

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AMENDMENTS TO 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 “i” (“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 an amendment to the Planned Development (“PD”) Master Development Plan for the Property 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 Owners, Diplomat Landings Phase 2 Owner LLC and HFL Landings Owner LLC, have requested approval of a plat amendment to the “Diplomat Resort and Country Club” plat (“Plat”), recorded in the Public Records at Plat Book 158, Page 16, attached as Exhibit “ii”; and

WHEREAS, the City Commission previously approved Resolution No. R-2024-075 amending the plat note and Non-Vehicular Access Line (“NVAL”) for the Property; and

WHEREAS, Broward County has requested language clarifying the previously approved resolution for the plat note amendment; 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 of Exhibit ii) 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 of Exhibit ii) is restricted to 135 high rise apartments. Parcels C and D are restricted to a 350-unit High Rise Apartments and a 500-room Hotel. Parcels C and D described on the attached Exhibit 3 of Exhibit ii."

To: "Parcels A and B-2 (as described on the attached Exhibit 1 of Exhibit ii) 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 of Exhibit ii) is restricted to 135 units of high-rise apartments. Parcels C and D are restricted to 344 units high-rise apartments, 6 townhouses, a 4,000 square feet restaurant, a 500-room hotel, and 74,000 square feet of retail use."

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of Broward County Land Use Plan, regarding hazards to air navigation.

This note is required by chapter 5, article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners.

The notation and any amendments thereto are solely indicating the approved development level for property located within the Plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this Plat who took title to the property with reference to this Plat."

; and

WHEREAS, after further review by the project team with the Florida Department of Transportation ("FDOT"), the following driveway access modifications are being requested:

- The third opening from the south is being changed from a 50' left-out, thru-out, and right-out only opening to a 66' full access opening.
- The fourth opening from the south is being changed from a 40' right-out only opening to a 22.5' right-out only opening.
- A new 23' right-in only opening is being proposed between the existing fourth and fifth openings from the south.

- The fifth opening from the south is being changed from a 120' right-in, left-in, and thru-in opening to a full access opening.

; and

WHEREAS, the access modifications will require revisions to the NVAL along the west side of South Ocean Drive, as more specifically described in the attached Exhibit "iii"; and

WHEREAS, South Ocean Drive is under the jurisdictional responsibility of 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 amendments; 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; and

WHEREAS, the requested plat note amendment is consistent with Ordinance No. O-2019-10 and O-2023-25 (land use and master plan).

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 amendments 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 NVAL along the west side of South Ocean Drive and adjacent to Parcels C and D of the Plat, as more specifically described in the attached Exhibit "iii."

Section 4: 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 AMENDMENTS TO 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.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
DAMARIS HENLON  
INTERIM CITY ATTORNEY