

ATTACHMENT I
Application Package

Holland & Knight

515 East Las Olas Boulevard, Suite 1200 | Fort Lauderdale, FL 33301 | T 954.525.1000 | F 954.463.2030
Holland & Knight LLP | www.hklaw.com

Debbie M. Orshefsky
(954) 468-7871
debbie.orshefsky@hklaw.com

January 15, 2016

Via Hand Delivery:

Jaye Epstein
Director of Community Planning
City of Hollywood
2600 Hollywood Boulevard, Room 315
Hollywood, FL 33022

JAN 15 '16 Am 11:47

**Re: Amendment to Planned Development for Diplomat Hotel and Convention Center
("Diplomat")**

Dear Jaye:

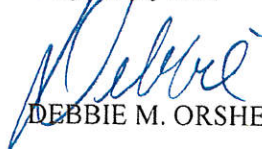
We are hereby submitting the enclosed application to amend the Diplomat Planned Development Master Plan alternative parking ratio for the Convention Center use. The Diplomat has now been in operation for over 10 years and it has been apparent to all who visit that the existing parking garages on the west side of A1A are significantly underutilized.

After examining five years of parking data from the Diplomat parking operator and conducting independent parking occupancy surveys, Kimley Horn prepared the enclosed "Parking Utilization Study" (4 hard copies and 1 electronic) which confirms the observations noted above and explains that the parking ratio for the Convention Center use may account for this underutilization.

Based upon the Parking Utilization Study, the Diplomat is submitting the enclosed application to amend the alternative parking ratio for the Convention Center use approved pursuant to Ordinance No. O-2000-31 as reflected on the enclosed table entitled "Proposed Amendment to Diplomat Planned Development Parking Ratios".

Please feel free to contact me with any questions or comments.

Very truly yours,



DEBBIE M. ORSHEFSKY, ESQ.

CC: Mr. Bruce Wiles
Mr. Shai Zelering
Mr. John McWilliams
Ms. Erin Gentle

DEPARTMENT OF PLANNING



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

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.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at <http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development Board

Date of Application: December, 2015

Location Address: 3525, 3555, 3575, 3200, 3210-3690 and 3700 S. Ocean Drive

Lot(s): A, B, C, D, E and F Block(s): _____ Subdivision: Diplomat Resort and Country Club

Folio Number(s): 514223170030, 514223060030, 514223170010, 514223170040, 514223060020, 514223CB

Zoning Classification: PD Land Use Classification: Medium High Residential and Commercial

Existing Property Use: Retail, Residential, Hotel, Convention Center Sq Ft/Number of Units: See attached PD Master Plan (Exhibit A)

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 Number(s) and Resolution(s): Yes. Please see attached Exhibit B

- Economic Roundtable
- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development

Explanation of Request: To amend the alternative parking ratio of the Planned Development for the convention center as last approved pursuant to Ordinance No. 0-2000-31 (Exhibit B).

Number of units/rooms: No additional units or rooms Sq Ft: No additional SF

Value of Improvement: \$500,000,000+ Estimated Date of Completion: N/A

Will Project be Phased? () Yes (✓) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Diplomat Hotel Owner LLC and Diplomat Landings Owner LLC

Address of Property Owner: 1997 Annapolis Exchange Parkway, Suite 550, Annapolis, MD 21401

Telephone: (443) 758-9001 Fax: _____ Email Address: bwiles@thayerlodging.com

Name of Consultant/Representative/Tenant (circle one): Debbie M. Orshefsky, Esq.

Address: 515 E. Las Olas Blvd. Telephone: 954-468-7871

Fax: _____ Email Address: debbie.orshefsky@hklaw.com

Date of Purchase: 8/27/2014 Is there an option to purchase the Property? Yes () No (✓)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

DEPARTMENT OF PLANNING



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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 provided by the Office of Planning and Development Services. 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: 12/10/15

PRINT NAME: Bruce Wiles as President of Diplomat Hotel Owner LLC and Diplomat Landings Owner LLC

Date: _____

Signature of Consultant/Representative: _____

Date: 12/15/15

PRINT NAME: Debbie M. Orshefsky, Esq.

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 (project description) Amendment to Planned Development to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Debbie M. Orshefsky, Esq. to be my legal representative before the City of Hollywood (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 14 day of December

Signature of Current Owner: _____
SIGNATURE OF CURRENT OWNER

Bruce Wiles as President of Diplomat Hotel Owner LLC and Diplomat Landings Owner LLC

PRINT NAME

Mary Ellen Davenport
Notary Public State of Florida Maryland

My Commission Expires 07.14.16 (One) Personally known to me; OR

