

RESOLUTION NO. _____

(23-DP-49)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING THE DESIGN AND SITE PLAN FOR A 500-KEY HOTEL DEVELOPMENT (DIPLOMAT) LOCATED AT 3451-3690 SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA.

WHEREAS, the City's Zoning and Land Development Regulations require that all development projects located in a Planned Development District must receive approval from the City Commission prior to the issuance of any building permits for Modifications, Design and Site Plan; and

WHEREAS, the Planning and Development Board ("Board") is charged with, among other things, the responsibility of considering requests for Modification, Variances, Design Review, and Site Plan approval, and forwarding its recommendations to the City Commission; and

WHEREAS, HFL Landings Owner, LLC ("Applicant") has applied for Design and Site Plan approval for a development project known as "Diplomat Landing Hotel", consisting of a 500 hotel rooms located at 3451-3690 S. Ocean Drive, as more particularly described in the attached Exhibit "A"; and

WHEREAS, Planning and Urban Design Division staff ("staff") reviewed the Applicant's request for Design in accordance with the criteria set forth in Section 5.3.I.4.a.(1) through (4) of the Zoning and Land Development Regulations, and recommended that the Board forward a recommendation of approval for the requested Design to the City Commission; and

WHEREAS, in accordance with Article 6 of the Zoning and Land Development Regulations, the Technical Advisory Committee reviewed the Applicant's request for Site Plan and recommended that the Board forward a recommendation of approval for the Site Plan to the City Commission; and

WHEREAS, on January 23, 2024, the Board met and held an advertised public hearing to consider the Applicant's requests and have forwarded its recommendations to the City Commission as follows:

1. That the Design meets the criteria set forth in Section 5.3.I.4.a (1) through (4) of the City's Zoning and Land Development Regulations and should be approved with the condition that the Applicant shall continue to work with staff regarding all signage design; and

2. That the Final Site Plan meets the Review Standards set forth in Article 6 of the Zoning and Land Development Regulations and should be approved with the following conditions:
 - a. Prior to issuance of a Building Permit, the amendment to the restrictions on the face of the plat to allow the 500 hotel rooms shall be recorded in the Public Records of Broward County and submitted to the City;
 - b. If Broward County determines platting/replatting of the property is required, prior to issuance of a Building Permit, such plat/replat shall be recorded in the Public Records of Broward County and submitted to the City;
 - c. An easement for unrestricted public access to the Broadwalk, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit and recorded in the Public Records of Broward County by the City prior to the issuance of a Certificate of Occupancy;
 - d. The water main and sewer main extension will require signed and sealed plans from a licensed engineer, and FDEP/Broward County wastewater license and FDEP/Broward County Department of Health main extension permit. All work must be performed by a certified utility contractor;
 - e. Prior to issuance of a Building Permit, the amendment to Non-Vehicular Access Line along S. Ocean Drive to reflect the new / relocated vehicular access points shall be recorded in the Public Records of Broward County and submitted to the City; and
 - f. Prior to the issuance of a Building Permit, the City, CRA, and the Applicant will work together to request relief from the Florida Department of Transportation regarding the state's stacking lane requirements ; and

WHEREAS, subsequent to the Board hearing, Engineering Division and Planning Division staff reviewed and accepted changes to the traffic study and the Site Plan, therefore satisfying Board condition 2.e; and

WHEREAS, the City Commission has reviewed the Applicant's request for Design in accordance with the criteria set forth in Section 5.3.1.4.a (1) through (4) of the City's Zoning and Land Development Regulations, along with the staff and Board recommendations, and has determined that the Design should be approved with conditions; and

WHEREAS, the City Commission has reviewed the proposed Site Plan in accordance with the review standards set forth in Article 6 of the City's Zoning and Land Development Regulations along with the Technical Advisory Committee and the Board recommendations, and has determined that the Site Plan should be approved with conditions, as set forth herein.

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 following review of the Staff Summary Report, the Applicant’s application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board’s recommendation, and consideration of the Design criteria set forth in Section 5.3.4.I.a.(1) through (4) of the City’s Zoning and Land Development Regulations, the City Commission finds the necessary criteria have been met, and the Design attached as Exhibit “B” is approved with the conditions set forth herein.

Section 3: That following review of the Staff Summary Report, the Applicant’s application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board’s recommendation with conditions, and consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the City Commission finds that the necessary review standards have been met, and the Site Plan attached as Exhibit “B” is approved with the conditions set forth herein.

Section 4: That the Applicant shall have up to 24 months from the date of Design approval to apply for all necessary building permits required to proceed with construction, and failure to submit an application within the required time period shall render all approvals null and void.

Section 5: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for all necessary building permits required to proceed with construction, and failure to submit an application within the required time period shall render all approvals null and void.

Section 6: 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 THE DESIGN AND SITE PLAN FOR A 500-KEY HOTEL DEVELOPMENT LOCATED AT 3451-3690 SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA.

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