EXHIBIT "12"

Diplomat Golf Course & Tennis Center

FOR:

DIPLOMAT GOLF COURSE VENTURE, LLC.

LOCATED AT:

301 DIPLOMAT PARKWAY
HALLANDALE BEACH, FLORIDA

CITY COMMISSION SUBMITTAL 12/23/15

- OWNER / DEVELOPER — DIPLOMAT GOLF COURSE VENTURE, LLC.
  425 N. FEDERAL HWY
  HALLANDALE, FL 33009

- ARCHITECT — MSA ARCHITECTS
  ARCHITECTS & PLANNERS
  7695 SOUTH WEST 104TH STREET
  SUITE 100
  MIAMI, FL. 33156
  (305) 273-9911

- CIVIL — THOMAS ENGINEERING GROUP
  100 CORPORATE DRIVE
  SUITE 250
  FT. LAUDERDALE, FL 33334
  (954) 202-7000

- LANDSCAPE — EDSA
  1512 E BROWARD BLVD
  SUITE 110
  FORT LAUDERDALE, FL. 33301
  (954) 524-3330

- PHOTOMETRY — FRANYIE ENGINEERS, INC.
  10610 N.W. 27 STREET
  MIAMI FLORIDA 33172
  Tel (305) 592-1360 x17
  Fax (305) 594-9279

- SURVEYOR — TRIANGLE SURVEYING & MAPPING
  8609 NW 66TH STREET
  MIAMI, FL 33166
  (305) 597 9701

- TRAFFIC — KIMLEY HORN
  600 N. PINE ISLAND RD.
  SUITE 450
  PLANTATION, FL 33324
  (954) 535-5106

COPYRIGHT © 2015 MSA ARCHITECTS INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

