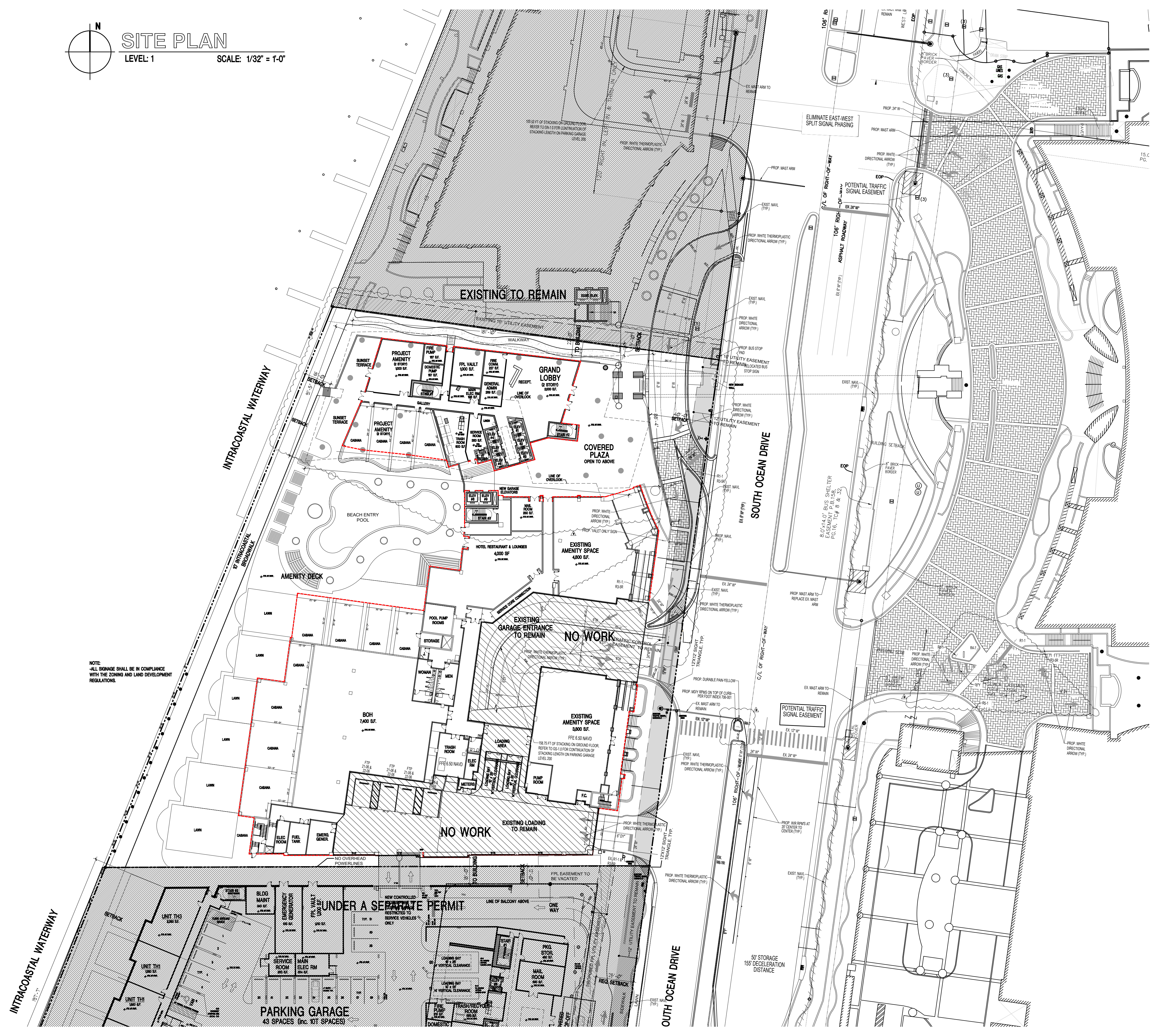




LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL "C", DIPLOMAT RESORT AND COUNTRY CLUB PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, PAGE 16, AND THAT PORTION OF "BEVERLY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 24, LYING BETWEEN SAID PARCEL "C" AND PARCEL "D" OF SAID DIPLOMAT RESORT AND COUNTRY CLUB PLAT, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL "D", SAID POINT BEING LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN DRIVE (STATE ROAD A-1-A) AS SHOWN ON SAID DIPLOMAT RESORT AND COUNTRY CLUB PLAT;

