

ORDINANCE NO. O-2023-11

(23-Z-33)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE APPROVED PLANNED DEVELOPMENT (PD) MASTER DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 3451-3690 AND 3210-3450 SOUTH OCEAN DRIVE TO ALLOW FOR THE DEVELOPMENT OF 350 RESIDENTIAL UNITS AND A 500 KEY HOTEL IN ACCORDANCE WITH THE RECENTLY ADOPTED DIPLOMAT ACTIVITY CENTER LAND USE CATEGORY AS APPROVED BY ORDINANCE NO. O-2019-25; ESTABLISH DIMENSIONAL STANDARDS FOR THE 350 RESIDENTIAL UNITS AND 500 KEY HOTEL; MODIFYING EXHIBIT "G" CONDITIONS TO THE PD MASTER PLAN TO INCORPORATE THE DIMENSIONAL STANDARDS FOR THE 350 RESIDENTIAL UNITS AND 500-KEY HOTEL; PROVIDING FOR A SEVERABILITY CLAUSE AND A REPEALER CLAUSE.

WHEREAS, the property legally described in the attached Exhibit "A" ("Property") was rezoned to PD (Planned Development) by Ordinance No. O-92-31; and

WHEREAS, Ordinance No. O-92-31 was amended by Ordinance No. O-96-13 and Resolution No. R-97-212 (Ordinance No. O-92-31, as amended, is referred to as the "Rezoning Ordinance"); and

WHEREAS, the Rezoning Ordinance was amended in part by Ordinance Nos. O-98-13, O-99-23, O-2000-31 and O-2016-05; and

WHEREAS, pursuant to Ordinance No. O-2019-25, the Property was re-designated to the Diplomat Activity Center Land Use Category to allow for the development of 350 residential units and a 500 key hotel on the west side of A1A; and

WHEREAS, the City's Zoning and Land Development Regulations provide for the amendment of a PD Master Plan; and

WHEREAS, on March 15, 2023, an application was filed by HFL Landings Owner, LLC and Landings Venture, LLC ("Applicants") requesting approval of an amendment to the PD Master Plan for the Property by amending the development program for the PD to permit 350 residential units and a 500 key hotel development; and

WHEREAS, the Applicants also seek to modify Exhibit "G" of Ordinance No. O-98-13, as amended by O-2000-31, to clarify the dimensional standards applicable to the PD; and

WHEREAS, the Director of the Community Planning Division, after analyzing the application and its associated documents, determined that the proposed amendments to the PD Master Plan are consistent with the City's Comprehensive Plan; and

WHEREAS, on June 13, 2023, the Planning and Development Board reviewed the proposed amendments to the PD Master Plan and voted unanimously to recommend approval of the amendments; and

WHEREAS, the City Commission finds that the proposed amendments to the PD Master Plan are consistent with the City's Comprehensive Plan and the Zoning and Land Development Regulations and are in the best interest of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED 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 Ordinance.

Section 2: That the Applicants have presented competent substantial evidence that the proposed Amended PD Master Plan satisfies the intent of the City's Zoning and Land Development Regulations and all other applicable City ordinances, and that the proposed changes in the proposed development are suitable in terms of their relationship to the City of Hollywood Comprehensive Plan and the surrounding areas and are consistent with the adopted goals, policies and objectives for growth and development.

Section 3: That Ordinance No. O-2016-05, which amended the PD Master Plan for the Property (originally approved by Ordinance No. O-92-31 and amended by Ordinance O-96-13, Resolution No. R-97-212, Ordinance No. O-99-23, and Ordinance No. O-2000-31) shall be further amended to allow an additional 500 key hotel and an additional 350 residential units on the Property.

Section 4: That it approves the modification to Exhibit "G" of the PD Master Plan relating to the dimensional standards as more specifically set forth in the attached Exhibit "G".

Section 5: That those provisions of Ordinance No. O-92-31 as amended by Ordinance No. O-96-13, Resolution No. R-97-212 as amended by Ordinance No. O-98-13, and Ordinance No. O-2000-31 and Ordinance No. O-2016-05, which are not amended by this Ordinance, shall remain in full force and effect along with all other conditions set forth in Exhibit "G".