INDEX OF DRAWINGS
DIPLOMAT GOLF COURSE & TENNIS CENTER

NUMBER OF LATEST REVISION PER SHEET	DATE	SHT. #	DESCRIPTION
	08/11/2015	A-0	COVER
		A-0.0	INDEX / LOCATION MAP
			MASTER DEVELOPMENT PLAN
	10/30/15	S 1-8	SURVEY
		S 1-19	SURVEY
			A R C H I T E C T U R A L
	10/30/15	MSP-1	MASTER SITE PLAN
		MSP-2	CONTEXT STREET ELEVATIONS
		MSP-3	SITE DETAILS
		MSP-4	ACCESSORY CONDITIONAL USE & ZONING DIAGRAM
		MSP-5	VEHICULAR CIRCULATION DIAGRAM
		MSP-6	PEDESTRIAN CIRCULATION DIAGRAM
		MSP-7	GOLF CART CIRCULATION DIAGRAM
		MSP-8	MASSING STUDIES
		MSP-8.1	RENDERINGS
		MSP-9	SHADOW STUDIES - JUNE
		MSP-10	SHADOW STUDIES - DECEMBER
		MSP-11	PHASING DIAGRAMS
		INDEX	BLDG. 100
		SP-1	ENLARGED SITE PLAN / LEVEL 1
		A-100.1	BLDG. 100 -BLDG PLANS LEVEL 1 (LOBBY) & LEVEL 2
		A-100.2	BLDG. 100 -BLDG PLANS LEVELS 3-5
		A-100.3	BLDG. 100 -BLDG PLANS LEVELS 6 (POOL DECK/ AMENITY) & 7-28
		A-100.4	BLDG. 100 -BLDG PLANS PENTHOUSE LEVELS 29-30 & ROOF LEVEL
		A-100.5	BLDG. 100 -UNIT PLANS
		A-100.6	BLDG. 100 -ELEVATIONS
		A-100.7	BLDG. 100 -GOLF MAINTENANCE BLDG.
		INDEX	BLDG. 200
		SP-2	ENLARGED SITE PLAN-BLDG'S 200,300 & 400
		A-200.1	BASEMENT LEVEL 1 (P1 PARKING)
		A-200.2	LOBBY LEVEL 2 (P2 PARKING)
		A-200.3	LEVEL 3 (P3-PARKING) & LEVEL 4 (P4-PARKING)
		A-200.4	LEVEL 5 (P5 PARKING) & LEVEL 6 (POOL DECK)
		A-200.5	LEVEL 7-30 & ROOF PLAN
		A-200.6	ELEVATIONS
		A-300.1	LOBBY/LEVEL 1 (P1-P2 PARKING)
		A-300.2	LEVEL 2-3 (P2-P4 PARKING)
		A-300.3	LEVELS 4-24
		A-300.4	ELEVATIONS
		A-400.1	LOBBY/LEVEL 1 (P1-P2 PARKING)
		A-400.2	LEVELS 2-4 (P3-P5 PARKING)
		A-400.3	LEVEL 5 (POOL DECK) & LEVELS 6-ROOF
		A-400.4	ELEVATIONS
		A-400.5	BLDG'S 200, 300 & 400 UNIT PLANS
		INDEX	MARINA/SINGLE-FAMILY
		SP-3	MARINA/SINGLE-FAMILY SITE PLAN
		SP-500.1	DOCKMASTER & TRASH DUMPSTER -FLOOR PLANS & ELEVATIONS
		SP-500.2	SINGLE-FAMILY - FLOOR PLANS & ELEVATION
		SP-4	ENLARGED SITE PLAN TENNIS CENTER
			C I V I L
	10/30/15	C0-1	COVER SHEET
		C0-2	GENERAL NOTES
		C0-3	KEY MAP
		INDEX	BLDG. 100
		C1-1	EROSION CONTROL PLAN
		C1-2	DEMOLITION PLAN
		C1-3	PAVING,GRADING & DRAINAGE PLAN
		C1-4	WATER,SEWER & UTILITIES PLAN
		C1-5	PAVEMENT MARKING & SIGNAGE PLAN
		INDEX	BLDG. 200,300 &400
		C2-1	EROSION CONTROL PLAN
		C2-2	EROSION CONTROL PLAN
		C2-3	DEMOLITION PLAN
		C2-4	DEMOLITION PLAN
		C2-5	PAVING,GRADING & DRAINAGE PLAN
		C2-6	PAVING,GRADING & DRAINAGE PLAN
		C2-7	WATER, SEWER & UTILITIES PLAN
		C2-8	WATER, SEWER & UTILITIES PLAN
		C2-9	PAVEMENT MARKING & SIGNAGE PLAN
		C2-10	PAVEMENT MARKING & SIGNAGE PLAN
		INDEX	TENNIS CENTER
		C3-1	EROSION CONTROL PLAN
		C3-2	DEMOLITION PLAN
		C3-3	PAVING,GRADING & DRAINAGE PLAN
		C3-4	WATER, SEWER & UTILITIES PLAN
		C3-5	PAVEMENT MARKING & SIGNAGE PLAN
		INDEX	MARINA/SINGLE-FAMILY
		C4-1	EROSION CONTROL PLAN
		C4-2	DEMOLITION PLAN
		C4-3	PAVING,GRADING & DRAINAGE PLAN
		C4-4	WATER, SEWER & UTILITIES PLAN
		C4-5	PAVEMENT MARKING & SIGNAGE PLAN