THENCE S 05°08'00" W ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN DRIVE (STATE ROAD A-1-A) AND ALONG THE EASTERLY LINE OF SAID PARCEL "C", A DISTANCE OF 340.89 FEET;

THENCE S 87°07'58" W A DISTANCE OF 363.17 FEET TO THE WESTERLY LINE OF SAID PARCEL "C", SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS SHOWN ON PLAT BOOK 17, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE N 19°22'37" E ALONG THE SAID WESTERLY LINE OF PARCEL "C" AND ALONG THE SAID EASTERLY LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 403.85 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "D";

THENCE S 84°52'00" E ALONG THE SAID SOUTH LINE OF PARCEL "D", A DISTANCE OF 260.27 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATED WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 112.237 SQUARE FEET (2.577 ACRES), MORE OR LESS.

ZONING DATA

PROPERTY ZONING: PD LAND USE: DIPLOMAT ACTIVITY CENTER	BUILDING SETBACKS	
HOTEL KEYS: PROPOSED 500 KEYS	REQUIRED	PROPOSED
LOT AREA NET: 191,314 SF	FRONT: SOUTH OCEAN DRIVE 25'-0"	40'-0"
DENSITY PER ACRE: 500 KEYS / 4.39 ACRES: 113.89 K/A	*ALL OTHER SETBACK SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT REQUIRED.	
NET AIR CONDITIONED AREA: 568,211 SF	REAR: INTRACOASTAL	18'-0"
TOTAL NON AIR CONDITIONED AREA: 468,811 SF	SIDE: NORTH	N/A
BUILDING GROSS SQUARE FOOTAGE: 1,027,022 SF	SIDE: SOUTH	N/A
NON-COMMERCIAL FAR CALCULATION FAR = 2.6 568,211 SF / 191,314 SF = 2.9	HEIGHT OF STRUCTURES	
MAX FOOT CANDLE AT PROPERTY LINE 0.5 FC	ALLOWED	PROPOSED
	457'-0"	443'-8"
	IMPERVIOUS & PERVIOUS	
	IMPERVIOUS	113,697 SF 59.4%
	PERVIOUS	20,831 SF 10.9%
	BUILDING AREA	56,786 SF 29.7%
	TOTAL GROSS AREA	191,314 SF 100%

KEY BREAKDOWN

KEY TYPE	S.F.	1st LOBBY LVL	2nd-4th AMENITY LVL	5th-15th TOWER LVL	16th-42th TOWER LVL	TOTAL KEY	NET SALEABLE
KEY S1 (S/1BA)	590	-	-	2Ux11L+22	2Ux27L+54	76	44,840 SF
KEY S2 (S/1BA)	610	-	-	1Ux11L+11	1Ux27L+27	38	23,180 SF
KEY S3 (S/1BA)	420	-	-	1Ux11L+11	-	11	4,620 SF
KEY S4 (S/1BA)	457	-	-	4Ux11L+44	-	44	20,108 SF
KEY S5 (S/1BA)	370	-	-	1Ux11L+11	-	11	4,070 SF
KEY A1 (1BD/1BA)	690	-	-	2Ux11L+22	2Ux27L+54	76	52,440 SF
KEY A2 (1BD/1BA)	900	-	-	-	2Ux27L+54	54	48,600 SF
KEY A3 (1BD/1BA)	910	-	-	1Ux11L+11	1Ux27L+27	38	34,580 SF
KEY A4 (1BD/1BA)	721	-	-	1Ux11L+11	-	11	7,931 SF
KEY A5 (1BD/1BA)	755	-	-	1Ux11L+11	-	11	8,305 SF
KEY B1 (2BD/2BA)	1,130	-	-	-	1Ux27L+27	27	30,510 SF
KEY B2 (2BD/2BA)	1,140	-	-	-	1Ux27L+27	27	30,780 SF
KEY B3 (2BD/2BA)	1,220	-	-	1Ux11L+11	1Ux27L+27	38	46,360 SF
KEY B4 (2BD/2BA)	1,275	-	-	1Ux11L+11	1Ux27L+27	38	48,450 SF
TOTAL	-	-	-	176	324	500	404,774 SF

