

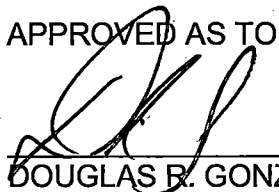
PASSED AND ADOPTED this 30 day of August, 2023.

  
\_\_\_\_\_  
JOSH LEVY, MAYOR

ATTEST:

  
\_\_\_\_\_  
PATRICIA A. CERNY, MMC  
CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
DOUGLAS R. GONZALES  
CITY ATTORNEY

THIS INSTRUMENT PREPARED BY:  
BERRY & CALVIN, INC.

SURVEYORS & ENGINEERS  
2 DAKWOOD BLVD., SUITE 120  
HOLLYWOOD, FLORIDA 33020 (305-924-7781)

# DIPLOMAT RESORT AND COUNTRY CLUB PLAT

## LEGAL DESCRIPTION:

THE SOUTH ONE-HALF OF LOT 15 AND ALL OF LOTS 16 THROUGH 22 BLOCK 14, AND LOTS 30 THROUGH 33, 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, TOGETHER WITH A PORTION OF "BEVERLY BEACH NO. 2" AS RECORDED IN THE RECORDS AS RECORDED IN PLAT BOOK 40, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL LYING IN SECTIONS 23 AND 24, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID "BEVERLY BEACH NO. 2"; THENCE S87°18'02"W ALONG THE SOUTHERLY LINE OF SAID "BEVERLY BEACH NO. 2" A DISTANCE OF 424.98 FEET TO THE SOUTHWESTERLY CORNER OF SAID "BEVERLY BEACH NO. 2"; THENCE N19°22'37"E ALONG THE WESTERLY LINE OF SAID "BEVERLY BEACH NO. 2" A DISTANCE OF 830.85 FEET TO A POINT ON A LINE BEING 10.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID "BEVERLY BEACH NO. 2"; THENCE S84°52'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 58.61 FEET TO A POINT ON A LINE BEING 207.00 FEET NORTHERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID "BEVERLY BEACH NO. 2"; THENCE S05°08'00"W ALONG SAID PARALLEL LINE A DISTANCE OF 80.00 FEET TO A POINT ON A LINE BEING 147.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID "BEVERLY BEACH NO. 2"; THENCE N05°08'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 40.00 FEET TO A POINT ON A LINE BEING 20.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID "BEVERLY BEACH NO. 2"; THENCE S84°52'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 147.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID "BEVERLY BEACH NO. 2"; THENCE S05°08'00"W ALONG SAID EASTERLY LINE A DISTANCE OF 545.54 FEET TO THE POINT OF BEGINNING.

### TOGETHER WITH:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 33 OF SAID "BEVERLY BEACH"; THENCE N84°52'00"E ALONG THE SOUTHERLY LINE OF SAID LOT 33 A DISTANCE OF 263.27 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 33; THENCE N19°22'37"E ALONG THE WESTERLY LINE OF SAID LOT 33 A DISTANCE OF 247.66 FEET; THENCE N04°32'14"E ALONG THE WESTERLY LINE OF SAID LOT 30 A DISTANCE OF 235.97 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 30; THENCE S84°52'00"E ALONG THE NORTHERLY LINE OF SAID LOT 30 A DISTANCE OF 204.83 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 30; THENCE S05°08'00"W ALONG THE EASTERLY LINE OF SAID LOTS 30, 31, 32 AND 33 A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING.

### TOGETHER WITH:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 22 OF SAID "BEVERLY BEACH"; THENCE N05°08'00"E ALONG THE WESTERLY LINE OF SAID LOT 22 THROUGH 15 A DISTANCE OF 969.55 FEET TO A POINT ON A LINE BEING 80.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 15; THENCE S84°52'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 58.61 FEET TO A POINT ON THE "EROSION CONTROL LINE" AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; (THE FOLLOWING 3 COURSES ARE ALONG SAID "EROSION CONTROL LINE"); THENCE S02°12'19"W A DISTANCE OF 117.38 FEET; THENCE S05°22'00"W A DISTANCE OF 500.05 FEET; THENCE S04°42'18"E A DISTANCE OF 268.83 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 22; THENCE S87°18'02"W ALONG SAID SOUTHERLY LINE OF LOT 22 A DISTANCE OF 608.59 FEET TO THE POINT OF BEGINNING.

LYING SITUATE AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 19.4186 ACRES (845,873 SQUARE FEET) MORE OR LESS.

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That TNDL, LTD., a Florida Limited Partnership, is the owner in fee simple of the lands shown and described hereon and has caused said lands to be resubdivided and platted in the manner shown hereon, said plat to be known as "DIPLOMAT RESORT AND COUNTRY CLUB PLAT", a replat of a portion of "BEVERLY BEACH" and a portion of "BEVERLY BEACH NO. 2".

All thoroughfares and easements shown on this Plat are hereby dedicated to the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF, TNDL, LTD., a Florida Limited Partnership has caused

these presents to be signed by William L. Cross this 30 day of April, 1995.

Witness: James F. M. Munnally By: TNDL, LTD., A FLORIDA LIMITED PARTNERSHIP

Witness: James F. M. Munnally By: TNDL, INC., A FLORIDA CORPORATION

By: William L. Cross  
WILLIAM L. CROSS, Senior Vice Pres.  
CHIEF FINANCIAL OFFICER and ASST. TREASURER OF TNDL, INC.

## ACKNOWLEDGEMENT:

DISTRICT OF COLUMBIA  
WASHINGTON, D.C.

I HEREBY CERTIFY: That on this day personally appeared before me William L. Cross to me well known to be the person described and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his free act and deed of such separate and that he affixed thereto the official seal of said corporation, and that said instrument is the act and deed of said corporation.

Witness my signature and official seal at Washington, D.C. this 30 day of April, 1995.

My Commission Expires: Sept 30 1994  
Notary Public  
Washington, D.C.  
Print name: ROBERTA BERNARD

## CITY ENGINEER:

This plat is hereby approved this 19 day of April, 1995.

By: Robert P. E. Reg. No. 21401  
City Engineer  
Florida P.E. Reg. No. 21401

## MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: CITY NATIONAL BANK OF FLORIDA, a national banking corporation, certifies that it is the holder of the mortgage upon the property described hereon, recorded in O.R. Book 18432, Page 0989 and does hereby join in and consent to the dedication in said dedications by the owner and agrees that its mortgage shall be subordinated to the dedication shown hereon.

In witness whereof, CITY NATIONAL BANK OF FLORIDA, a national banking corporation has caused these presents to be signed and sealed this 20 day of March, 1995.

Witness: Charles W. Wink By: Ralph Gilbert

Print name: Charles W. Wink Print name: Ralph Gilbert  
Title: Vice President

Witness: Clara Conner  
Print name: Clara Conner

## MORTGAGE ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF DADE

I HEREBY CERTIFY: That on this day personally appeared before me Ralph Gilbert as Vice President of CITY NATIONAL BANK OF FLORIDA, a national banking corporation, to be well known to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his free act and deed.

Witness my signature and official seal at Miami, Florida this 20 day of March, 1995.

My commission expires 7-4-98  
Notary Public  
State of Florida  
Print name: Clara Conner

## CITY COMMISSION:

This is to certify that this plat was approved and accepted by the CITY COMMISSION of Hollywood, Florida, by Resolution No. 95-22, adopted on this 17 day of July, 1995, and that by said Resolution all previous plats are null and void.  
Approved: Martha J. Lambos By: Martha J. Lambos  
Mayor - Mara Gullotti City Clerk - Martha J. Lambos

## BROWARD COUNTY PLANNING COUNCIL:

This is to certify that the BROWARD COUNTY PLANNING COUNCIL approved this plat subject to its compliance with dedication of rights-of-way for trafficways this 25 day of March, 1995.  
By: Martha J. Lambos 3/26/95  
Chairperson

This Plat complies with the approval of the BROWARD COUNTY PLANNING COUNCIL of the above date and is approved and accepted this 20 day of April, 1995.

By: Robert P. E. Reg. No. 21401  
Administrator or Designee

## BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT:

This Plat is hereby approved and accepted for record.

By: Robert P. E. Reg. No. 21401 9/19/95  
Director Date

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION:

This is to certify that this Plat complies with the provisions of Chapter 177 Florida Statutes, and was accepted for record by the BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, on this 19 day of April, 1995.

By: Robert P. E. Reg. No. 21401  
County Commissioner

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION:

This Plat was filed for record this 25 day of April, 1995, and recorded in Plat Book 158 Page 16 record verified.