NUMBER OF LATEST REVISION PER SHEET	DATE	SHT. #	DESCRIPTION
			LANDSCAPE
	10/30/15	LA-100	TREE RELOCATION DIAGRAM
		LA-PLN	SITE PLANTING NOTES
		LD-001	TREE DISPOSITION LIST
		LD-002	TREE DISPOSITION LIST
		LD-003	TREE DISPOSITION LIST
		LD-004	TREE DISPOSITION LIST
		LTD-100.1	BLDG. 100 TREE DISPOSITION
		LTD-100.2	BLDG. 100 TREE DISPOSITION
		LTD-200.1	BLDG. 200 TREE DISPOSITION
		LTD-200.2	BLDG. 200 TREE DISPOSITION
		LTD-300.1	BLDG. 300 TREE DISPOSITION
		LTD-400.1	BLDG. 400 TREE DISPOSITION
		LTD-HE.1	HOTEL EXPANSION TREE DISPOSITION
		LTD-HE.2	HOTEL EXPANSION TREE DISPOSITION
		LTD-TC.1	TENNIS CENTER TREE DISPOSITION
		LTD-TC.2	TENNIS CENTER TREE DISPOSITION
		LTD-MA.1	MARINA TREE DISPOSITION
		LTD-MA.2	MARINA TREE DISPOSITION
		LTD-TH.1	SINGLE-FAMILY TREE DISPOSITION
		INDEX	BLDG. 100
		LA-OSD-100.1	BLDG. 100 OPEN SPACE DIAGRAM
		LA-OSD-100.2	BLDG. 100 OPEN SPACE DIAGRAM
		LA-VUA-100.1	BLDG. 100 VEHICULAR USE AREA
		LA-VUA-100.2	BLDG. 100 VEHICULAR USE AREA
		LH-100.1	BLDG. 100 HARDSCAPE PLAN
		LH-100.2	BLDG. 100 HARDSCAPE PLAN
		LH-100.A	BLDG. 100 AMENITY HARDSCAPE PLAN
		LHD-101	BLDG. 100 HARDSCAPE DETAIL
		LP-100.00	BLDG. 100 PLANTING SCHEDULE
		LP-100.1	BLDG. 100 TREES AND PALMS
		LP-100.2	BLDG. 100 TREES AND PALMS
		LP-100.A	BLDG. 100 AMENITY PLANTING
		LS-100.1	BLDG. 100 SHRUB PLAN
		LS-100.2	BLDG. 100 SHRUB PLAN
		INDEX	BLDG. 200
		LA-OSD-200.1	BLDG. 200 OPEN SPACE DIAGRAM
		LA-OSD-200.2	BLDG. 200 OPEN SPACE DIAGRAM
		LA-VUA-200.1	BLDG. 200 VEHICULAR USE AREA
		LA-VUA-200.2	BLDG. 200 VEHICULAR USE AREA
		LH-200.1	BLDG. 200 HARDSCAPE PLAN
		LH-200.2	BLDG. 200 HARDSCAPE PLAN
		LH-200.A	BLDG. 200 AMENITY HARDSCAPE PLAN
		LHD-201	BLDG. 200 HARDSCAPE DETAIL
		LHD-202	BLDG. 200 HARDSCAPE DETAIL
		LP-200.00	BLDG. 200 PLANTING SCHEDULE
		LP-200.1	BLDG. 200 TREES AND PALMS
		LP-200.2	BLDG. 200 TREES AND PALMS
