



## Legislation Details (With Text)

**File #:** R-2023-255    **Version:** 1    **Name:** Diplomat 350-Unit (companion to PO-2023-10)  
**Type:** Resolution    **Status:** Passed  
**File created:** 7/24/2023    **In control:** Planning Division  
**On agenda:** 8/30/2023    **Final action:** 8/30/2023  
**Title:** A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering A Request For Design And Site Plan Approval For A 350-Unit Multi-Family Development Located At 3451-3690, South Ocean Drive, Hollywood, Florida. (23-DP-33a)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Resolution.pdf, 2. Exhibit A.pdf, 3. Exhibit B.pdf, 4. Updated Site Plan Package.pdf, 5. Traffic Study Information

Date	Ver.	Action By	Action	Result
8/30/2023	1	Regular City Commission Meeting	adopt	Pass

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Considering A Request For Design And Site Plan Approval For A 350-Unit Multi-Family Development Located At 3451-3690, South Ocean Drive, Hollywood, Florida. (23-DP-33a)

*Economic Vitality*

Staff Recommends: Approval of the attached Resolution.

**Explanation:**

This is a companion item to Proposed Ordinance No. PO-2023-10. All Planning and Development Board back-up can be found with the companion item, except for the Design and Site Plan package which is incorporated herein.

The Applicant is requesting Design and Site Plan approval for a 350-unit multi-family residential development at 3451-3690 S. Ocean Drive; consistent with the adopted dwelling unit allocations in the land use plan amendment and the Master Plan modifications recently approved at first reading by the City Commission.

The site is zoned Planned Development and has a land use of Diplomat Regional Activity Center (“DAC”). The property is approximately 4.39 acres in area and is located on the west side of A1A / South Ocean Drive.

The proposed 350 unit, 37-story multi-family residential development, at 419 feet in height, is

comprised of 69 one-bedroom units, 172 two-bedroom units, 108 three-bedroom units and one four-bedroom unit. Six 2-story townhouse units are proposed to line the west side of the parking garage, with the remaining units accommodated within the residential tower on the east side of the subject property.

The first-floor tower lobby faces South Ocean Drive, which includes access to the tower elevators, an administration office, mail room, package storage, trash room and various service uses.

A resident amenity area is proposed on the third level, and includes a health club, clubhouse, business center, spa and lounge. Outdoor amenities on this level include a pool, seating areas, cabanas, fitness lawn and outdoor sports court.

The proposed design, meeting all applicable Master Plan and zoning regulations, serves as an example for ongoing redevelopment efforts in the area.

On July 11, 2023, the Planning and Development Board recommended approval of this resolution by the City Commission with five conditions. The attached resolution lists the specific conditions, which in summary are:

- a. Ensuring the plat is updated to reflect the projects in the Master Plan and is recorded
- b. Recording an unrestricted public access easement along the Intracoastal Boardwalk
- c. Detailing proper procedures for water main and sewer main extensions
- d. Amending the Non-Vehicular Access Line along S. Ocean Drive to align with proposed access points
- e. Prior to City Commission approval the site plan shall be modified in accordance with the City's engineering code requirements and corresponding traffic study comments as outlined by the city's traffic consultant

Subsequently, the Site Plan was modified (to address condition "e") to include 595 parking spaces, 496 spaces in the existing parking structure and 99 spaces to be constructed as part of the development. Accordingly, the plan was deemed satisfactory from the Planning Manager and City Engineer. Therefore, condition e is not recommended to be included in the Commission's approval of this resolution and all corresponding documents herein have been updated.

#### Fiscal Impact:

Approval of this ordinance will not fiscally impact the City as this is a Design and Site Plan approval.

Recommended for inclusion on the agenda by:

Anand Balram, Planning Manager

Andria Wingett, Interim Director of Development Services

Gus Zambrano, Assistant City Manager for Sustainable Development