

# DEPARTMENT OF DEVELOPMENT SERVICES



## PRE-APPLICATION CONCEPTUAL OVERVIEW



Tel: (954) 921-3471  
Fax: (954) 921-3347

Scheduled appointment with a planner required for all submittals.

This Conceptual Overview sheet shall be completed in full and submitted with all applicable documents to the Planning Division (Room 315), two business days prior to the conference.

Each package shall be complete and stapled.

### Pre-application Conference

Dates:

NOVEMBER 9, 2015  
DECEMBER 14, 2015  
JANUARY 11, 2016  
FEBRUARY 8, 2016  
MARCH 14, 2016  
APRIL 11, 2016  
MAY 9, 2016  
JUNE 13, 2016  
JULY 11, 2016  
AUGUST—RECESS  
SEPTEMBER 12, 2016  
OCTOBER 10, 2016  
NOVEMBER 14, 2016  
DECEMBER 12, 2016

Dates are subject to change

Provide one complete 11”X17” set, including the following documents and drawings: Conceptual Overview (including site and project description), Survey, Preliminary Site Plan, and Elevations, to the Planning Division two business days prior to the conference. An additional 10 sets (11”X17”) shall be provided at the time of the Conference.

### Site and Project Data

Proposed Project Name: DIPLOMAT HOTEL TOWER ADDITION

Proposed Project Address: A1A - HOLLYWOOD BEACH

Folio Number(s): 514223060030/ 514223170030/ 514223170040

Proposed Project located within:  CRA - Beach District     CRA - Downtown District  
 State Road 7 Corridor     Other: \_\_\_\_\_

Land Use Designation: MED HIGH RES / COMM Zoning District: PD

Gross Lot Area: APPROX. 422,777 SF Net Lot area: SAME

Existing Use of Property: RESORT HOTEL PARKING AND RETAIL USES

Existing Number of Units: N/A Existing Commercial Area: N/A

Current Assessed Value of: Land: \$ 14,000,000 Building(s): \$ 41,000,000

Proposed Use: 33 STORY HOTEL EXPANSION TO-BE

Total Number of Residential Units: 300 Average Size of Units: DETERMINED (TBD)

Estimated Average Sale Price/Rent per Unit: \$ TBD     Sale     Rent

Total Number of Hotel Rooms: 482 NEW Average Size of Hotel Rooms: TBD

Area of Commercial/Retail Use: TBD Area of Restaurant Use: TBD

Area of Office Use: NONE Area of Industrial Use: NONE

Estimated Average Rent per Square Foot: \$ TBD

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 2020 EST.

Estimated Value of Improvement: \$ 50M+ Estimated Value at Completion: \$ TBD

Permitted Building Height: AS PER CODE Proposed Building Height: 334 FEET

Required Setbacks: Front: AS PER CODE Proposed Setbacks: Front: AS EXISTING

Sides: AS PER CODE Sides: AS EXISTING

Rear: AS PER CODE Rear: AS EXISTING

Required Parking Spaces: EXISTING Proposed Parking Spaces: N/A

Name of Developer/Property Owner: DIPLOMAT LANDINGS OWNER LLC

Address of Developer/Property Owner: 750 9TH STREET NW WASHINGTON DC 20001

Telephone: 202 937 9287 Fax: \_\_\_\_\_ Email Address: LISA.STRAUSS@BROOKFIELD.C

Name of Consultant/Representative/Tenant (circle one): WILSON C. ATKINSON, III

Telephone: 954 765 2912 Email Address: WCA@TRIPPSCOTT.COM

2600 Hollywood Boulevard, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045  
Phone (954) 921-3471 • Fax (954) 921-3347 • [www.hollywoodfl.org](http://www.hollywoodfl.org)



## **PRE-APPLICATION CONCEPTUAL OVERVIEW**

### **Site and Project Description**

Describe Existing Use of Property and Buildings (Example: Site currently contains 40 residential units for rent; 10,000 s.f. of retail; vacant lot; etc.) Use additional Sheets if Necessary.

THE EXISTING SITE CONTAINS AMENITIES TO THE PRIMARY USE OF THE DIPLOMAT HOTEL, I.E., UTILITY SERVICES, PARKING AND LIMITED COMMERCIAL, PRIMARILY IN THE FORM OF RESTAURANTS.

Describe all applicable requests for this project, such as variances, flex or reserve units, zoning changes, special exceptions, or incentives. If applicable, provide justification for each. Use additional sheets if necessary.

NOT KNOWN AT THIS TIME. UPON SUBMITTAL OF A SITE PLAN, WHICH IS DEPENDENT UPON APPROVAL OF THE REQUESTED LAND USE CHANGE, FURTHER INFORMATION WILL BE PROVIDED.

Provide any additional information about the proposed project. Use additional sheets if necessary.

AS PREVIOUSLY DISCUSSED WITH STAFF, THE PURPOSE OF THESE IMPROVEMENTS IS TO INCREASE THE HOTEL ROOM COUNT OF THE DIPLOMAT HOTEL WHICH WILL ALLOW FOR MAJOR CONVENTIONS TO BE BOOKED. ADDITIONALLY, THESE IMPROVEMENTS WILL ALLOW FOR THE CONVERSION OF THE GROUND LEVEL PARKING AREA TO THE SOUTH TO BE IMPROVED WITH A RESIDENTIAL TOWER AND AMENITIES CONSISTENT WITH THE DEVELOPMENT OF A MAJOR RESORT HOTEL CONVENTION CENTER, ACCOMPANIED BY A PUBLIC PURPOSE PEDESTRIAN INTRACOASTAL WALKWAY WITH AN OUTDOOR PARK-LIKE SETTING ABUTTING THE SUBJECT PROPERTY WHICH WILL ALLOW FOR THE PUBLIC TO READ, UTILIZE WI-FI AND RELAX WITH ACCESS TO ABUTTING HOTEL SERVICES. ADDITIONALLY, THIS USE WILL ENCOURAGE AND GIVE IMPETUS TO THE DEVELOPMENT OF AN INTRACOASTAL PEDESTRIAN WALKWAY NORTH TO HOLLYWOOD BOULEVARD.