AVERAGE SF/ HOTEL KEY: 809 S.F.

PARKING

OFF-STREET PARKING:
REQUIRED FOR USES WEST SIDE OF A1A:

HOTEL: 500 UNITS X .68 = 340 SPACES
HOTEL RESTAURANTS & LOUNGES: (4,000 SF / 100) .65 = 26 SPACES
*366 SPACES

* ADA PARKING REQUIREMENT : 2% OUT OF THE 366 PARKING SPACES REQUIRED MUST BE ADA ACCESSIBLE
2% X 366 = 8 ADA SPACES

PROVIDED FOR USES WEST SIDE OF A1A:

Provided	Total	Exclusive Hotel	Exclusive Residential	Existing Uses
Existing South Parking Garage	820	324	496	0
Existing North Parking Garage	697	42	0	655
New Parking Spaces Built	99	0	99	0
Total Parking Spaces	1616	366	595	655

North Garage - Existing Parking Spaces

Level	Total	Regular	ADA
Ground Floor	N/A	N/A	N/A
2nd	83	82	1
3rd	103	102	1
4th	101	99	2
5th	110	108	2
6th	110	108	2
7th	110	108	2
Roof	80	79	1
Total North Garage	697	686	11

South Garage - Existing Parking Spaces

Level	Total	Regular	ADA
Ground Floor	4	0	4
2nd	111	108	3
3rd	135	133	2
4th	142	140	2
5th	142	140	2
6th	142	140	2
7th	144	142	2
Total South Garage	820	803	17

HOTEL LOADING:
PER ORDINANCE: O2000-31 2 EXISTING COMMERCIAL BERTH
PROVIDED: 2 EXISTING COMMERCIAL BERTH
(10' X 25')