Attest: B. Jack Osterholt  
County Administrator By: Charles C. Doyle  
Deputy

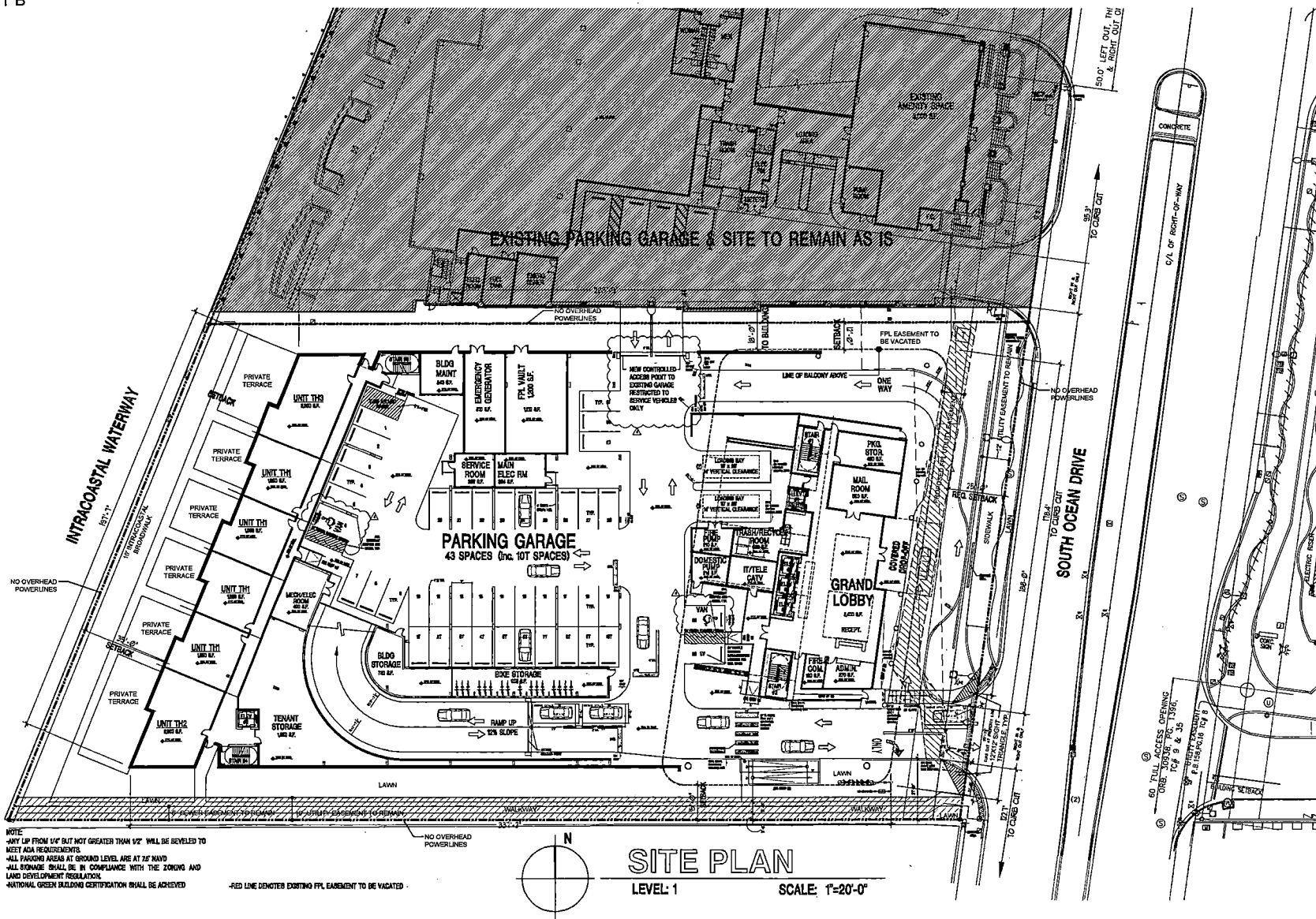
## BROWARD COUNTY ENGINEERING DIVISION:

This Plat is hereby approved and accepted for record.  
By: William L. Cross 4/19/95  
Director of Engineering Date  
ASST. Director of Engineering  
Florida P.E. Reg. No. 21474

## SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 61B17-4, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. PERMANENT CONTROL POINTS (P.C.P.) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE "NATIONAL GEODETIC TRIANGULAR DATUM" (N.G.T.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.  
DATED THIS 30 day of March, 1995.  
By: Eva Niedermuller  
Registered Land Surveyor No. 3559  
State of Florida

EXHIBIT B



**COHEN • FREEDMAN • ENCINOSA & ASSOC.**  
*Architects, PA*  
8085 N.W. 15th Street Miami Lakes, Florida 33016 305-826-3999

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

06-03-23 REV-2 BLDG DEPT.  
06-05-23 REV-2 FIAC.  
07-07-23 REV-2 BLDG DEPT.

Form No. 1  
LF/SP/IG/AB

## A1.1

3908





PARCELS OF LAND BEING A PORTION OF PARCEL "C", DEDEQUAT RESORT AND COUNTRY CLUB PLAT 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHERLY CORNER OF SAID PARCEL "C", SAID LOT BEING LOCATED ON THE WESTERLY BROWARD COUNTY LINE OF SOUTH OCEAN DRIVE (STATE ROAD A-1-A) AS SHOWN ON SAID DEDEQUAT RESORT AND COUNTRY CLUB PLAT 10.

THENCE S 87° 18' 02" W ALONG THE SOUTHERLY LINE OF SAID PARCEL "C", A DISTANCE OF 41.94 FEET TO THE WESTERLY LINE OF THE INDEPENDENTLY OWNED AND UNDEVELOPED LOT SHOWN ON PLAT BOOK 11, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THENCE N 12° 22' 27" E ALONG THE WESTERLY LINE OF SAID PARCEL "C" AND ALONG THE SAID EASTERLY LINE OF PARCEL "C", A DISTANCE OF 35.11 FEET TO THE EASTERLY LINE OF SAID PARCEL "C", SAID LINE BEING THE S.W. 1/4 OF SECTION 35, 11 FEET TO THE EASTERLY LINE OF SAID PARCEL "C", SAID LINE ALSO BEING THE SAID WESTERLY, RIGHT-OF-WAY LINE OF SOUTH OCEAN DRIVE (STATE ROAD A-1-A).

THENCE S 65° 09' 57" W ALONG THE SAID EASTERLY LINE OF SAID PARCEL "C" AND THE SAID WESTERLY, RIGHT-OF-WAY LINE OF SOUTH OCEAN DRIVE (STATE ROAD A-1-A) A DISTANCE OF 22.07 FEET TO THE POINT OF BEGINNING.

SIX (6) ACRES SITUATED WITHIN THE CITY OF FORT WOOD, BROWARD COUNTY, FLORIDA, CONTAINING 0.10 ACRES (BEING 1.288 ACRES, MORE OR LESS.

86,510 SQUARE FEET (1.986 ACRES), MORE OR LESS.

[illegible]

PROFESSOR ANDREW J. LINT  
0.5 FC

| UNIT TYPE        | S.F.  | UNIT | AGE | UNIT MONTH | MOBILIZATION | TOTAL | UNIT       |
|------------------|-------|------|-----|------------|--------------|-------|------------|
| TYPE             |       |      |     |            |              |       | SUBTOTAL   |
| UNIT A1 (RECORD) | 895   | -    | 1   | -          | 10045-04     | 34    | 30,205 SF  |
| UNIT A2 (RECORD) | 955   | -    | 1   | -          | 10054-04     | 54    | 27,217 SF  |
| UNIT B1 (RECORD) | 1,795 | -    | -   | -          | 20045-04     | 64    | 8,136 SF   |
| UNIT B2 (RECORD) | 1,505 | -    | 2   | -          | 20046-04     | 79    | 20,949 SF  |
| UNIT C1 (RECORD) | 1,705 | -    | 1   | -          | 10046-04     | 34    | 44,559 SF  |
| UNIT C2 (RECORD) | 1,745 | -    | 1   | -          | 10054-04     | 54    | 64,075 SF  |
| UNIT C3 (RECORD) | 1,795 | -    | 1   | -          | 10046-04     | 35    | 81,267 SF  |
| UNIT D1 (RECORD) | 1,650 | 3    | -   | -          | -            | 3     | 7,465 SF   |
| UNIT D2 (RECORD) | 2,850 | 1    | -   | -          | -            | 1     | 23,961 SF  |
| UNIT D3 (RECORD) | 2,850 | 1    | -   | -          | -            | 1     | 23,961 SF  |
| TOTAL            | -     | 5    | 5   | 0          | 340          | 355   | 464,845 SF |

## PARKING

## OFF-STREET PARKING

**REQUIRED: RESIDENTIAL: 350 UNITS X 1.5 = 525 SPACES**

---

**\*695 SPACES**

**PARKING REQUIREMENT : 2% OUT OF THE 595 PARKING SPACES REQUIRED MUST BE ADA ACCESSIBLE**

**2% X 595 = 12 ADA SPACES**

**PROVIDED: 595 PARKING SPACES**

| SPACES PER LEVEL: | STANDARD | ADA    | STANDEN | EV | TOTAL      |
|-------------------|----------|--------|---------|----|------------|
| LEVEL 1           | 30       | 2 VAN* | 10      | 1  | 43 SPACES  |
| LEVEL 2           | 49       |        | 4       | 1  | 56 SPACES  |
| * EXISTING P.Q.   | 488      | 8      | 0       | 0  | 496 SPACES |

