

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 the 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 amendment to the Planned Development 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 owner, HFL Landings Owner LLC ("Owner"), has requested approval of a plat note 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-2023-256 amending the plat note and Non-Vehicular Access Line ("NVAL") for the Property; and

WHEREAS, the Petitioner seeks to clarify the previously approved plat note amendment; and

WHEREAS, the Petitioner has met with the Florida Department of Transportation ("FDOT"), which has requested certain changes that require amendments to the NVAL previously approved; and

WHEREAS, the Owner desires to revise the current plat 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. Parcel 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."

To: "Parcels A and B-2 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 is restricted to 135 high rise apartments. Parcels C and D are restricted to 350-unit High Rise Apartment building, a 4,000 square foot restaurant and a 500-room Hotel."

; and

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

- A new third 23' right-in only opening is being added
- The fourth (previously third) opening from the north is being changed from a 40' right-out only opening to a 22.5' right-out only opening
- The fifth (previously fourth) opening from the north is being changed from a 50' left-out, thru-out and right-out only opening to a 66' 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 the 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.

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 note within "Diplomat Resort and Country Club" Plat as described above.

Section 3: That it approves the revision of the NVAL 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 "iii".

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

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PASSED AND ADOPTED this _____ day of _____, 2024.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM:

DOUGLAS R. GONZALES
CITY ATTORNEY