



Legislation Details (With Text)

File #: R-2023-256 **Version:** 1 **Name:** Diplomat Plat Amendment (companion item)
Type: Resolution **Status:** Passed
File created: 8/8/2023 **In control:** Engineering Division
On agenda: 8/30/2023 **Final action:** 8/30/2023

Title: A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving Amendments To The Plat Notations On The “Diplomat Resort And Country Club” Plat, As Recorded In Plat Book 158, Page 16, Of The Public Records Of Broward County, Florida, Located At 3210-3450 And 3451-3690 South Ocean Drive, Revising The Non-Vehicular Access Line Along The West Side Of South Ocean Drive; Amending The Concurrency Note To Clarify And Limit The Use Of The Platted Property.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution, 2. Exhibit A Legal Description.pdf, 3. Exhibit B - Diplomat Resort and Country Club plat with pb30470 pg0164_.pdf, 4. Exhibit C - Existing and Proposed NVAL legal description.pdf, 5. O-2019-25.pdf

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, Approving Amendments To The Plat Notations On The “Diplomat Resort And Country Club” Plat, As Recorded In Plat Book 158, Page 16, Of The Public Records Of Broward County, Florida, Located At 3210-3450 And 3451-3690 South Ocean Drive, Revising The Non-Vehicular Access Line Along The West Side Of South Ocean Drive; Amending The Concurrency Note To Clarify And Limit The Use Of The Platted Property.

Economic Vitality

Staff Recommends: Approval of the attached Resolution.

Explanation:

This is a companion item to Proposed Ordinance No. PO-2023-10 (Diplomat Master Plan) and the corresponding Site Plan Resolution. Additional back-up materials can be found with those agenda items.

REQUEST

The “Diplomat Resort and Country Club” plat consists of four parcels, Parcels A to D where Parcels A and B are along the east side of South Ocean Drive and Parcels C and D are along the west side of South Ocean Drive. This plat amendment request is related to Parcels C and

D only, which are located at 3210-3450 and 3451-3690 South Ocean Drive (Exhibit A).

The Applicant is requesting to (1) amend the concurrency note and (2) revise the Non-Vehicular Access Line. This Plat amendment is necessary, to align all development thresholds with the previously approved land use plan and proposed Master Plan and Site Plan(s).

1. Concurrency Note:

From:

“Parcels A and B-2 (as described on the attached Exhibit 1) are restricted to a 1,000-room hotel with an accessory 209,300 gross square foot (138,000 net square feet) banquet facility and 8,000 square feet of accessory retail within the hotel/banquet buildings. Parcel B-1 (as described on the attached Exhibit 2) is restricted to 135 high rise apartments. Parcel C and D are restricted to 78,000 square feet of retail use, with the retail use limited to those portions of Parcels C and D described on the attached Exhibit 3.”

To:

“Parcel C and D are restricted to a 350-unit High Rise Apartments and a 500-room Hotel.”

2. Non-Vehicular Access Line:

Revisions along the west side of South Ocean Drive as described in Exhibit C to accommodate the following driveway access modifications:

- Reduce the existing 120' Right-in, Left-in and Thru-in Only driveway access to a 70' Right-in, Right-out, Left-in and Left-out.
- A new 40' Right-in Only driveway access.
- Widen the existing 50' Left-out, Thru-out and Right-out Only driveway access to 75'.

As South Ocean Drive is under the jurisdiction of the Florida Department of Transportation, a FDOT Pre-Application Letter was provided.

Staff has reviewed the plat amendment request(s) and finds it remains consistent with the concurrency standards established for the Plat, and therefore recommends approval of the plat amendment.

Fiscal Impact:

Approval of this resolution will not fiscally impact the City.

Recommended for inclusion on the agenda by:
Azita Behmardi, PE, Deputy Director of Development Services
Andria Wingett, Interim Director of Development Services
Gus Zambrano, AICP, Assistant City Manager/Sustainable Development