## OFF-STREET LOADING

| RECEIVED PER UNIFORMITY: 2 LOADING | BERTHS |
|------------------------------------|--------|
| 1                                  | 1      |
| 2                                  | 2      |
| 3                                  | 3      |
| 4                                  | 4      |
| 5                                  | 5      |
| 6                                  | 6      |
| 7                                  | 7      |
| 8                                  | 8      |
| 9                                  | 9      |
| 10                                 | 10     |
| 11                                 | 11     |
| 12                                 | 12     |
| 13                                 | 13     |
| 14                                 | 14     |
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| 96                                 | 96     |
| 97                                 | 97     |
| 98                                 | 98     |
| 99                                 | 99     |
| 100                                | 100    |

**BERTHS** \_\_\_\_\_ (10' X 25' X 14' CLEAR)

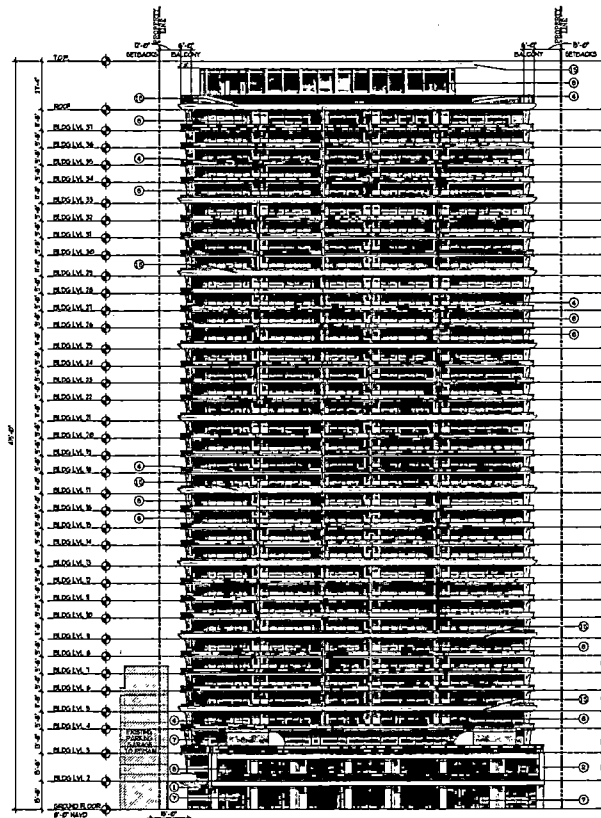
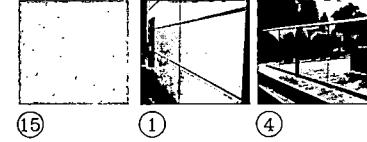
| level        | Parking Spaces |         |       |
|--------------|----------------|---------|-------|
|              | ADA            | Regular | Total |
| Ground floor | 3              | 0       | 4     |
| 200          | 4              | 106     | 111   |
| 300          | 2              | 113     | 115   |
| 400          | 2              | 140     | 142   |
| 500          | 2              | 140     | 142   |
| 600          | 2              | 140     | 142   |
| 700          | 2              | 147     | 149   |
| Total        | 17             | 803     | 820   |

### EXISTING PARKING GARAGE SPACE BREAKDOWN REFERENCE

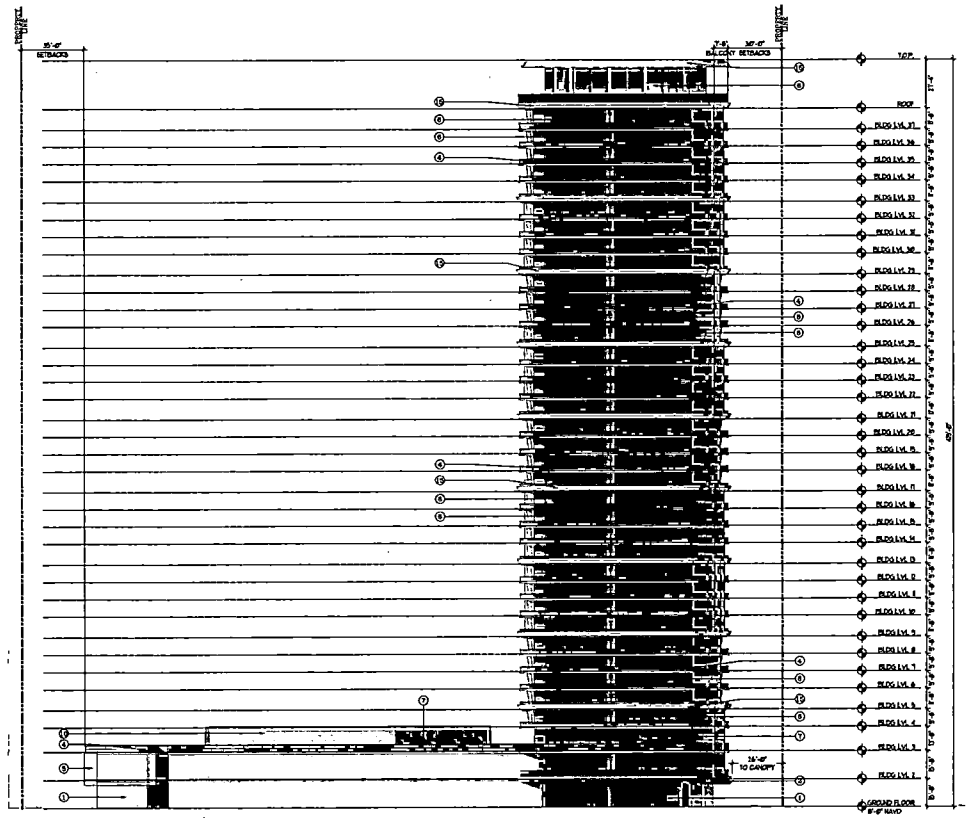
| Toot Building Areas                  |               |                              |              |               |                              |              |                |              |               |
|--------------------------------------|---------------|------------------------------|--------------|---------------|------------------------------|--------------|----------------|--------------|---------------|
| Non-Fair / Non Air Conditioned Areas |               |                              |              |               | Fair / Air Conditioned Areas |              |                |              |               |
| Level                                | Garage        | FRL, Firebox, Bldg. Services | Armory Deck  | Battery       | Unit Area                    | Exclusion    | Tower Services | Amenities    | Total Fair    |
| Level 1                              | 33,881 sq ft  | 4,722 sq ft                  | 0 sq ft      | 29,413 sq ft  | 53,589 sq ft                 | 5,843 sq ft  | 9,074 sq ft    | 12,944 sq ft | 81,707 sq ft  |
| Level 2                              | 28,543 sq ft  | 0 sq ft                      | 0 sq ft      | 28,543 sq ft  | 16,383 sq ft                 | 0 sq ft      | 0 sq ft        | 16,383 sq ft | 84,090 sq ft  |
| Level 3                              | 0 sq ft       | 0 sq ft                      | 36,394 sq ft | 37,687 sq ft  | 21,503 sq ft                 | 3,469 sq ft  | 222 sq ft      | 64,609 sq ft | 84,090 sq ft  |
| Level 4                              | 0 sq ft       | 0 sq ft                      | 0 sq ft      | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 5                              | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 6                              | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 7                              | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 8                              | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 9                              | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 10                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 11                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 12                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 13                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 14                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 15                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 16                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 17                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 18                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 19                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 20                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 21                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 22                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 23                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 24                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 25                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 26                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 27                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 28                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 29                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 30                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 31                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 32                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 33                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 34                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Level 35                             | 0 sq ft       | 0 sq ft                      | 3,995 sq ft  | 3,995 sq ft   | 13,308 sq ft                 | 1,450 sq ft  | 238 sq ft      | 15,489 sq ft | 84,090 sq ft  |
| Total                                | 773,939 sq ft | 5,710 sq ft                  | 54,394 sq ft | 140,557 sq ft | 473,537 sq ft                | 78,035 sq ft | 9,709 sq ft    | 17,455 sq ft | 831,771 sq ft |

- ELEVATION KEY NOTES**
1. SCORED STUCCO FINISH
  2. ACCEFT 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 MIRR.
  12. CONCRETE ARCHITECTURAL ELEMENT
  13. DECORATIVE GRAPHIC DETAIL
  14. ENTRY/EXIT PARKING GARAGE
  15. EXPOSE CONCRETE