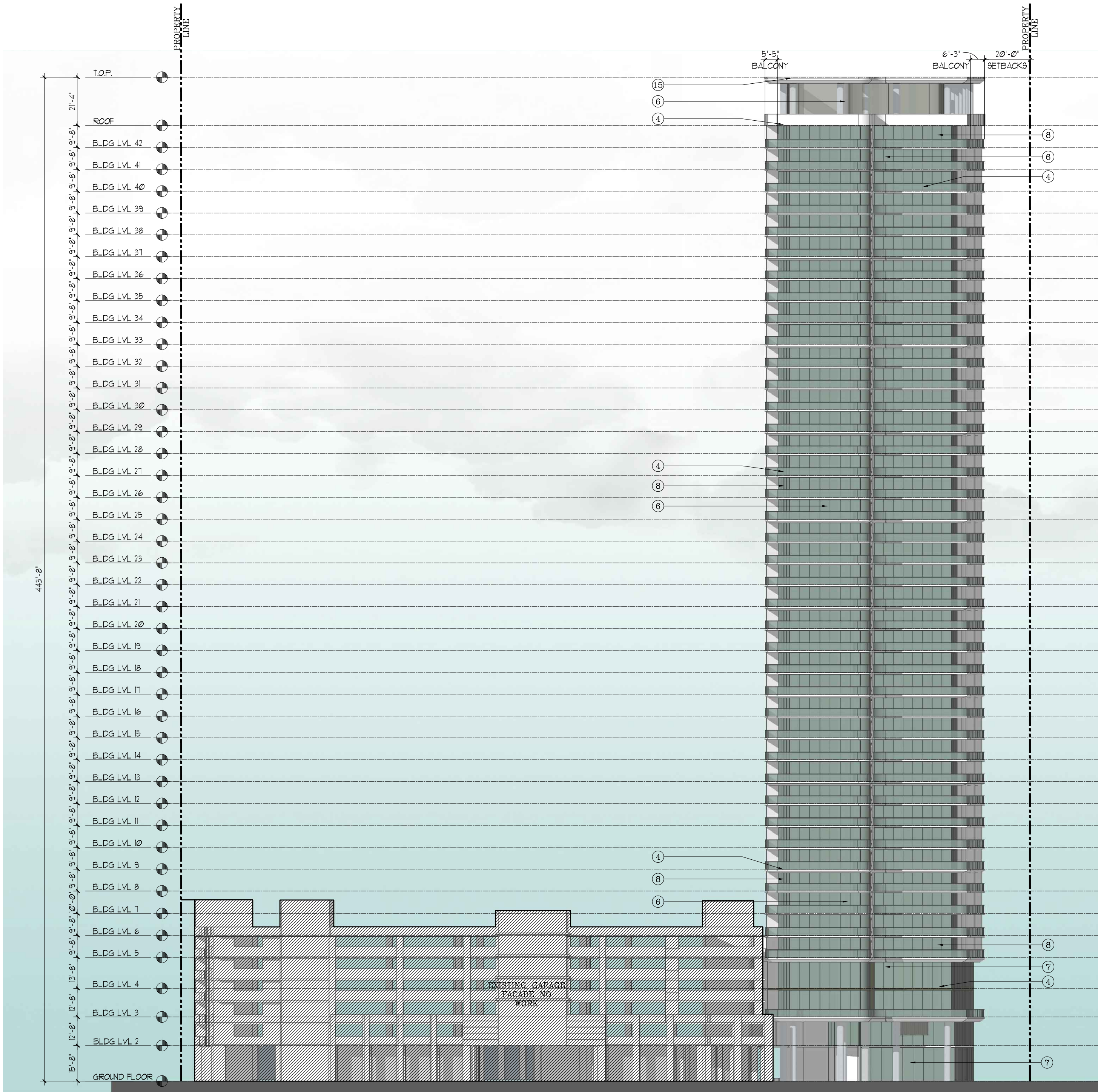
COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA

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

DESIGN REVIEW
DIPLOMAT LANDING PLAZA
3724: 3451-3690 S. OCEAN DRIVE, HOLLYWOOD, FL

revision:
04-17-23 REV:1: BLDG DEPT.
08-15-23 REV:2: BLDG DEPT.
10-30-23 REV:3: BLDG DEPT.

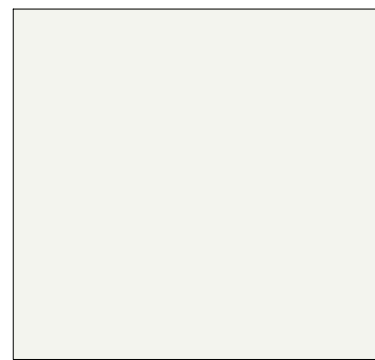
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date: 08/15/2023
sheet no: **A1.0**
project: 3908



EAST ELEVATION

SCALE: 1/32"=1'

