



Legislation Text

File #: PO-2018-16, **Version:** 2

An Ordinance Of The City Of Hollywood, Florida, Amending The City's Comprehensive Plan By Changing The Land Use Designation For Property Located At 3555 S. Ocean Drive From The Land Use Designation Of Medium/High Residential And General Business To Activity Center (Diplomat Activity Center); Amending The City's Land Use Map To Reflect Said Changes. (18-L-08)

Staff Recommends: Approval of the attached Ordinance.

Explanation:

The subject site comprises approximately 19.1 acres situated on the east and west sides of A1A north of Hallandale Beach Boulevard.

On May 20th, 1992, the City of Hollywood approved the rezoning of the subject property from Beach Residential District (R-6A) and the Beach Business District (B-1-A) to the City of Hollywood Planned Development District (PD). The intention was to develop a resort community concept which included the renovation of the existing hotel to include 655 rooms, 386 residential units, and related commercial and recreational facilities.

In 1998, the City Commission granted approval of the Diplomat Planned Development Master Plan for the Diplomat Resort and Country Club. The complex, which includes multifamily residential units, hotel rooms, convention center, retail and associated parking, has now been in operation for well over 15 years.

The request to amend the Land Use element of the City's Comprehensive Plan to change the Land Use designation to Activity Center (Diplomat Activity Center) is to redevelop the property on the west side of A1A with hotels, dwelling units, retail and meeting space. The proposed use will enhance and further support the existing convention facility, an integral part of the Activity Center. If approved, this amendment will enable greater flexibility in allocating land uses within the subject area while maintaining existing uses.

The intent is to direct currently permitted densities and intensities, along with the additional compatible uses, within the area of Hollywood. The proposed future land use will include 350 Multi Family units, 1,500 hotel rooms, 75,000 square foot Commercial/Office spaces, and 150,000 square foot Convention Center.

At the June 2018 Planning and Development Board meeting the Board forwarded a recommendation of approval to the City Commission. This item is being heard concurrently with the request to amend the City's adopted Comprehensive Plan by amending the Land Use Element to establish the

Diplomat Activity Center Land Use category; and amending the Future Land Use Element map to reflect said changes.

Updated Request (November 6, 2019)

Since the August 28, 2018 City Commission (Transmittal) hearing, the Applicant has worked with staff to address all conditions from the County relating to the affordable housing and evacuation sheltering. These matters were resolved as indicated in Attachment II.

The Applicant has received all required approvals from the County and State.

Attachment I: June 14, 2018 Planning and Development Board Staff Report & Backup

Attachment II: September 10, 2019 Proposed Draft Broward County Ordinance and Amendment Report

Recommended for inclusion on the agenda by:

Fitz Murphy, Planning Administrator

Leslie A. Del Monte, Planning Manager, Planning Division

Gus Zambrano, Assistant City Manager/Sustainable Development

Shiv Newaldass, Interim Director, Department of Development Services