SHERWIN WILLIAMS  
WHITE SNOW SW9541



**WEST ELEVATION**  
SCALE: 1/32"=1'



**SOUTH ELEVATION**  
SCALE: 1/32"=1'

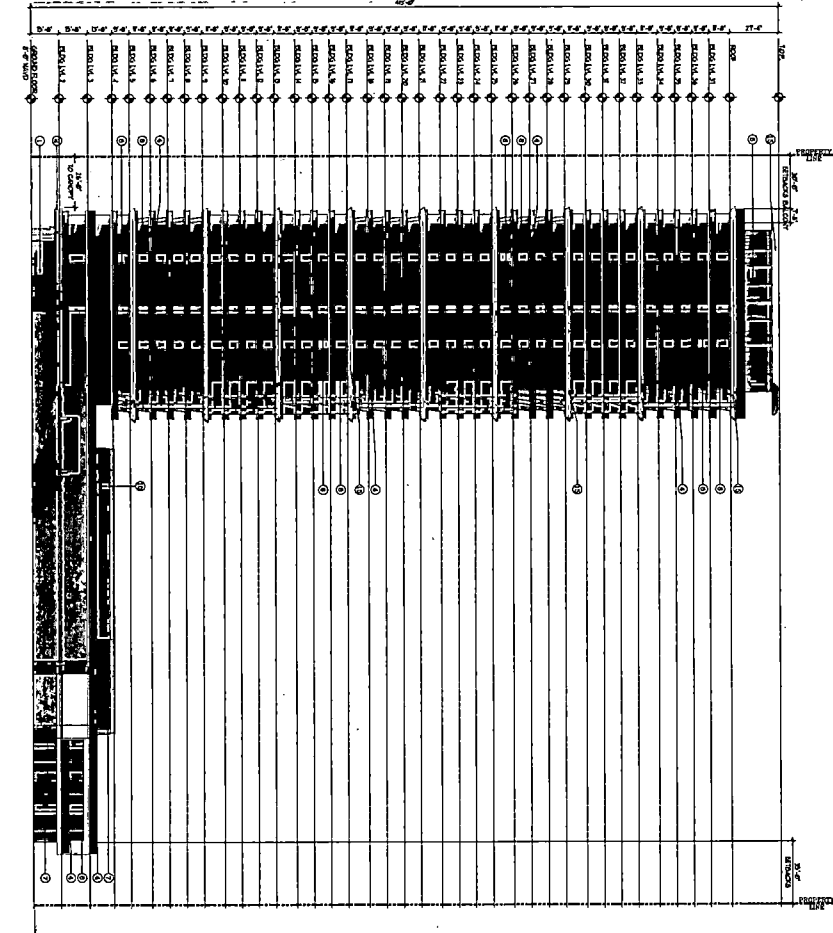
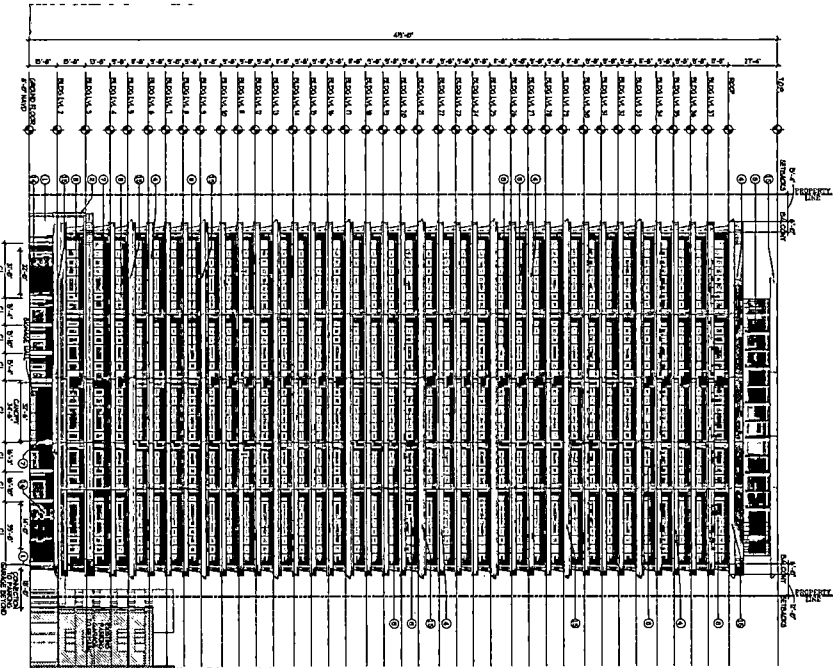
**COHEN • FREEDMAN • ENCINOSA & ASSOC.**  
**Architects, PA**  
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

DESIGN REVIEW  
**DIPLOMAT LANDING**  
3451-3690 SOUTH OCEAN DRIVE, HOLLYWOOD, FL  
ELEVATIONS

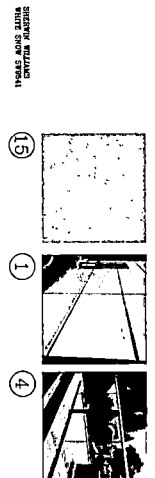
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**A4.0**  
3908

EAST ELEVATION

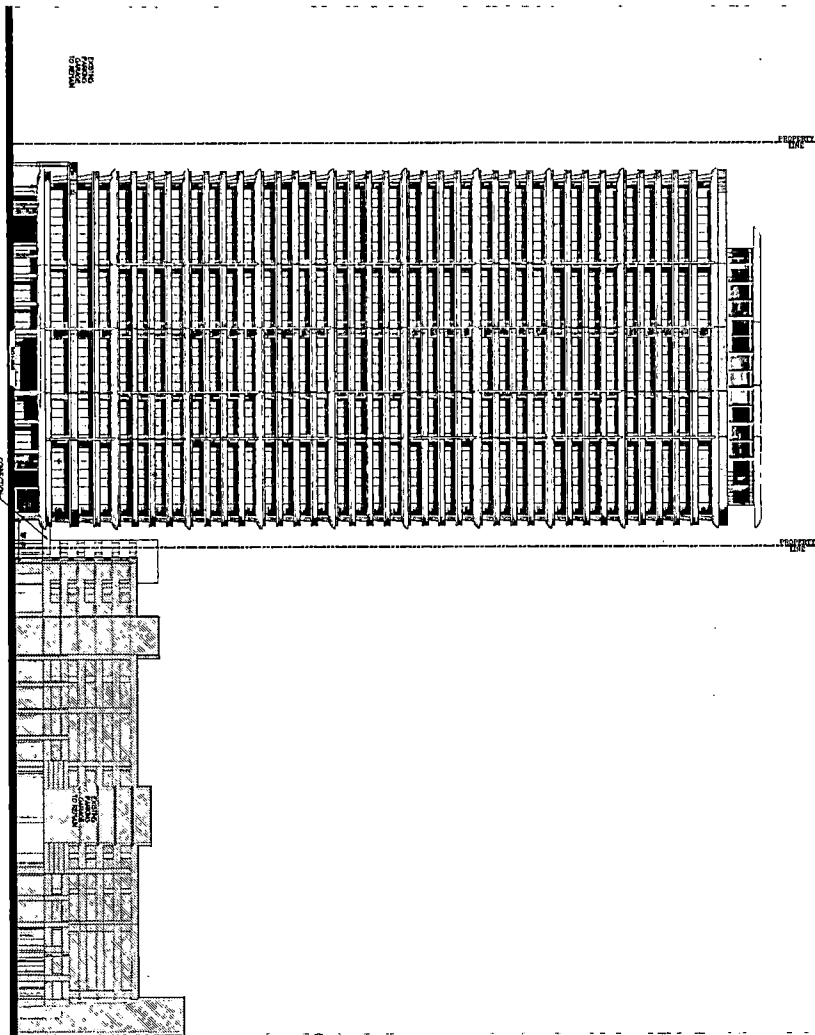
NORTH ELEVATION



- ELEVATION KEY NOTES
1. EXPOSED STEEL JOIST
  2. EXPOSED STEEL COLUMN
  3. EXPOSED STEEL BEAM
  4. EXPOSED STEEL TRUSS
  5. EXPOSED STEEL BRACE
  6. EXPOSED STEEL DIAPHRAGM
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  98. EXPOSED STEEL GIRD
  99. EXPOSED STEEL JOIST
  100. EXPOSED STEEL COLUMN