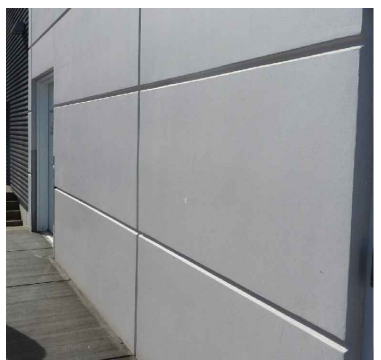
- ELEVATION KEY NOTES
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 2. ACCENT PAINTED STUCCO
 3. METAL-RAIL ESP FINISH
 4. GLASS RAILING, TYP
 5. SMOOTH STUCCO FINISH
 6. TINTED GLASS WINDOW IN ALUM. FRAME (ESP. FIN.)
 7. CLEAR STOREFRONT GLASS IN ALUM. FRAME (ESP. FIN.)
 8. TINTED SLIDING GLASS DOOR IN ALUM. FRAME (ESP. FIN.)
 9. ARCHITECTURAL LOUVERS
 10. DECORATIVE SCREEN PANELS
 11. ARCHITECTURAL MESH ELEMENT
 12. CONCRETE ARCHITECTURAL ELEMENT
 13. DECORATIVE GRAPHIC DETAIL
 14. ENTRY/EXIT PARKING GARAGE
 15. EXPOSE CONCRETE



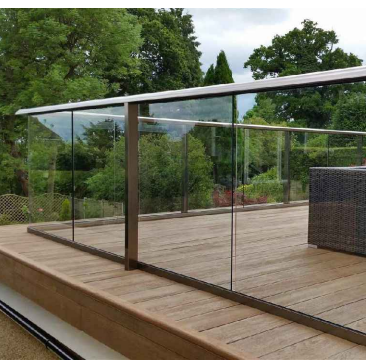
SHERWIN WILLIAMS
WHITE SNOW SW9541



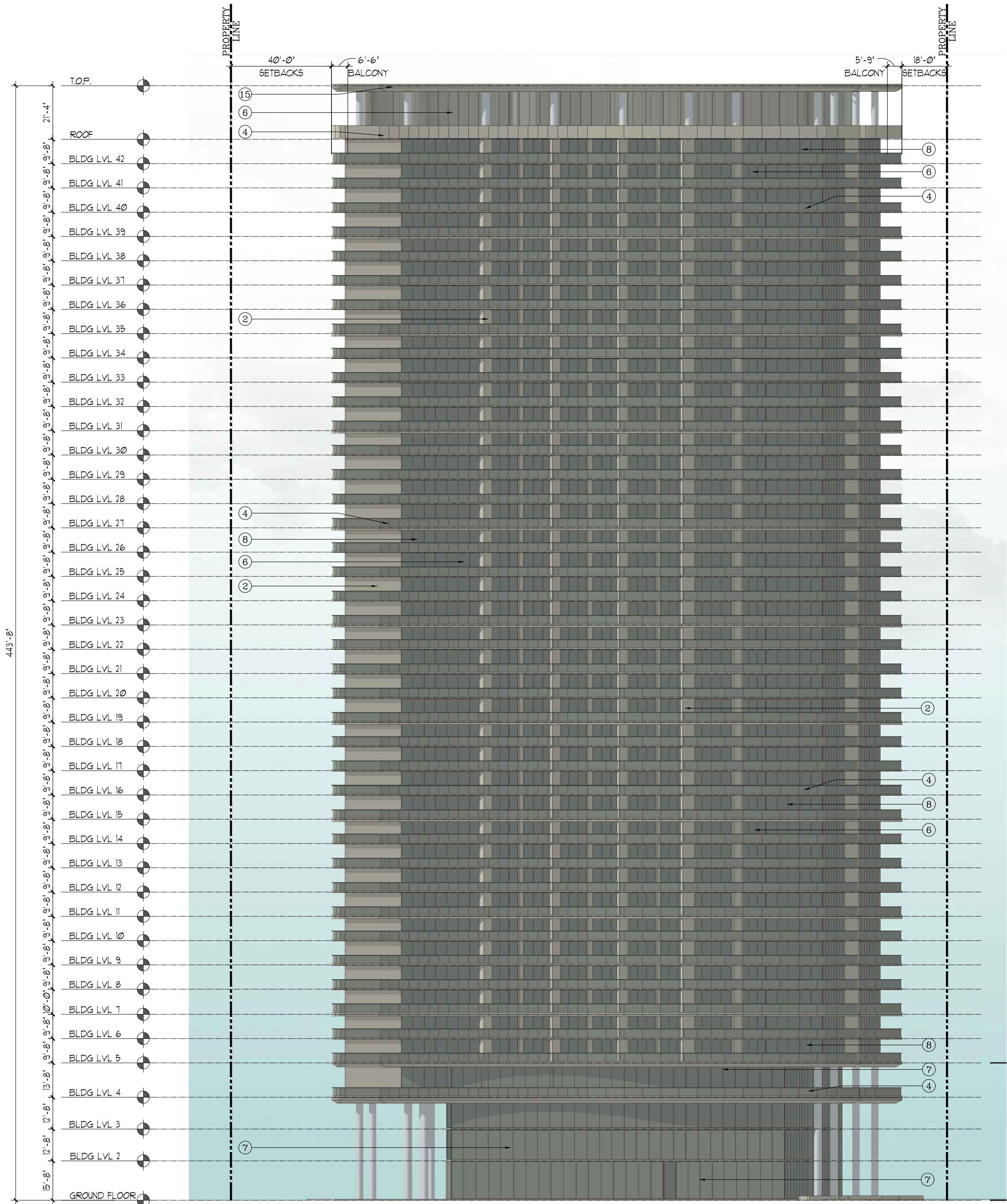
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NORTH ELEVATION