		LS-200.1	BLDG. 200 AMENITY PLANTING
		LS-200.2	BLDG. 200 SHRUB PLAN
		LP-200.A	BLDG. 200 SHRUB PLAN
		INDEX	BLDG. 300
		LA-OSD-300.1	BLDG. 300 OPEN SPACE DIAGRAM
		LA-VUA-300.1	BLDG. 300 VEHICULAR USE AREA
		LH-300.1	BLDG. 300 HARDSCAPE PLAN
		LH-300.A	BLDG. 300 AMENITY HARDSCAPE PLAN
		LHD-301	BLDG. 300 HARDSCAPE DETAIL
		LHD-302	BLDG. 300 HARDSCAPE DETAIL
		LP-300.00	BLDG. 300 PLANTING SCHEDULE
		LP-300.1	BLDG. 300 TREES AND PALMS
		LP-300.A	BLDG. 300 AMENITY PLANTING
		LS-300.1	BLDG. 300 SHRUB PLAN
		INDEX	BLDG. 400
		LA-OSD-400.1	BLDG. 400 OPEN SPACE DIAGRAM
		LA-VUA-400.1	BLDG. 400 VEHICULAR USE AREA
		LH-400.1	BLDG. 400 HARDSCAPE PLAN
		LH-400.A	BLDG. 400 AMENITY HARDSCAPE PLAN
		LHD-401	BLDG. 400 HARDSCAPE DETAIL
		LP-400.00	BLDG. 400 PLANTING SCHEDULE
		LP-400.1	BLDG. 400 TREES AND PALMS
		LP-400.A	BLDG. 400 AMENITY PLANTING
		LS-400.1	BLDG. 400 SHRUB PLAN
		INDEX	HOTEL EXPANSION
		LA-OSD-HE.1	HOTEL EXPANSION OPEN SPACE DIAGRAM
		LA-OSD-HE.2	HOTEL EXPANSION OPEN SPACE DIAGRAM
		LH-HE.1	HOTEL EXPANSION HARDSCAPE PLAN
		LH-HE.2	HOTEL EXPANSION HARDSCAPE PLAN
		LH-HE-101	HOTEL EXPANSION HARDSCAPE DETAILS
		LP-HE.00	HOTEL EXPANSION PLANTING SCHEDULE
		LP-HE.1	HOTEL EXPANSION TREES AND PALMS
		LP-HE.2	HOTEL EXPANSION TREES AND PALMS
		LS-HE.1	HOTEL EXPANSION SHRUB PLAN
		LS-HE.2	HOTEL EXPANSION SHRUB PLAN
		INDEX	TENNIS CENTER
		LA-OSD-TC.1	TENNIS CENTER OPEN SPACE DIAGRAM
		LA-OSD-TC.2	TENNIS CENTER OPEN SPACE DIAGRAM
		LA-VUA-TC.1	TENNIS CENTER VEHICULAR USE AREA
		LA-VUA-TC.2	TENNIS CENTER VEHICULAR USE AREA
		LH-TC.1	TENNIS CENTER HARDSCAPE PLAN
		LH-TC.2	TENNIS CENTER HARDSCAPE PLAN
		LHD-TC-101	TENNIS CENTER HARDSCAPE DETAILS
		LP-TC.00	TENNIS CENTER PLANTING SCHEDULE
		LP-TC.1	TENNIS CENTER TREES AND PALMS
		LP-TC.2	TENNIS CENTER TREES AND PALMS
		LS-TC.1	TENNIS CENTER SHRUB PLAN
		LS-TC.2	TENNIS CENTER SHRUB PLAN