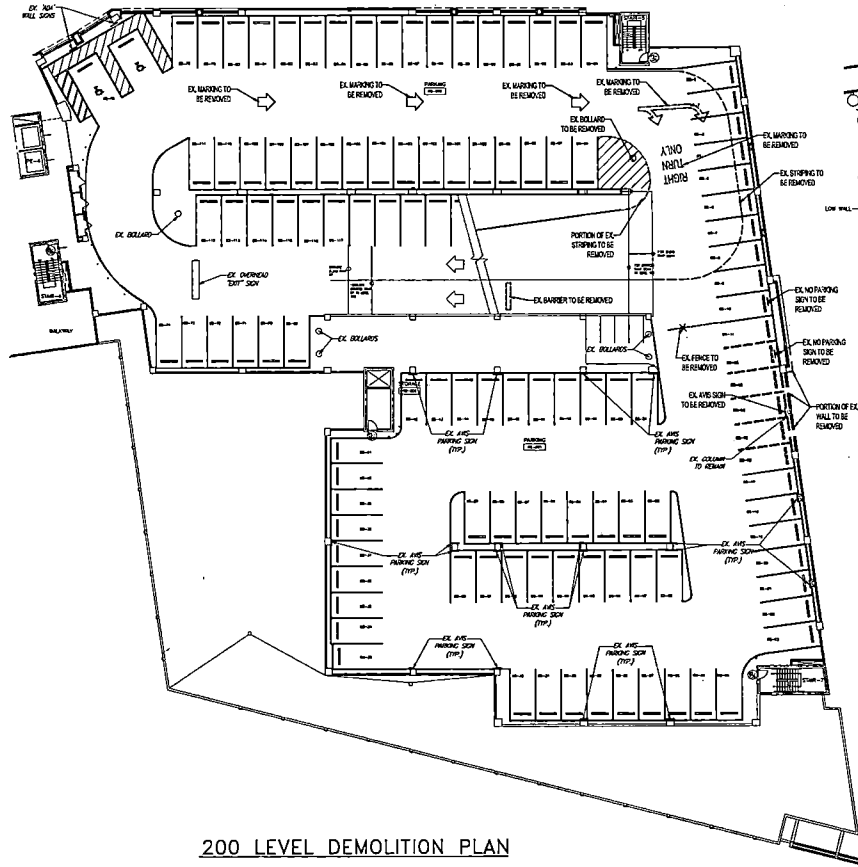
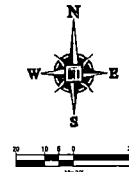
SITE CONTEXT ELEVATION DIAGRAM  
EAST FACADE

SCALE: 1/32"=1'

**PLANS PROVIDED AFTER THE 07/11/2023  
PLANNING AND DEVELOPMENT BOARD MEETING  
REQUIRED PRIOR TO CITY COMMISSION APPROVAL  
(IN RESPONSE TO ENGINEERING CONDITIONS)**

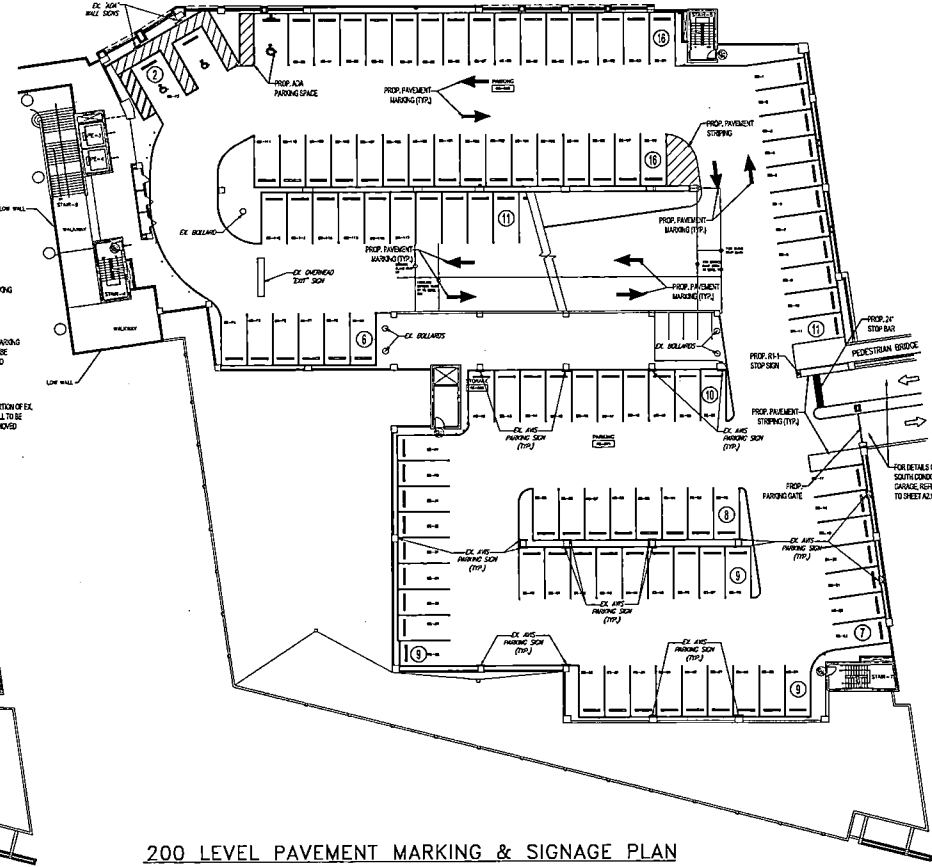
THOMAS ENGINEERING, INC. IS A REGISTERED PROFESSIONAL ENGINEERING FIRM IN THE STATE OF FLORIDA. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED ON ALL PLANS AND SPECIFICATIONS. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED ON ALL PLANS AND SPECIFICATIONS. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED ON ALL PLANS AND SPECIFICATIONS.

| PROPOSED PARKING DATA |            |
|-----------------------|------------|
| ADA                   | 3 SPACES   |
| REGULAR               | 111 SPACES |
| TOTAL                 | 114 SPACES |



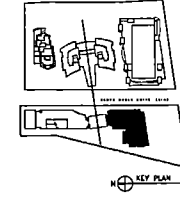
200 LEVEL DEMOLITION PLAN

RETAIL VILLAGE/PARKING GARAGE-SOUTH  
SCALE: 1/16" = 1'-0"



200 LEVEL PAVEMENT MARKING & SIGNAGE PLAN

RETAIL VILLAGE/PARKING GARAGE-SOUTH  
SCALE: 1/16" = 1'-0"



THOMAS ENGINEERING, INC.  
ENGINEERING & ARCHITECTURE  
1000 N. W. 10TH AVE., SUITE 200  
MIAMI, FL 33136  
TEL: (305) 575-1000  
FAX: (305) 575-1001  
WWW.THOMAS-ENGINEERING.COM

| REV. | DATE     | DESCRIPTION       | BY |
|------|----------|-------------------|----|
| 1    | 08/11/11 | ISSUED FOR PERMIT | MT |

Call 811 or visit sunshine811.com for full details on the Sunshine 811 program. For more information, visit the Sunshine 811 website.

|             |                          |
|-------------|--------------------------|
| PROJECT NO. | 220134                   |
| OWNER       | THE RELATED GROUP        |
| DESIGNED BY | THOMAS ENGINEERING, INC. |
| CHECKED BY  | MT                       |
| DATE        | 08/11/11                 |
| SCALE       | AS SHOWN                 |

PROJECT: SOUTH GARAGE PLANS

FOR THE RELATED GROUP

CITY OF HOLLYWOOD, FLORIDA

THOMAS ENGINEERING, INC.  
1000 N. W. 10TH AVE., SUITE 200  
MIAMI, FL 33136  
TEL: (305) 575-1000  
FAX: (305) 575-1001  
WWW.THOMAS-ENGINEERING.COM

MICHAEL A. TROXELL

PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 10012

DATE: 08/11/11

SHEET TITLE: SOUTH GARAGE 200 LEVEL PHASE 1

SHEET NUMBER: C-1C

(23-DP-49)

RESOLUTION NO. R-2024-076

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING THE DESIGN AND SITE PLAN FOR A 500-KEY HOTEL DEVELOPMENT (DIPLOMAT) LOCATED AT 3451-3690 SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA.

WHEREAS, the City's Zoning and Land Development Regulations require that all development projects located in a Planned Development District must receive approval from the City Commission prior to the issuance of any building permits for Modifications, Design and Site Plan; and

WHEREAS, the Planning and Development Board ("Board") is charged with, among other things, the responsibility of considering requests for Modification, Variances, Design Review, and Site Plan approval, and forwarding its recommendations to the City Commission; and

WHEREAS, HFL Landings Owner, LLC ("Applicant") has applied for Design and Site Plan approval for a development project known as "Diplomat Landing Hotel", consisting of a 500 hotel rooms located at 3451-3690 S. Ocean Drive, as more particularly described in the attached Exhibit "A"; and

WHEREAS, Planning and Urban Design Division staff ("Staff") reviewed the Applicant's request for Design in accordance with the criteria set forth in Section 5.3.1.4.a.(1) through (4) of the Zoning and Land Development Regulations, and recommended that the Board forward a recommendation of approval for the requested Design to the City Commission; and

WHEREAS, in accordance with Article 6 of the Zoning and Land Development Regulations, the Technical Advisory Committee reviewed the Applicant's request for Site Plan and recommended that the Board forward a recommendation of approval for the Site Plan to the City Commission; and

WHEREAS, on January 23, 2024, the Board met and held an advertised public hearing to consider the Applicant's requests and have forwarded its recommendations to the City Commission as follows:

1. That the Design meets the criteria set forth in Section 5.3.1.4.a (1) through (4) of the City's Zoning and Land Development Regulations and should be approved with the condition that the Applicant shall continue to work with staff regarding all signage design; and