SCALE: 1/32"=1'

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DESIGN REVIEW
DIPLOMAT LANDING PLAZA
3724: 3451-3690 S. OCEAN DRIVE, HOLLYWOOD, FL
ELEVATIONS

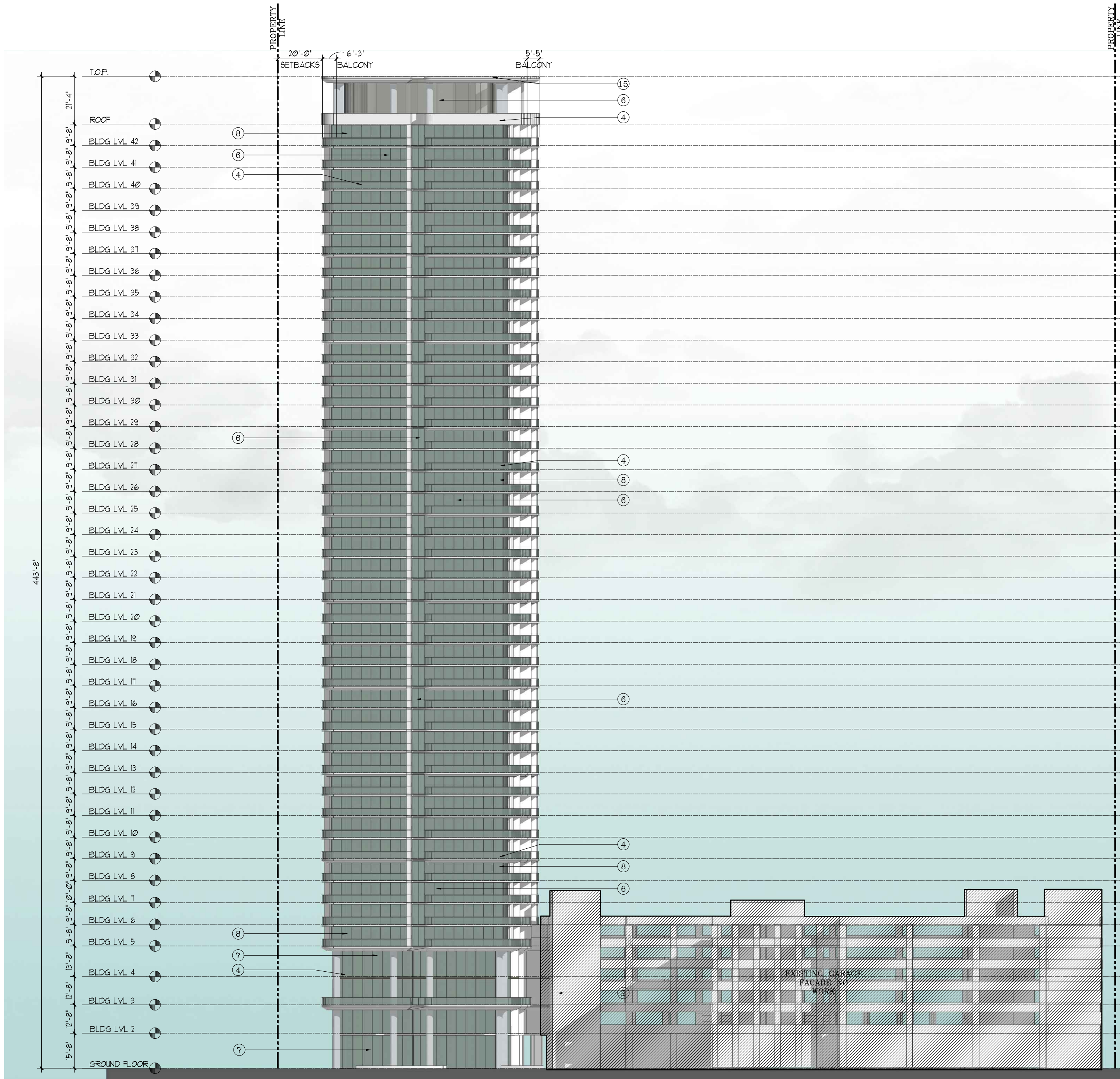
revisions:
04-17-23 REV-1: BLDG DEPT.
08-15-23 REV-2: BLDG DEPT.
10-30-23 REV-3: BLDG DEPT.

