

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AMENDMENTS TO THE PLAT NOTATIONS ON THE "DIPLOMAT RESORT AND COUNTRY CLUB" PLAT, AS RECORDED IN PLAT BOOK 158, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED AT 3210-3450 AND 3451-3690 SOUTH OCEAN DRIVE, REVISING THE NON-VEHICULAR ACCESS LINE ALONG THE WEST SIDE OF SOUTH OCEAN DRIVE; AMENDING THE CONCURRENCY NOTE TO CLARIFY AND LIMIT THE USE OF THE PLATTED PROPERTY.

WHEREAS, on November 6, 2019, the City Commission passed and adopted Ordinance No. O-2019-25 which approved an amendment to the land use designation of property generally located at 3210-3450 and 3451-3690 South Ocean Drive, legally described in the attached Exhibit "A" ("Property"), from Medium/High Residential and General Business to Activity Center (Diplomat Activity Center); and

WHEREAS, on July 5, 2023, the City Commission passed and adopted Ordinance No. O-2023-10 approving amendment to the Property's Planned Development ("PD") Master Development Plan to allow for the development of 350 Residential Units and a 500 key Hotel in accordance with Ordinance No. O-2019-25; and

WHEREAS, the Petitioner, Holland & Knight, LLP, acting on behalf of the Owner, HFL Landings Owner LLC, has submitted application P-23-05 for review and approval of a plat amendment to the "Diplomat Resort and Country Club" Plat, recorded in the Public Records at Plat Book 158, Page 16, attached as Exhibit "B"; and

WHEREAS, the plat amendment will include revisions to the concurrency notes and modifications to the non-vehicular access locations to accommodate the new site design and layout for the development; and

WHEREAS, the Owner desires to revise the current concurrency note on the Plat as follows:

As to the "Diplomat Resort and Country Club":

From: "Parcels A and B-2 (as described on the attached Exhibit 1) are restricted to a 1,000-room hotel with an accessory 209,300 gross square foot (138,000 net square feet) banquet facility and 8,000 square feet of accessory retail within the hotel/banquet buildings. Parcel B-1 (as

described on the attached Exhibit 2) is restricted to 135 high rise apartments. Parcels C and D are restricted to 78,000 square feet of retail use, with the retail use limited to those portions of Parcels C and D described on the attached Exhibit 3.”

To: “Parcels C and D are restricted to a 350-unit High Rise Apartments and a 500-room Hotel.”

; and

WHEREAS, as part of the development, the Owner is requesting the following driveway access modifications:

- Reduce the existing 120’ Right-in, Left-in and Thru-in Only driveway access to a 70’ Right-in, Right-out, Left-in and Left-out.
- A new 40’ Right-in Only driveway access.
- Widen the existing 50’ Left-out, Thru-out and Right-out Only driveway access to 75’.

; and

WHEREAS, the access modifications will require revisions to the Non-Vehicular Access Line along the west side of South Ocean Drive, as more specifically described in the attached Exhibit “C”; and

WHEREAS, South Ocean Drive is under the jurisdictional responsibility of the Florida Department of Transportation (“FDOT”), and FDOT has conceptually approved the requested driveway access revisions; and

WHEREAS, staff has reviewed the plat amendment request and finds it remains consistent with the concurrency standards established for the Plat, and therefore recommends approval of the plat amendment; and

WHEREAS, Article 6 of the City’s Zoning and Land Development Regulations, requires that the amended plat be submitted to the City Commission for consideration and approval; and

WHEREAS, the Owner intends to file the plat amendment application with Broward County, and City Commission approval is necessary for the plat amendment to proceed at the County level.

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 it approves the amendment of the plat concurrency note within "Diplomat Resort and Country Club" Plat as described above.

Section 3: That it hereby approves the revision of the Non-Vehicular Access Line along the west side of South Ocean Drive and adjacent to Parcels C and D of the "Diplomat Resort and Country Club" Plat, as more specifically described in the attached Exhibit "C."

Section 4: That this resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2023.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM:

DOUGLAS R. GONZALES
CITY ATTORNEY