



Legislation Text

File #: R-2024-075, **Version:** 1

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving Amendments To 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 the Diplomat Site Plan.

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, located at 3210-3450 and 3451-3690 South Ocean Drive, legally described in the attached Exhibit “i” (“Property”).

Petitioner from Holland & Knight, LLP is acting on behalf of HFL Landings LLC, the owner of the Property within the “Diplomat Resort and Country Club” plat (“Plat”) recorded in Broward County records, Plat Book 158, Page 16 (Exhibit “ii”). The Applicant is requesting two amendments to the plat:

1. Concurrency Notation: To accurately incorporate the 4,000 square foot restaurant of the Property.
2. Non-Vehicular Access Line: Revise the Non Vehicular Access Line (“NVAL”) along the west side of South Ocean Drive.

Ordinance No. O-2023-10 was approved for the amendment to the Planned Development (“PD”) Master Development Plan for the Property to allow for the development of 350 Residential units, a 500 key Hotel and a 4,000 square foot Restaurant in accordance with Ordinance No. O-2019-25. This plat amendment is consistent with the prior approvals.

The specific concurrency note on the Plat is as follows:

"From: "Parcels A and B-2 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 a 350-unit High Rise Apartments and a 500-room Hotel. Parcels C and D described on the attached Exhibit 3".

To: "Parcels A and B-2 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 is restricted to 135 high rise apartments. Parcels C and D are restricted to 350-unit High Rise Apartment building, a 4,000 square foot restaurant and a 500-room Hotel".

The Plat amendment includes revisions to the Non-Vehicular Access Line along the west side of South Ocean Drive as described in the attached Exhibit "iii" to accommodate for the following driveway access modifications:

- A new third 23' right-in only opening is being added.
- The fourth (previously third) opening from the north is being changed from a 40' right-out only opening to a 22.5' right-out only opening.
- The fifth (previously fourth) opening from the north is being changed from a 50' left-out, thru-out and right-out only opening to a 66' full access

As South Ocean Drive is under the jurisdiction of the Florida Department of Transportation ("FDOT"), an FDOT Pre-Application Letter was obtained and provided by the owner.

Staff has reviewed the plat amendment request and finds it remains consistent with the concurrency standards established for the Plat, and therefore recommend 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, Director of Development Services

Raelin Storey, Assistant City Manager