drawn by:
LF/SP/JG/AB

date:
08/15/2023

sheet no:
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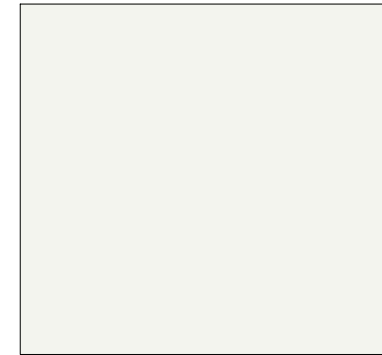
project:
3908



WEST ELEVATION

SCALE: 1/32"=1'

- ELEVATION KEY NOTES
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 2. ACCENT PAINTED STUCCO
 3. METAL-RAIL ESP FINISH
 4. GLASS RAILING, TYP
 5. SMOOTH STUCCO FINISH
 6. TINTED GLASS WINDOW IN ALUM. FRAME (ESP. FIN.)
 7. CLEAR STOREFRONT GLASS IN ALUM. FRAME (ESP. FIN.)
 8. TINTED SLIDING GLASS DOOR IN ALUM FRAME (ESP. FIN.)
 9. ARCHITECTURAL LOUVERS
 10. DECORATIVE SCREEN PANELS
 11. ARCHITECTURAL MESH ELEMENT
 12. CONCRETE ARCHITECTURAL ELEMENT
 13. DECORATIVE GRAPHIC DETAIL
 14. ENTRY/EXIT PARKING GARAGE
 15. EXPOSE CONCRETE