NUMBER OF LATEST REVISION PER SHEET	DATE	SHT. #	DESCRIPTION
			LANDSCAPE
	10/30/15		
		INDEX	MARINA
		LA-OSD-MA.1	MARINA OPEN SPACE DIAGRAM
		LA-OSD-MA.2	MARINA OPEN SPACE DIAGRAM
		LA-VUA-MA.1	MARINA VEHICULAR USE AREA
		LA-VUA-MA.2	MARINA VEHICULAR USE AREA
		LH-MA.1	MARINA HARDSCAPE PLAN
		LH-MA.2	MARINA HARDSCAPE PLAN
		LHD-MA-101	MARINA HARDSCAPE DETAILS
		LP-MA.00	MARINA PLANTING SCHEDULE
		LP-MA.1	MARINA TREES AND PALMS
		LP-MA.2	MARINA TREES AND PALMS
		LS-MA.1	MARINA SHRUB PLAN
		LS-MA.2	MARINA SHRUB PLAN
		INDEX	SINGLE-FAMILY
		LA-OSD-SF.1	SINGLE-FAMILY OPEN SPACE DIAGRAM
		LA-VUA-SF.1	SINGLE-FAMILY VEHICULAR USE AREA
		LH-SF.1	SINGLE-FAMILY HARDSCAPE PLAN
		LHD-SF-101	SINGLE-FAMILY HARDSCAPE DETAILS
		LP-SF.00	SINGLE-FAMILY PLANTING SCHEDULE
		LP-SF.1	SINGLE-FAMILY TREES AND PALMS
		LS-SF.1	SINGLE-FAMILY SHRUB PLAN
			PHOTOMETRIC
	10/30/15	SE-0	OVERALL SITE PLAN - BLDG. 100
		SE-1.10	PHOTOMETRIC BLDG. 100
		SE-1.11	PHOTOMETRIC BLDG. 100 LOBBY LEVEL PARKING PLAN
		SE-2.10	DETAILS & CUT SHEETS
		SE-0	OVERALL SITE PLAN- BLDG. 200, 300 & 400
		SE-1.20	PHOTOMETRIC DRIVEWAYS (LEVEL 1) BLDGS. 200, 300 &400
		SE-1.21	PHOTOMETRIC BLDG. 200 & 300 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN
		SE-1.22	PHOTOMETRIC BLDG. 400 -PHOTOMETRIC LOBBY LEVEL PARKING PLAN
		SE-2.20	DETAILS & CUT SHEETS
		SE-0	OVERALL SITE PLAN -MARINA/SINGLE-FAMILY
		SE-1.30	PHOTOMETRIC MARINA/SINGLE-FAMILY PLAN
		SE-2.30	DETAILS & CUT SHEETS
		SE-0	OVERALL SITE PLAN -TENNIS CENTER
		SE-1.40	PHOTOMETRIC TENNIS CENTER PLAN
		SE-2.40	DETAILS & CUT SHEETS