Section 6: That the City Commission, pursuant to Section 166.041(3)(c), Florida Statutes, elects by a majority plus one vote to conduct the second reading prior to 5:00 p.m. at a regularly scheduled City Commission public hearing

AN ORDINANCE AMENDING THE APPROVED PLANNED DEVELOPMENT (PD) MASTER DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 3451-3690 AND 3210-3450 SOUTH OCEAN DRIVE TO ALLOW FOR THE DEVELOPMENT OF 350 RESIDENTIAL UNITS AND A 500 KEY HOTEL IN ACCORDANCE WITH THE RECENTLY ADOPTED DIPLOMAT ACTIVITY CENTER LAND USE CATEGORY AS APPROVED BY ORDINANCE NO. O-2019-25; ESTABLISH DIMENSIONAL STANDARDS FOR THE 350 RESIDENTIAL UNITS AND 500 KEY HOTEL; MODIFYING EXHIBIT "G" CONDITIONS TO THE PD MASTER PLAN TO INCORPORATE THE DIMENSIONAL STANDARDS FOR THE 350 RESIDENTIAL UNITS AND 500-KEY HOTEL.

Section 7: That all sections or parts of sections of the Code of Ordinances, all ordinances or parts of ordinances, and all resolutions or parts of resolutions in conflict are repealed to the extent of such conflict.

Section 8: That if any word, phrase, clause, subsection or section of this Ordinance is for any reason held unconstitutional or invalid, such invalidity shall not affect the validity of any remaining portions of this Ordinance.

Section 9: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

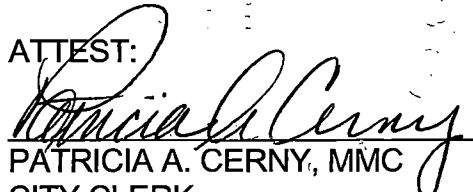
Advertised August 14, 2023.

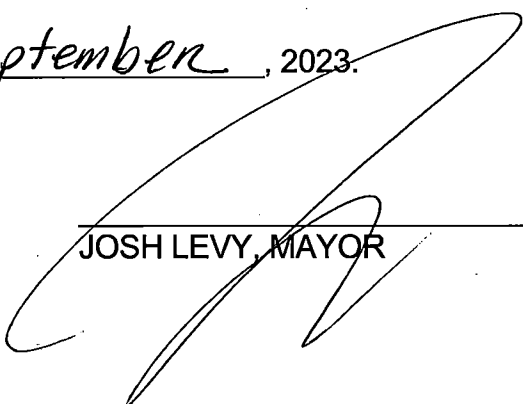
PASSED on first reading this 15 day of July, 2023.

PASSED AND ADOPTED on second reading this 30 day of August, 2023.

RENDERED this 6 day of September, 2023.

ATTEST:


PATRICIA A. CERNY, MMC
CITY CLERK


JOSH LEVY, MAYOR

APPROVED AS TO FORM:


DOUGLAS R. GONZALES
CITY ATTORNEY

THIS INSTRUMENT PREPARED BY:
BERRY & CALVIN, INC.
SURVEYORS - ENGINEERS
2 OAKWOOD BLVD., SUITE 120
HOLLYWOOD, FLORIDA 33020 (305-921-7781)

DIPLOMAT RESORT AND COUNTRY CLUB PLAT

LEGAL DESCRIPTION:

THE SOUTH ONE-HALF OF LOT 15 AND ALL OF LOTS 16 THROUGH 22 BLOCK 14, AND LOTS 30 THROUGH 33, BLOCK 15 OF "BEVERLY BEACH" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF "BEVERLY BEACH No. 2" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL LYING IN SECTIONS 23 AND 24, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID "BEVERLY BEACH No. 2"; THENCE S87°18'02"W ALONG THE SOUTHERLY LINE OF SAID "BEVERLY BEACH No. 2" A DISTANCE OF 424.55 FEET TO THE SOUTHWESTERLY CORNER OF SAID "BEVERLY BEACH No. 2"; THENCE N19°22'37"E ALONG THE WESTERLY LINE OF SAID "BEVERLY BEACH No. 2" A DISTANCE OF 830.85 FEET TO A POINT ON A LINE BEING 10.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S84°52'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 57.81 FEET TO A POINT ON A LINE BEING 207.00 FEET WESTERLY OF AN PARALLEL WITH THE SOUTHERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S05°08'00"W ALONG SAID PARALLEL LINE A DISTANCE OF 50.00 FEET TO A POINT ON A LINE BEING 60.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S84°52'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 60.00 FEET TO A POINT ON A LINE BEING 47.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE N05°08'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 40.00 FEET TO A POINT ON A LINE BEING 80.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S84°52'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 147.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S05°08'00"W ALONG SAID EASTERLY LINE A DISTANCE OF 543.54 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 33 OF SAID "BEVERLY BEACH"; THENCE N84°52'00"E ALONG THE SOUTHERLY LINE OF SAID LOT 33 A DISTANCE OF 263.27 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 33; THENCE N19°22'37"E ALONG THE WESTERLY LINE OF SAID LOT 33 AND LOT 32 A DISTANCE OF 247.66 FEET; THENCE N04°32'14"E ALONG THE WESTERLY LINE OF LOT 31 AND 30 A DISTANCE OF 235.97 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 30; THENCE S84°52'00"E ALONG THE NORTHERLY LINE OF SAID LOT 30 A DISTANCE OF 204.83 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 30; THENCE S05°08'00"W ALONG THE EASTERLY LINE OF SAID LOTS 30, 31, 32 AND 33 A DISTANCE OF 460.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 22 OF SAID "BEVERLY BEACH"; THENCE N05°08'00"E ALONG THE WESTERLY LINE OF LOTS 22 THROUGH 15 A DISTANCE OF 569.55 FEET TO A POINT ON A LINE BEING 60.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 15; THENCE S84°52'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 582.81 FEET TO A POINT ON THE "EROSION CONTROL LINE" AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; (THE FOLLOWING 3 COURSES ARE ALONG SAID EROSION CONTROL LINE); THENCE S02°12'19"N A DISTANCE OF 117.38 FEET; THENCE S05°22'00"W A DISTANCE OF 500.00 FEET; THENCE S01°42'59"W A DISTANCE OF 269.83 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 22; THENCE S87°18'02"W ALONG SAID SOUTHERLY LINE OF LOT 22 A DISTANCE OF 508.59 FEET TO THE POINT OF BEGINNING.

LYING SITUATE AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 19.4186 ACRES (845,873 SQUARE FEET) MORE OR LESS.

DEDICATION:

DISTRICT OF COLUMBIA

WASHINGTON, D.C.

KNOW ALL MEN BY THESE PRESENTS: That TNDL, LTD., a Florida Limited Partnership, is the owner in fee simple of the lands shown and described hereon and has caused said lands to be resubdivided and plotted in the manner shown hereon, said plat as shown as "DIPLOMAT RESORT AND COUNTRY CLUB PLAT", a replat of a portion of "BEVERLY BEACH" and a portion of "BEVERLY BEACH No. 2".

All thoroughfares and easements shown on this Plat are hereby dedicated to the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF, TNDL, LTD., a Florida Limited Partnership has caused

these presents to be signed by William L. Cross this 30 day of April, 1995.

Witness: Erica R. Bady By: TNDL, LTD., A FLORIDA LIMITED PARTNERSHIP

Witness: James F. M. Manly By: TNDL, LTD., A FLORIDA CORPORATION

By: William L. Cross
WILLIAM L. CROSS, Senior Vice Pres.
Chief Financial Officer and Atty.
TREASURER OF TNDL, INC.

ACKNOWLEDGEMENT:

DISTRICT OF COLUMBIA

WASHINGTON, D.C.

I HEREBY CERTIFY: That on this day personally appeared before me William L. Cross to be known to be the person described and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his, free act and deed of such deed and that he affirmed thereto the official seal of said corporation, and that said instrument is the act and deed of said corporation.