2. That the Final Site Plan meets the Review Standards set forth in Article 6 of the Zoning and Land Development Regulations and should be approved with the following conditions:
- a. Prior to issuance of a Building Permit, the amendment to the restrictions on the face of the plat to allow the 500 hotel rooms shall be recorded in the Public Records of Broward County and submitted to the City;
  - b. If Broward County determines platting/replatting of the property is required, prior to issuance of a Building Permit, such plat/replat shall be recorded in the Public Records of Broward County and submitted to the City;
  - c. An easement for unrestricted public access to the Broadwalk, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit and recorded in the Public Records of Broward County by the City prior to the issuance of a Certificate of Occupancy;
  - d. The water main and sewer main extension will require signed and sealed plans from a licensed engineer, and FDEP/Broward County wastewater license and FDEP/Broward County Department of Health main extension permit. All work must be performed by a certified utility contractor;
  - e. Prior to issuance of a Building Permit, the amendment to Non-Vehicular Access Line along S. Ocean Drive to reflect the new / relocated vehicular access points shall be recorded in the Public Records of Broward County and submitted to the City; and
  - f. Prior to the issuance of a Building Permit, the City, CRA, and the Applicant will work together to request relief from the Florida Department of Transportation regarding the state's stacking lane requirements ; and

WHEREAS, subsequent to the Board hearing, Engineering Division and Planning Division staff reviewed and accepted changes to the traffic study and the Site Plan, therefore satisfying Board condition 2.e; and

WHEREAS, the City Commission has reviewed the Applicant's request for Design in accordance with the criteria set forth in Section 5.3.1.4.a (1) through (4) of the City's Zoning and Land Development Regulations, along with the staff and Board recommendations, and has determined that the Design should be approved with conditions; and

WHEREAS, the City Commission has reviewed the proposed Site Plan in accordance with the review standards set forth in Article 6 of the City's Zoning and Land Development Regulations along with the Technical Advisory Committee and the Board recommendations, and has determined that the Site Plan should be approved with conditions, as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation, and consideration of the Design criteria set forth in Section 5.3.4.1.a.(1) through (4) of the City's Zoning and Land Development Regulations, the City Commission finds the necessary criteria have been met, and the Design attached as Exhibit "B" is approved with the conditions set forth herein.

Section 3: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation with conditions, and consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the City Commission finds that the necessary review standards have been met, and the Site Plan attached as Exhibit "B" is approved with the conditions set forth herein.

Section 4: That the Applicant shall have up to 24 months from the date of Design approval to apply for all necessary building permits required to proceed with construction, and failure to submit an application within the required time period shall render all approvals null and void.

Section 5: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for all necessary building permits required to proceed with construction, and failure to submit an application within the required time period shall render all approvals null and void.

Section 6: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING THE DESIGN AND SITE PLAN FOR A 500-KEY HOTEL DEVELOPMENT LOCATED AT 3451-3690 SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA.

PASSED AND ADOPTED this 6 day of MARCH, 2024.

ATTEST:

  
Patricia A. Cerny  
PATRICIA A. CERNY, MMC  
CITY CLERK

JOSH LEVY, MAYOR

APPROVED AS TO FORM:

D.R. Gonzales  
DOUGLAS R. GONZALES  
CITY ATTORNEY 

Exhibit A

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

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  $87^{\circ}18'02''$  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  $19^{\circ}22'37''$  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  $04^{\circ}32'14''$  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  $84^{\circ}52'00''$  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 84°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:

1. SOUTH 18°37'45" WEST, A DISTANCE OF 51.42 FEET;
2. SOUTH 05°08'00" WEST, A DISTANCE OF 288.00 FEET;
3. 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 G, 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 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 NORTH LINE OF SAID SUBDIVISION 207 FEET TO THE POINT OF BEGINNING.

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 NORTH LINE OF SAID SUBDIVISION 56 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID SUBDIVISION; THENCE RUN NORTHEASTERLY 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, AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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, AT 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, AT PAGE 124;

ALSO, LESS AND EXCEPTING THE DEDICATED RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 30631, AT PAGE 978.

AND LESS AND EXCEPT LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 33836, PAGE 130, 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, AT 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 11A) A DISTANCE OF 10 FEET; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 56 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID SUBDIVISION; THENCE RUN NORTHEASTERLY 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, AT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

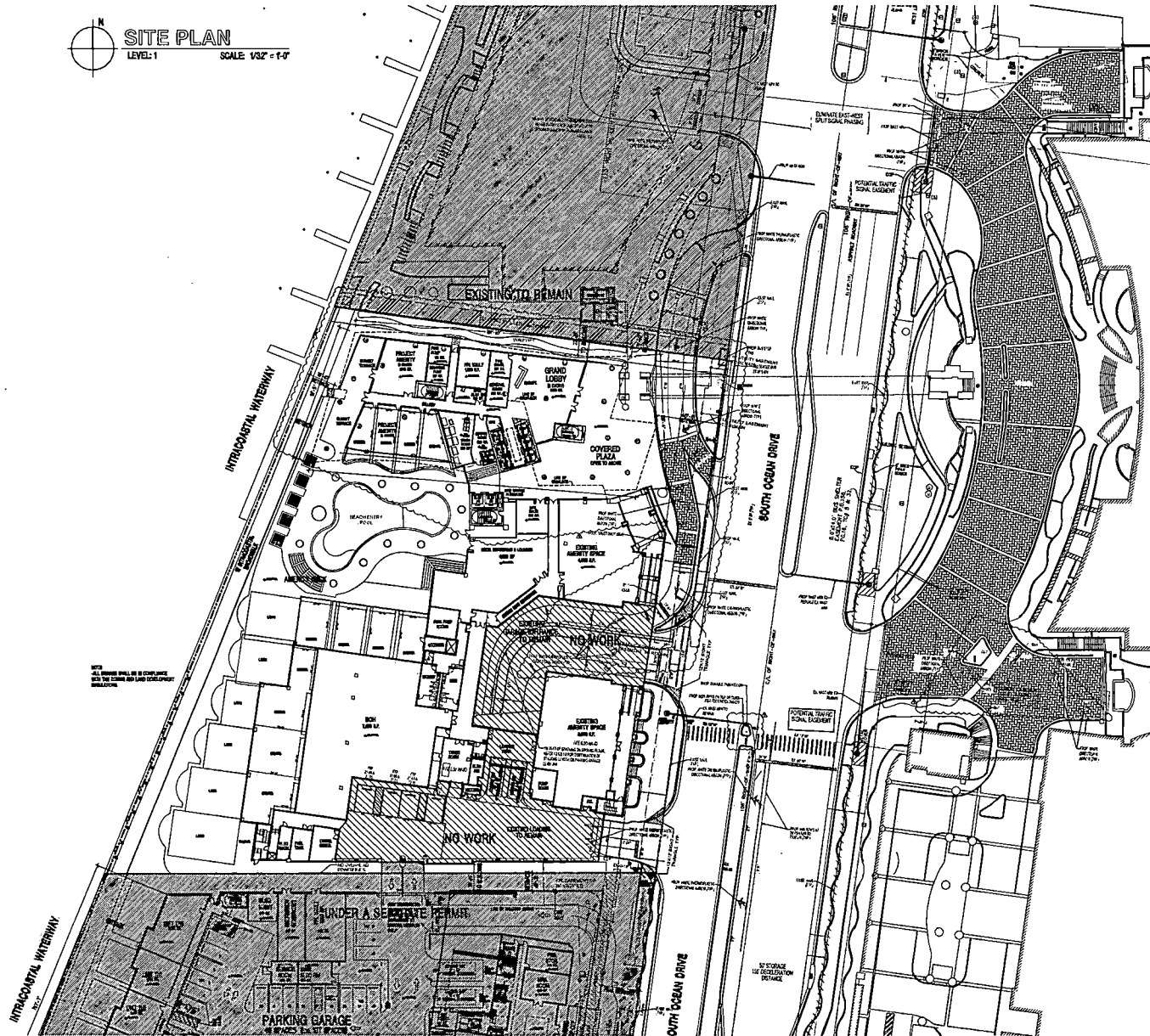
COMMENCE AT THE NORTHEAST CORNER OF "BEVERLY BEACH NO. 2"; THENCE NORTH 84°52'00" WEST ON THE NORTH LINE OF SAID PLAT, ALSO BEING THE SOUTH LINE OF PARCEL "D", "DIPLOMAT RESORT AND COUNTRY CLUB PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD 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.