LOCATION MAP

NTS.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS & SPECIFICATIONS COMPLY WITH THE REQUIREMENTS OF THE F.B.C 2010, AND FLORIDA ACCESSIBILITY CODE 2012.

REVISIONS	BY
SITE PLAN SUBMITTAL 04/10/2015	
DRC RESUBMITTAL #1 08/11/2015	
DRC RESUBMITTAL #2 09/18/2015	
P&Z SUBMITTAL 10/30/2015	
CITY COMMISSION SUBMITTAL 12/23/2015	

DIPLOMAT GOLF COURSE & TENNIS CENTER
LOCATED AT:
HALLANDALE BEACH, FLORIDA
FOR:
DIPLOMAT GOLF COURSE VENTURE, LLC.

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895
MIAMI OFFICE
7695 SW 104th ST.
SUITE 210
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

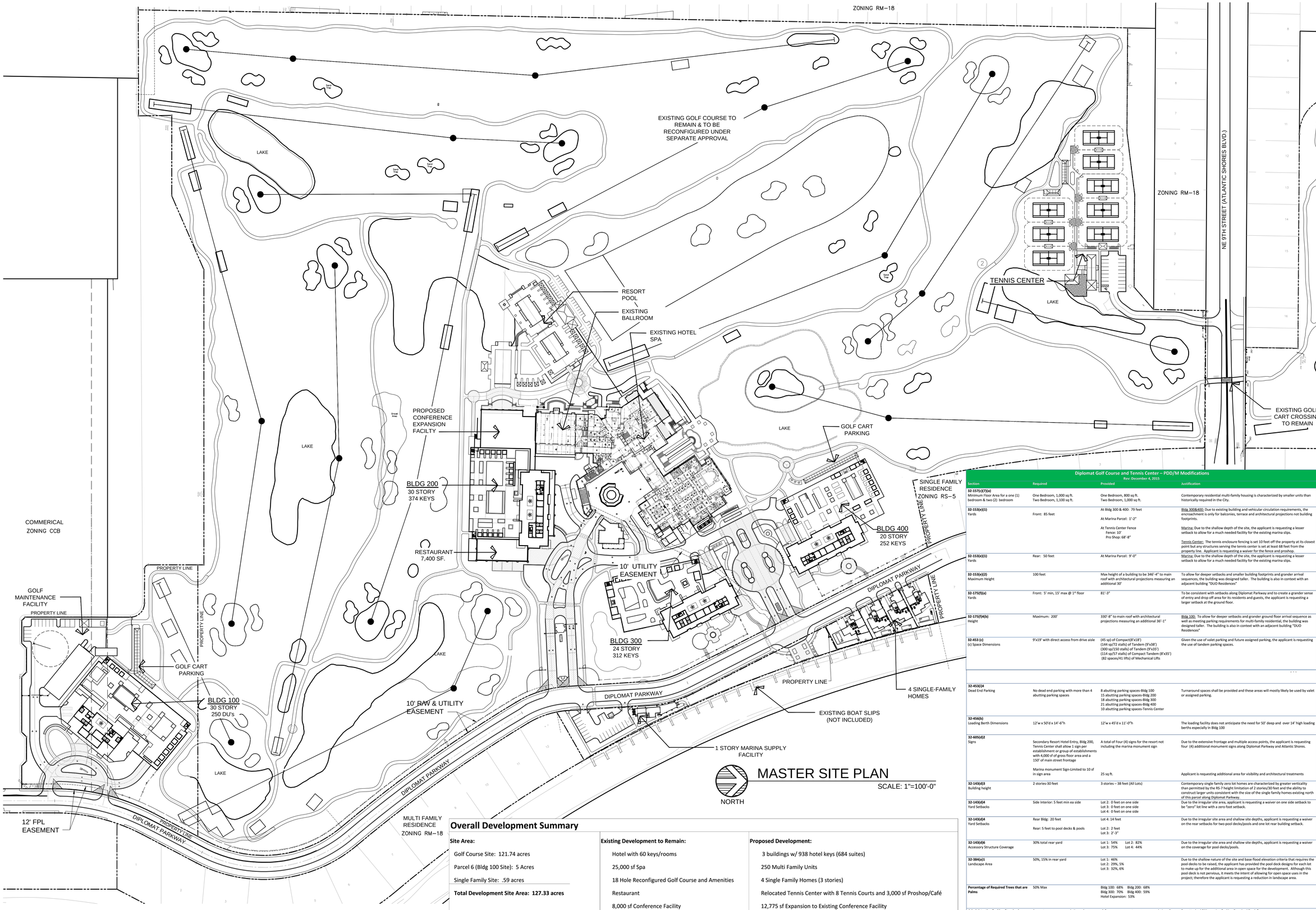
COPYRIGHT © 2015 MSA ARCHITECTS, INC. THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION OF DESIGNS PROJECT ARE PROHIBITED UNLESS WRITTEN AUTHORIZED BY THE ARCHITECT.

DRAWN	MGS
CHECKED	
DATE	12/23/15
SCALE	AS SHOWN
JOB NO.	1648.PRJ
SHEET	1528-A-0.0.DWG

CITY COMMISSION SUBMITTAL
12/23/2015

A-0.0

OF SHEETS



MASTER SITE PLAN

SCALE: 1"=100'-0"

Overall Development Summary

Site Area:	Existing Development to Remain:	Proposed Development:
Golf Course Site: 121.74 acres	Hotel with 60 keys/rooms	3 buildings w/ 938 hotel keys (684 suites)
Parcel 6 (Bldg 100 Site): 5 Acres	25,000 sf Spa	250 Multi Family Units
Single Family Site: .59 acres	18 Hole Reconfigured Golf Course and Amenities	4 Single Family Homes (3 stories)
Total Development Site Area: 127.33 acres	Restaurant	Relocated Tennis Center with 8 Tennis Courts and 3,000 sf Proshop/Café
	8,000 sf Conference Facility	12,775 sf Expansion to Existing Conference Facility
		1,375 sf Marina Supply Building

