

GENERAL APPLICATION

APPLICATION DATE: 01/09/2024

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of digitally signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee (per review)

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

**CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES**

APPLICATION TYPE:

- ☐ Technical Advisory Committee
☐ City Commission

☐ Variance/Special Exception Requested

- ☐ Administrative Approvals
☐ Historic Preservation Board
☒ Planning and Development Board

PROPERTY INFORMATION

Location Address: 3451-3690;3210-3450 S. Ocean Dr., Hollywood, FL 33019

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 514223170030;514223060030;514223060020;514223170040

PD

Zoning Classification: PD Land Use Classification: Dip. Act. Ctr

Existing Property Use: Commercial/parking Sq Ft/Number of Units: 65k comm/ prkg

Is the request the result of a violation notice? () Yes () No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide

File/Resolution/Ordinance No.: Ord. O-2019-25 See attached list of Ord. and Res.

DEVELOPMENT PROPOSAL

Explanation of Request: Site Plan approval for 500 key Condo-Hotel

Phased Project: Yes / No ☒ Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	500 Keys (Area:404,774 S.F.)
Proposed Non-Residential Uses	468,811 S.F.
Open Space (% and SQ.FT.)	20,831 (Area: 10% S.F.)
Parking (# of spaces)	366 (Area: n/a S.F.)
Height (# of stories)	42 (443'-8" FT.)
Gross Floor Area (SQ. FT)	1,027,022

Name of Current Property Owner: Diplomat Landings Phase 2 Owner, LLC

Address of Property Owner: 2850 Tigertail Avenue, Suite 800

Telephone: 305.7897430 Email Address: _____

Applicant Landings Venture, LLC ☐ Consultant ☒ Representative ☐ Tenant (check one)

Address: Same as above Telephone: 786.402.0807

Email Address: eric@relatedgroup.com

Email Address #2: pedro.gassant@hklaw.com

Date of Purchase: 12/2023 Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): _____

E-mail Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign as approved by the Division of Planning & Urban Design. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 1/9/24

PRINT NAME: Eric Fordin

Date: _____

1/09/2024

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: Pedro Gassant

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

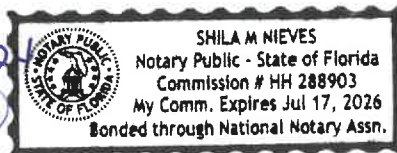
Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Site Plan Approval _____ to my property, which is hereby made by me or I am hereby authorizing Holland & Knight, LLP (Pedro Gassant) to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application. _____ (Board and/or Commission)

Sworn to and subscribed before me
this 9 day of January 2024

Shila M. Nieves
Notary Public
State of Florida



Eric Fordin
Signature of Current Owner

Eric Fordin

Print Name

Notary Public
State of Florida

My Commission Expires: _____ (Check One) _____ Personally known to me; OR _____ Produced Identification _____