Witness my signature and official seal at Washington D.C. this 30 day of April, 1995.

My Commission Expires: Sept. 30 1994

Notary Public
Washington, D.C.
Print name: FORENCE EDWARD

CITY ENGINEER:

This plat is hereby approved this 19 day of April, 1995.

By: Robert J. Fisher City Engineer
Florida P.E. Reg. No. 21401

MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: CITY NATIONAL BANK OF FLORIDA, a national banking corporation, certifies that it is the holder of the mortgage upon the property described hereon, recorded in O.R. Book 18432, Page 0368 and does hereby join in and consent to the dedication in said dedication by the owner and agrees that its mortgage shall be subordinated to the dedication shown hereon.

In witness whereof, CITY NATIONAL BANK OF FLORIDA, a national banking corporation has caused these presents to be signed and sealed this 20 day of March, 1995.

Witness: Charles W. Wain By: Ralph Gilbert

Print name: Charles W. Wain Print name: Ralph Gilbert

Title: Vice President

Witness: Clara Canas-Lopez
Print name: Clara Canas-Lopez

MORTGAGE ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY: That on this day personally appeared before me Ralph Gilbert as Vice President of CITY NATIONAL BANK OF FLORIDA, a national banking corporation, to be well known to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his free act and deed.

Witness my signature and official seal at Miami Florida.

this 20 day of March, 1995.

My commission expires 7-4-98

Notary Public
State of Florida
Print name: Clara Canas-Lopez

CITY COMMISSION:

This is to certify that this plat was approved and accepted by the CITY COMMISSION of Hollywood, Florida, by Resolution No. 95-227 adopted this 17th day of July, 1995, and that by said Resolution all previous plats are null and void.

Approved: Mark S. Lumb By: Mark S. Lumb
Mayor - Mark S. Lumb City Clerk - Martha S. Lumbos

BROWARD COUNTY PLANNING COUNCIL:

This is to certify that the BROWARD COUNTY PLANNING COUNCIL approved this Plat subject to its compliance with dedication of rights-of-way for trafficways this 20th day of April, 1995.

By: Mark S. Lumb 2/26/93
Chairperson

This Plat complies with the approval of the BROWARD COUNTY PLANNING COUNCIL of the above date and is approved and accepted this 20th day of April, 1995.

By: Mark S. Lumb
Administrator or Designee

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT:

This Plat is hereby approved and accepted for record.

By: Patricia L. Lumb 2/26/93
Director Date

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION:

This is to certify that this Plat complies with the provisions of Chapter 177 Florida Statutes, and was accepted for record by the BROWARD COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, this 19th day of April, 1995.

By: Patricia L. Lumb
County Commissioner

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION:

This Plat was filed for record this 25th day of April, 1995.

and recorded in Plat Book 158 Page 16 record verified.

Attest: B. Jack Osterholt County Administrator By: Carole C. Daylan Deputy

BROWARD COUNTY ENGINEERING DIVISION:

This Plat is hereby approved and accepted for record.

By: William L. Cross 4-19-95
DATE OF TOWNSHIP Date
ASST. Director of Engineering
Florida P.E. Reg. No. 23174

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE PROVISIONS OF CHAPTER 680-6, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH BROWARD COUNTY LAND DEVELOPMENT CODE.

THE PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET IN ACCORDANCE WITH SECTION 177.09(1) OF SAID CHAPTER 177. PERMANENT CONTROL POINTS (P.C.P.) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED ON PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

