



City of Hollywood

Hollywood City Hall
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Hollywood, FL 33020
<http://www.hollywoodfl.org>

Legislation Text

File #: R-2024-076, **Version:** 1

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. (23-DP-49)

Economic Vitality

Staff Recommends: Approval of the attached Resolution.

Explanation:

This is a companion item to the Diplomat Plat.

The Applicant is requesting Design and Site Plan approval for a 500-key hotel development (Diplomat) at 3451-3690 S. Ocean Drive. The request is consistent with the City Commission's adopted allocations in the recently modified and approved Master Development Plan (O-2023-11) and land use (O-2019-25). The site is zoned 'Planned Development' and has a land use of 'Diplomat Regional Activity Center' ("DRAC"). The property is approximately 4.39 acres in area and is located on the west side of A1A / South Ocean Drive.

The proposal consists of a 500-key, 42-story non-residential development, 443'8" feet in height, with 4,000 square feet of restaurant and lounge floor area and 366 parking spaces. Public access is proposed to a 10' wide boardwalk along the Intracoastal Waterway via a sidewalk along the subject property's northern boundary. Pedestrian access across South Ocean Drive is available via the existing pedestrian bridge on the second level of the existing parking garage.

The design is modern, proposing design language and materials that integrate with the existing hotel and recently approved residential development and the surrounding area. The lobby at ground level faces the street and opens onto a covered plaza area, providing pedestrian access and giving definition to the urban form.

The proposed design and site plan meets all applicable Master Plan and City of Hollywood zoning regulations and was recommended for approval by the Planning and Development Board on December 12, 2023, with the following conditions:

1. 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 with Broward County Public Records and submitted to the City.
2. If Broward County determines platting/replatting of the property is required, prior to issuance of a Building Permit, such plat/replat shall be recorded with Broward County Public Records and submitted to the City.
3. 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.
4. 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.
5. 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 with Broward County Public Records and submitted to the City.
6. Prior to issuance of a Building Permit, the City, the CRA and the applicant are to continue to work together towards requesting relief from the FDOT storage lane requirement pertaining to this development.

Attachment A: Planning and Development Board Submittal & backup
Attachment B: Master Development Plan Ordinance

Fiscal Impact:

Approval of this Resolution will not fiscally impact the City as this is a proposal for a Land Use Plan Amendment.

Recommended for inclusion on the agenda by:

Anand Balram, Planning Manager
Andria Wingett, Director of Development Services
Raelin Storey, Assistant City Manager