SHERWIN WILLIAMS
WHITE SNOW SW9541



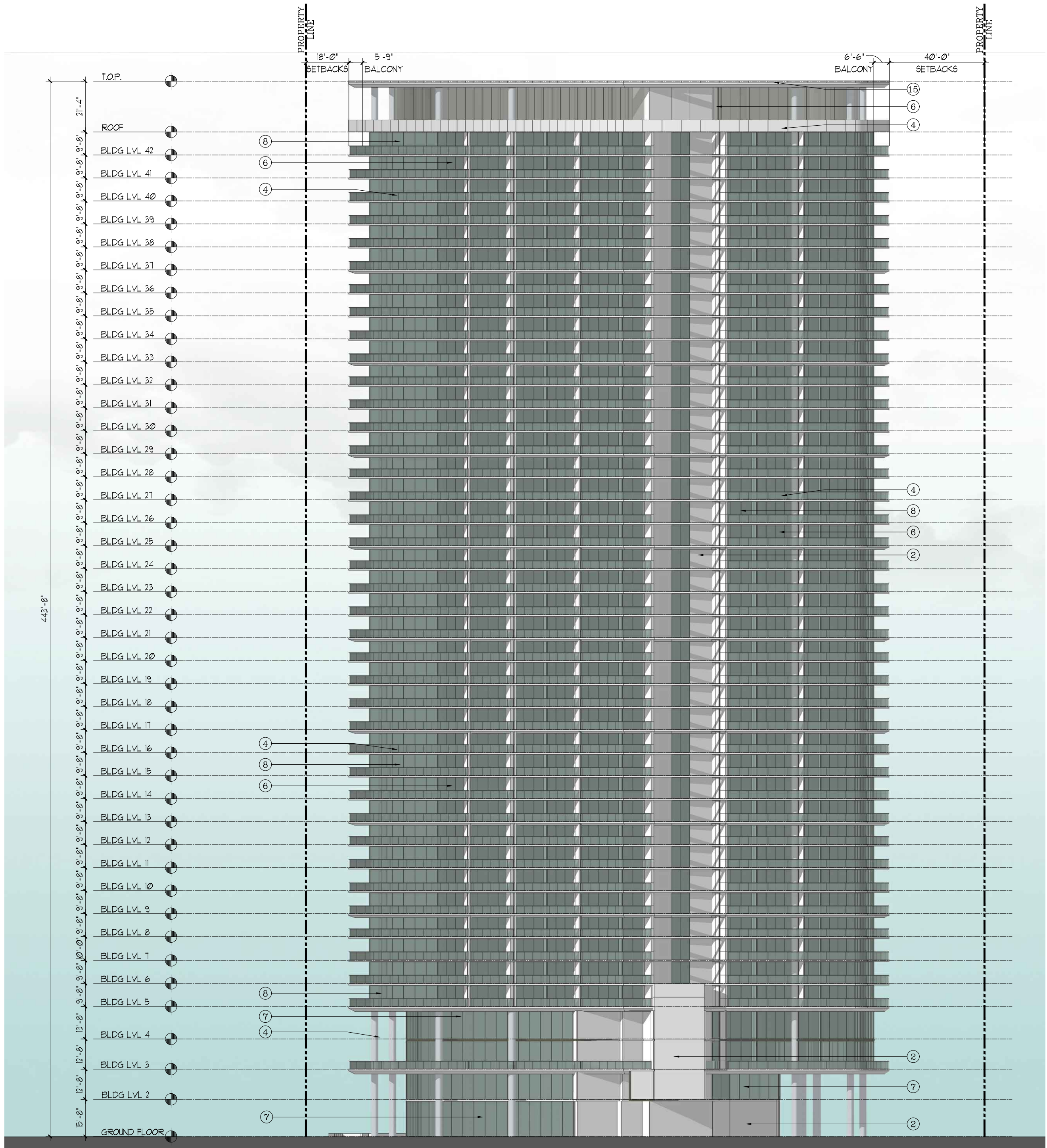
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SOUTH ELEVATION

SCALE: 1/32"=1'

DESIGN REVIEW
DIPLOMAT LANDING PLAZA
3724: 3451-3690 S. OCEAN DRIVE, HOLLYWOOD, FL
ELEVATIONS

revisions:
04-17-23 REV:1: BLDG DEPT.
08-15-23 REV:2: BLDG DEPT.
10-30-23 REV:3: BLDG DEPT.

drawn by:
LF/SP/JG/AB

date:
08/15/2023

sheet no:
A4.0

project:
3908

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