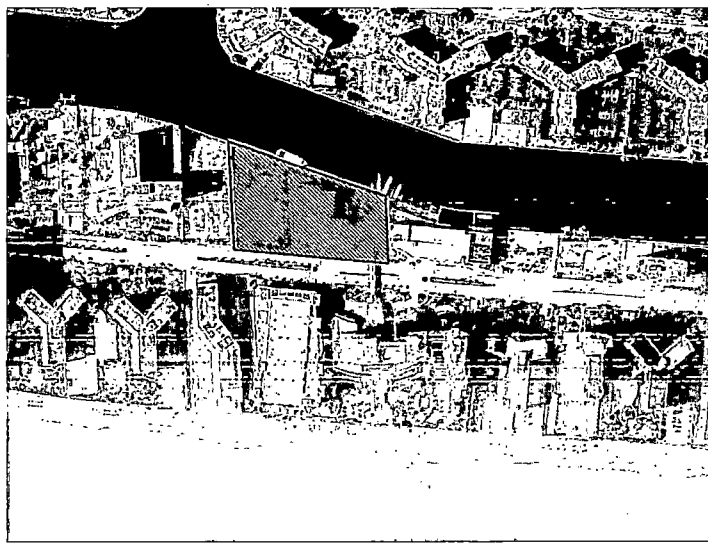
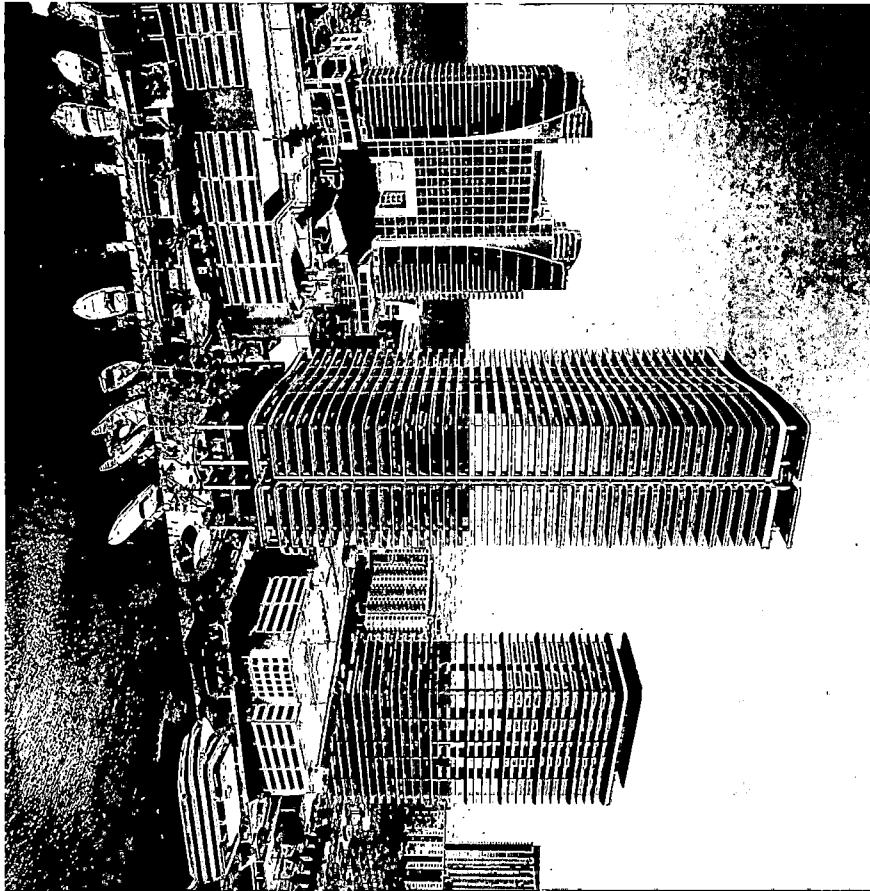
THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE "NATIONAL GEODETIC VERTICAL DATUM" (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATED THIS 9th day of March, 1995. By: Eva Niedermüller
Eva Niedermüller
Registered Land Surveyor No. 3559
State of Florida