[End of Exhibit]

Exhibit B

|                   |  |
|-------------------|--|
| 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 36, 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:

THENCE S 05°04'00" 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 346.89 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 S 84°52'W 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<br>AND USE DISCREPANT ACTIVITY CENTER |                                   | BUILDING OUTLINES  |                 |
| KEY: NOTES:  |                                   | <input type="checkbox"/> REQUIRED<br><input type="checkbox"/> FRONT: SOUTH OCEAN DRIVE<br><input type="checkbox"/> 60'±                                |                 |
| PROPOSED 502 KEYS  |                                   | ALL OTHER SETBACKS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT REQUIRED.<br>REAR: INTERACAO<br>SIDE: NORTH<br>15'-0"<br>SIDE: SOUTH<br>10'-0" |                 |
| LOT AREA   | SQUARE FEET                       | ACRES  |                 |
| NET  | 191,314 SF                        | 4.33   |                 |
| DENSITY PER ACRE   | 500 KEYS (4.33 ACRES: 113.85) N/A |  |                 |
| KEYS ARE CONFIGURED AREA: 592,311 SF                     |                                   |  |                 |
| TOTAL NET AIR CONDITIONED AREA: 488,811 SF               |                                   |  |                 |
| BUILDING GROSS GROUNDFOOTAGE: 1,677,622 SF               |                                   |  |                 |
| TOTAL GROSS F&B CALCULATION                              |                                   | PERCENT OF STRUCTURES  |                 |
| F&B =  | 5,282.51 SF (191,314 SF x 2.8)    | ALLOWED  | PROPOSED        |
|  |                                   | 487.2  | 64.8            |
| H&B LOT CHANGE AT PROPERTY LINE                          |                                   | PERCENTS & PERVIOUS  |                 |
| 0.53%  |                                   | 113.97 SF  | 59.4%           |
|  |                                   | 26,951 SF  | 13.9%           |
|  |                                   | 58,796 SF  | 29.1%           |
|  |                                   | TOTAL GROSS AREA   | 191,314 SF 100% |

### KEY BREAKDOWN

| KEY TYPE        | S.F. | 1st (2010-11) | 2nd (2011-12) | 3rd (2012-13) | 10th (2017-18) | TOTAL KEY | NET BALANCE |    |
|-----------------|------|---------------|---------------|---------------|----------------|-----------|-------------|----|
| KEY B1 (515A)   | 586  | -             | 20611+22      | 26227+54      | 78             | 46340     | 57          |    |
| KEY B2 (515B)   | 810  | -             | -             | -             | -              | 28        | 21380       | 27 |
| KEY B3 (515A)   | 420  | -             | 10611+1       | 11623+27      | -              | 11        | 46380       | 27 |
| KEY B4 (515A)   | 451  | -             | -             | -             | -              | 11        | 46380       | 27 |
| KEY B5 (515A)   | 370  | -             | 10611+1       | -             | -              | 11        | 46372       | 27 |
| KEY A1 (10010A) | 850  | -             | 20611+27      | 26227+54      | 78             | 52440     | 57          |    |
| KEY A2 (10010A) | 809  | -             | -             | -             | -              | 28        | 46380       | 27 |
| KEY A3 (10010A) | 910  | -             | 10611+1       | 11623+27      | -              | 11        | 54000       | 57 |
| KEY A4 (10010A) | 751  | -             | 10611+1       | -             | -              | 11        | 53017       | 27 |
| KEY A5 (10010A) | 764  | -             | 10611+1       | -             | -              | 11        | 53057       | 27 |
| KEY B1 (20010A) | 5100 | -             | -             | 10627+27      | 27             | 36119     | 57          |    |
| KEY B2 (20010A) | 5140 | -             | -             | 11623+27      | 27             | 36780     | 57          |    |
| KEY B3 (20010A) | 5120 | -             | 10611+1       | 11623+27      | -              | 11        | 46380       | 27 |
| KEY B4 (20010A) | 5125 | -             | 10611+1       | 11623+27      | -              | 11        | 46375       | 27 |
| TOTAL           | -    | -             | -             | 170           | 324            | 800       | 60474       | 57 |

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          |
|   |   | <b>*366 SPACES</b> |

\* ADA PARKING REQUIREMENT : 2% OUT OF THE 368 PARKING SPACES REQUIRED MUST BE ADA ACCESSIBLE  
2% X 368 = 8 ADA SPACES

PROVIDED FOR USES WEST SIDE OF A1A:

| Project                       | Total       | Exclusive Hotel | Exclusive Residential | Exclusive User |
|-------------------------------|-------------|-----------------|-----------------------|----------------|
| Existing South Parking Garage | 870         | 324             | 498                   | 0              |
| Existing North Parking Garage | 697         | 62              | 0                     | 635            |
| New Parking Spaces Built      | 99          | 0               | 99                    | 0              |
| <b>Total Parking Spaces</b>   | <b>1666</b> | <b>386</b>      | <b>597</b>            | <b>635</b>     |

| North Garage - Existing Parking Spaces |       |          |     |
|--|-------|----------|-----|
| Level                                  | Total | Bay Area | ADA |
| Ground Floor                           | 82    | N/A      | N/A |
| 1st                                    | 83    | 83       | 1   |
| 2nd                                    | 103   | 103      | 1   |
| 3rd                                    | 103   | 99       | 2   |
| 4th                                    | 130   | 108      | 2   |
| 5th                                    | 130   | 108      | 2   |
| 6th                                    | 130   | 108      | 2   |
| 7th                                    | 130   | 108      | 2   |
| Roof                                   | 80    | 79       | 3   |
| Total North Garage                     | 697   | 686      | 11  |

| South Campus - Existing Parking Spaces |                |            |           |
|--|----------------|------------|-----------|
| Level                                  | Parking Spaces |            |           |
|  | Total          | Regular    | ADA       |
| Ground Floor                           | 4              | 0          | 4         |
| 2nd                                    | 121            | 108        | 3         |
| 3rd                                    | 133            |            | 2         |
| 4th                                    | 142            | 140        | 2         |
| 5th                                    | 142            | 140        | 2         |
| 6th                                    | 142            | 140        | 2         |
| 7th                                    | 144            | 142        | 2         |
| <b>Total South Campus</b>              | <b>820</b>     | <b>610</b> | <b>17</b> |

## HOTEL LOADING:

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

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

Source: *Journal of the American Statistical Association*, 1997, 92, 1039-1052.

DESIGN REVIEW  
DIPLOMAT  
33724; 3451-3690

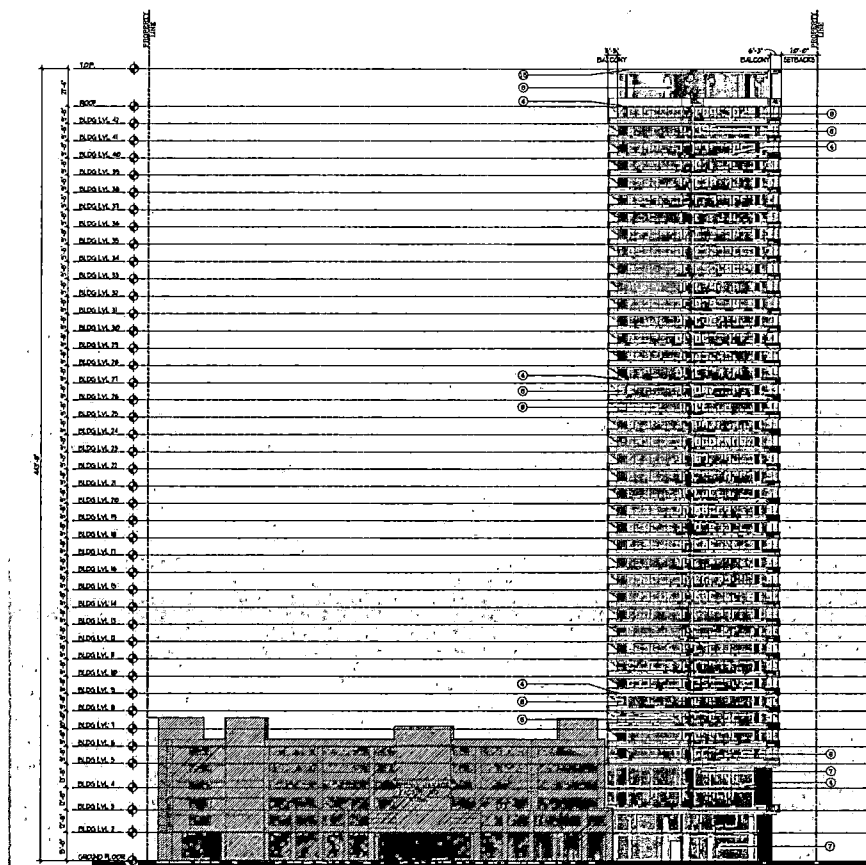
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09-05-13 REV-2 ELDO DEPT.  
10-26-13 REV-2 ELDO DEPT.