EXHIBIT "G"
DIPLOMAT: AMENDED MASTER DEVELOPMENT PLAN CONDITIONS

1. Construction drawings submitted for building permits shall comply with the Amended Master Development Plan counts for dwelling units, hotel rooms, and floor area figures.
2. The project shall contain no more ~~than 4000~~ 1500 hotel rooms (keys), ~~407~~ 485 condominium units, 209,000 sq. ft. of banquet/meeting hall building with 138,000 sq. ft. of banquet and meeting hall space, and ~~8,000~~ 12,000 sq. ft. of accessory retail ~~inside for the hotels or convention center, and 78,000~~ 39,500 sq. ft. of retail on the intracoastal site. Maximum height shall be limited to ~~35 stories~~ 457 feet, excluding the rooftop architectural features. The project shall contain a minimum of ~~3,006~~ parking spaces.
- ~~3. Development of the vacant parcel shall require a further amendment to the PD Amended Master Development Plan, site plan approval, and design review approval. Since use of the vacant parcel must be consistent with the Comprehensive Plan, development of this parcel may also require a Future Land Use Plan amendment, depending on the development proposal requested by the applicant.~~
4. The improvements, both private and public as shown on the Amended Master Plan and Site Plan, shall be required.
5. The applicant shall use the City of Hollywood's Reuse water irrigation system on the golf course.
6. A statement agreeing to provide a unified control agreement of the entire Diplomat Parcel, including the northerly 30 foot walkway parcel. City Attorney shall determine the sufficiency of the unified control agreement. The Agreement shall be fully executed by all parties prior to the issuance of any building permit.
7. A statement agreeing to a deed restriction or covenant limiting use of the northerly 30 foot parcel to a public access walkway, landscaping, fence, and driveway. The City and the applicant shall enter into an agreement addressing the operation, maintenance, and management of the proposed 25 foot public beach access easement. City Attorney shall determine the sufficiency of this document. The document shall be recorded prior to the issuance of any building permit.
8. A letter from the Florida Department of Community Affairs stating that this project is not subject to DRI review. This letter shall be submitted prior to the issuance of a building permit.
9. Nothing herein shall prohibit the developer from obtaining a building permit for the foundation(s), provided the developer submits a hold harmless agreement in a form acceptable to the City Attorney. The issuance of a building permit for the foundation(s) shall not estop the City from exercising its authority to deny building permits as provided by law.

DIPLOMAT LANDING
 3451-3690 SOUTH OCEAN DRIVE,
 HOLLYWOOD, FL



LOCATION PLAN



PD AMENDMENT AREA

EXISTING TO REMAIN:

- 1** DIPLOMAT HOTEL
- 2** DIPLOMAT CONVENTION CENTER
- 3** NORTH PARKING GARAGE
- 4** SOUTH PARKING GARAGE

ADDITIONAL DEVELOPMENT:

- 5** HOTEL-LANDING PLAZA SITE
- 6** SOUTH PARCEL CONDOMINIUM

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-876-3999

DESIGN REVIEW
DIPLOMAT LANDING
3451-3690 SOUTH OCEAN DRIVE, HOLLYWOOD, FL
SITE DIAGRAM

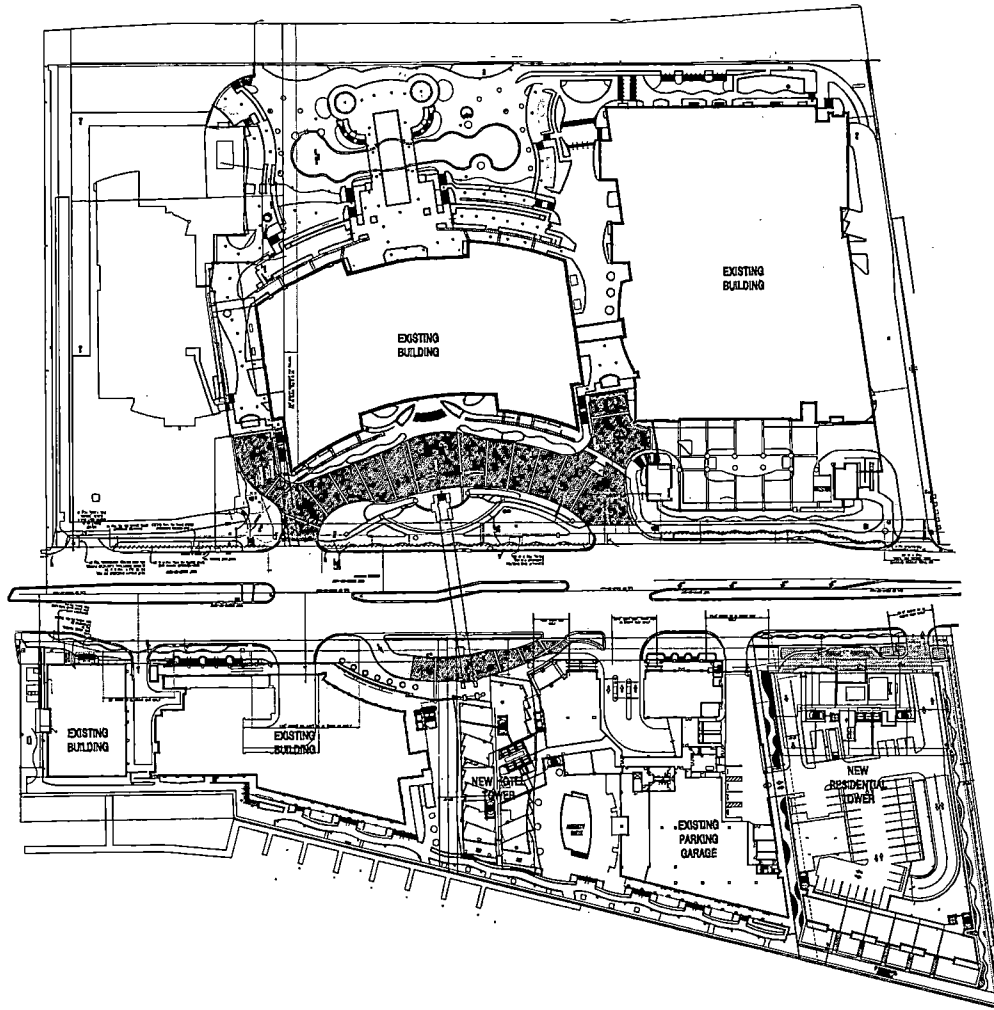
88-1212 BAY & BLVD. DRIVE

DATE: 1/15/2014

BY: 03/07/2013

SP-1

3908



PD ZONING AND MASTER PLAN AMENDMENT

SCALE: 1/8" = 1'-0"

TOTAL EXISTING SITE AREA	
OCEANAS DE PARCEL	12.5094 ACRES
INTRACOSTAL PARCEL	6.7719 ACRES
ALA RIGHT OF WAY	2.4818 ACRES
TOTAL SITE AREA	21.7631 ACRES
EXISTING DEVELOPMENT	
HOTEL UNITS	1000
CONDOMINIUM UNITS	135
BALLROOMS, CONFERENCE, MEETING ROOMS	128,700 S.F.
HOTEL RESTAURANT AND LOUNGES	21,900 S.F.
RETAIL LEASE SPACE	67,000 S.F.
OTHER AREAS (LOBBY, STAFF, AND SUPPORT)	209,300 S.F.
TOTAL EXISTING HOTEL AND RETAIL VILLAGE	426,900 S.F.
PROPOSED DEVELOPMENT	
RESIDENTIAL UNITS	350 UNITS
CONDO / HOTEL	500 UNITS
HOTEL RESTAURANT AND LOUNGES	4,000 S.F.
PD AMENDMENT SITE AREA	
ACRES	4.55
PROPOSED MAX HEIGHT	
CONDO / HOTEL (FT)	457
RESIDENTIAL UNITS (FT)	457
REQUIRED PARKING CALCULATION	
USE	REQUIRED PARKING PER
HOTEL	0.68 SPACES PER ROOM
(1,000 ROOMS)	(KEY)
HOTEL FOOD/BEV	1 PER 300 SF X 65%
(19,616 S.F.)	
HOTEL NIGHT CLUB/	1/60 SF OF FLOOR
LOBBY BAR	AREA AVAILABLE
(6,590 S.F.)	FOR SEATING OR
	DANCING X 65%
HOTEL OFFICE	1 PER 250 SF X 65%
(15,000 S.F.)	
HOTEL CONVENTION	3.5 SPACES / 1,000
CENTER	S.F. GROSS FLOOR
(128,700 S.F.)	AREA
RETAIL (WEST OF	1 PER 220 SF
ASIA) AT HOTEL	
(50,639 GROSS SF)	
RETAIL (WEST OF	1 PER 220 SF
ASIA) AT HOTEL	
(1,506 GROSS SF)	
CONDOMINIUM	1.5 PER UNIT PLUS
(135 UNITS)	3/5 UNITS GUEST
PROPOSED ADDITIONAL	1.5 PER UNIT PLUS
CONDOMINIUM	3/5 UNITS GUEST
(350 UNITS)	
PROPOSED ADDITIONAL	0.68 SPACES PER ROOM
HOTEL	(KEY)
(500 ROOMS)	

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

DESIGN REVIEW
DIPLOMAT LANDING
3724: 3451-3690 S. OCEAN DRIVE, HOLLYWOOD, FL
PD ZONING AND MASTER PLAN AMENDMENT

PLAT BY: [Signature]
DATE: 03/14/2013

SP-2

3908

LEGAL AD
CITY OF HOLLYWOOD

NOTICE IS HEREBY GIVEN in accordance with Section 166.041 Florida Statutes that the City Commission of the City of Hollywood, Florida, at a Regular City Commission Meeting, on Wednesday, August 30, 2023, in the City Commission Chambers, Room 219, 2600 Hollywood Blvd, Hollywood, Florida, proposes to consider on second and final reading the following proposed ordinance(s):

Proposed Ordinance - PO-2023-11 beginning at: 1:15 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING CHAPTER 122 OF THE CODE OF ORDINANCES REGARDING PEDDLERS, SOLICITORS, PANHANDLERS, AND ITINERANT MERCHANTS.

Proposed Ordinance - PO-2023-10 beginning at: 2:00 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE APPROVED PLANNED DEVELOPMENT (PD) MASTER DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 3451-3690 AND 3210-3450 SOUTH OCEAN DRIVE TO ALLOW FOR THE DEVELOPMENT OF 350 RESIDENTIAL UNITS AND A 500 KEY HOTEL IN ACCORDANCE WITH THE RECENTLY ADOPTED DIPLOMAT ACTIVITY CENTER LAND USE CATEGORY AS APPROVED BY ORDINANCE NO. O-2019-25; ESTABLISH DIMENSIONAL STANDARDS FOR THE 350 RESIDENTIAL UNITS AND 500 KEY HOTEL; MODIFYING EXHIBIT "G" CONDITIONS TO THE PD MASTER PLAN TO INCORPORATE THE DIMENSIONAL STANDARDS FOR THE 350 RESIDENTIAL UNITS AND 500 KEY HOTEL; PROVIDING FOR A SEVERABILITY CLAUSE AND A REPEALER CLAUSE. (23-Z-33)

The proposed ordinance(s) may be inspected by the public in the Office of the City Clerk, Room 221, 2600 Hollywood Blvd, Hollywood, Florida, between the hours of 7:00 AM and 5:45 PM on any regular working day. Interested parties may appear at the aforesaid time and place and be heard with respect to the proposed ordinance(s).

NOTE: Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Please call 954-921-3211 for any questions regarding the above matter.

Persons with disabilities who require reasonable accommodation to participate in City programs and/or services may call the Division of Engineering/Transportation & Mobility, Azita Behmardi, ADA Coordinator/City Engineer, five business days in advance at 954-921-3251 (voice) or email: abehmardi@hollywoodfl.org. The current number is still in effect for the hearing and speech impaired at 800-955-8771 (V-TDD).

Dated this 14th day of August, 2023.

Patricia A. Cerny, MMC
City Clerk
Hollywood, FL

Instructions:

THE SUN SENTINEL/LEGAL AD – Public Meeting/Public Hearing Notice

PUBLISH: Monday, August 14, 2023

FURNISH PROOF OF PUBLICATION

h:\cityclk\ads\legalad\PO-2023-10,11