Approved by \_\_\_\_\_

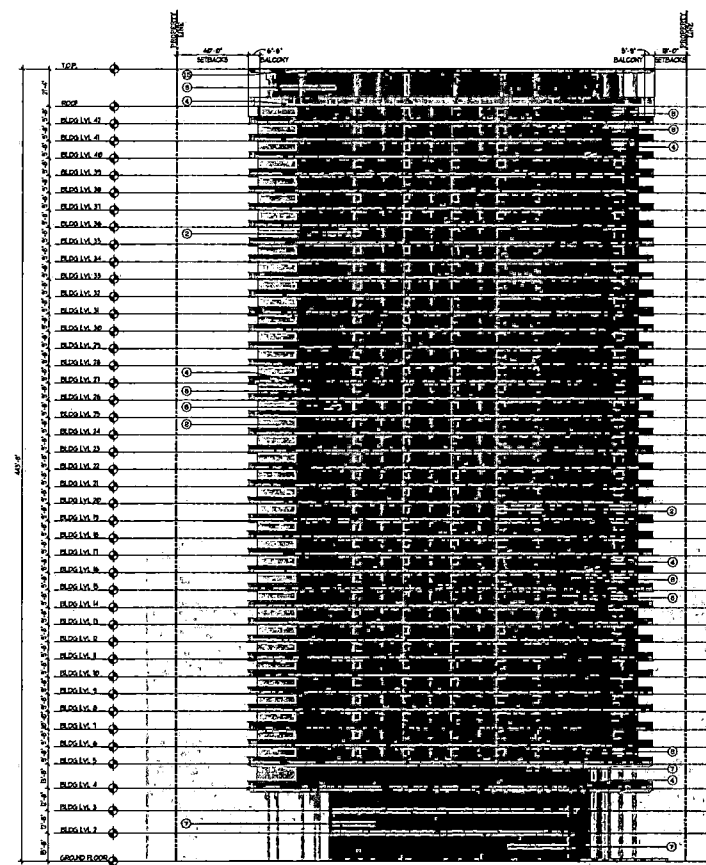
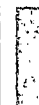
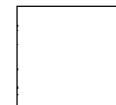
DATE 08/05/2013

**A1.0**

Project 3908



- ### ELEVATION KEY NOTES
- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. SCORED STUCCO FINISH</li> <li>2. ACCENT PAINTED STUCCO</li> <li>3. METAL-RAIL ESP FINISH</li> <li>4. STAINLESS STEEL HANDLING</li> <li>5. SMOOTH STUCCO FINISH</li> <li>6. TINTED GLASS WINDOW IN ALUM. FRAME (ESP. FIN.)</li> <li>7. CLEAR STOGEPOST GLASS IN ALUM. FRAME (ESP. FIN.)</li> </ol> | <ol style="list-style-type: none"> <li>8. TINTED SLIDING GLASS DOOR IN ALUM. FRAME (ESP. FIN.)</li> <li>9. ARCHITECTURAL LEUVERS</li> <li>10. OPERATIVE SCREEN PANELS</li> <li>11. ARCHITECTURAL MESS.</li> <li>12. CONCRETE ARCHITECTURAL FUMENT</li> <li>13. OPERATIVE GRAPHIC DETAIL</li> <li>14. ENTRY/EXIT PARKING GARAGE</li> <li>15. EXPOSE CONCRETE</li> </ol> |
|---|--|



**COHEN • FREEDMAN • ENCINOSA & ASSOC.**  
*Architects, PA*

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

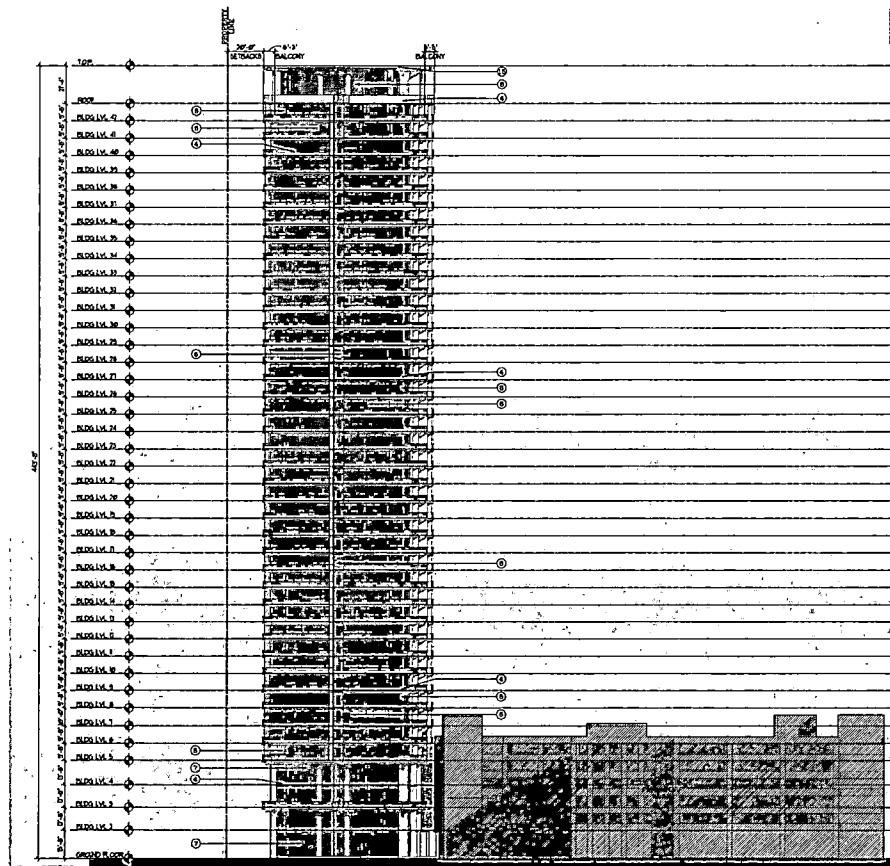
04-13-13 REV-4 BLDG D  
08-13-13 REV-2 BLDG D  
08-20-13 REV-3 BLDG D

drawn by: JCM/JS/AR

**08/16/01**

## A4.1

3908



**WEST ELEVATION**

SCALE: 1/32"=1'

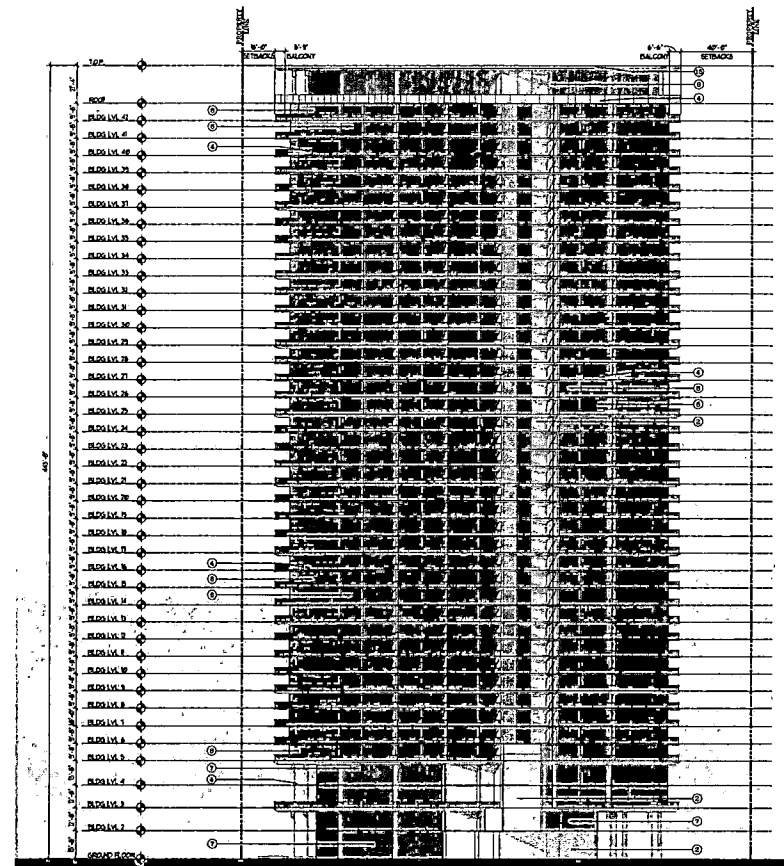
- ELEVATION KEY NOTES**
1. SCORED STUCCO FINISH
  2. ACCENT PAINTED STUCCO
  3. METAL-BAL. ESP. FINISH
  4. GLASS RAILING, TOP
  5. SMOOTH STUCCO FINISH
  6. TINTED GLASS WINDOW IN ALUM. FRAME (ESP. FIN.)
  7. CLEAR STONEBODY GLASS IN ALUM. FRAME (ESP. FIN.)
  8. TINTED SLIDING GLASS DOOR IN ALUM. FRAME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

SHERRILL WILLIAMS  
WHITE SNOW 000541

15

1

4



**SOUTH ELEVATION**

SCALE: 1/32"=1'

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

3451-3690 S. OCEAN DRIVE  
3451-3690 S. OCEAN DRIVE  
3451-3690 S. OCEAN DRIVE

Drawn by: LP/SP/UC/AD

Date: 06/19/2013

**A4.0**

Sheet: 3908