Diplomat Golf Course and Tennis Center – PDD/M Modifications

Rev: December 4, 2015

Section	Required	Provided	Justification
32-157(c)(7)(a) Minimum Floor Area for a one (1) bedroom & two (2) bedroom	One Bedroom, 1,000 sq ft. Two Bedroom, 1,100 sq ft.	One Bedroom, 800 sq ft. Two Bedroom, 1,000 sq ft.	Contemporary residential multi-family housing is characterized by smaller units than historically required in the City.
32-153(e)(1) Yards	Front: 85 feet	At Bldg 300 & 400: 79 feet At Marina Parcel: 1'-2" At Tennis Center Fence Fence: 10' Pro Shop: 68'-8"	Bldg 300&400: Due to existing building and vehicular circulation requirements, the encroachment is only for balconies, terrace and architectural projections not building footprints. Marina: Due to the shallow depth of the site, the applicant is requesting a lesser setback to allow for a much needed facility for the existing marina slips. Tennis Center: The tennis enclosure fencing is set 10 feet off the property at its closest point but any structures serving the tennis center is set at least 68 feet from the property line. Applicant is requesting a waiver for the fence and proshop.
32-153(e)(1) Yards	Rear: 50 feet	At Marina Parcel: 9'-0"	Marina: Due to the shallow depth of the site, the applicant is requesting a lesser setback to allow for a much needed facility for the existing marina slips.
32-153(e)(2) Maximum Height	100 feet	Max height of a building to be 346'-4" to main roof with architectural projections measuring an additional 30'	To allow for deeper setbacks and smaller building footprints and grander arrival sequences, the building was designed taller. The building is also in context with an adjacent building "DUO Residences"
32-175(f)(a) Yards	Front: 5' min, 15' max @ 1st floor	81'-3"	To be consistent with setbacks along Diplomat Parkway and to create a grander sense of entry and drop off area for its residents and guests, the applicant is requesting a larger setback at the ground floor.
32-175(f)4(b) Height	Maximum: 200'	330'-8" to main roof with architectural projections measuring an additional 36'-1"	Bldg 100: To allow for deeper setbacks and grander ground floor arrival sequence as well as meeting parking requirements for multi-family residential, the building was designed taller. The building is also in context with an adjacent building "DUO Residences"
32-453 (c) (c) Space Dimensions	9'x19' with direct access from drive aisle	(45 sp) of Compact(8'x18') (144 sp/72 stalls) of Tandem (9'x38') (300 sp/150 stalls) of Tandem (9'x35') (114 sp/57 stalls) of Compact Tandem (8'x35') (82 spaces/41 lifts) of Mechanical Lifts	Given the use of valet parking and future assigned parking, the applicant is requesting the use of tandem parking spaces.
32-453(i)4 Dead End Parking	No dead end parking with more than 4 abutting parking spaces	8 abutting parking spaces-Bldg 100 15 abutting parking spaces-Bldg 200 18 abutting parking spaces-Bldg 300 21 abutting parking spaces-Bldg 400 10 abutting parking spaces-Tennis Center	Turnaround spaces shall be provided and these areas will mostly likely be used by valet or assigned parking.
32-456(b) Loading Berth Dimensions	12'w x 50'd x 14'-6"h	12'w x 45'd x 11'-0"h	The loading facility does not anticipate the need for 50' deep and over 14' high loading berths especially in Bldg 100
32-605(d)2 Signs	Secondary Resort Hotel Entry, Bldg 200, Tennis Center shall allow 1 sign per establishment or group of establishments with 4,000 sf of gross floor area and a 150' of main street frontage Marina monument Sign-Limited to 10 sf in sign area	A total of Four (4) signs for the resort not including the marina monument sign 25 sq ft.	Due to the extensive frontage and multiple access points, the applicant is requesting four (4) additional monument signs along Diplomat Parkway and Atlantic Shores. Applicant is requesting additional area for visibility and architectural treatments
32-143(d)3 Building height	2 stories-30 feet	3 stories – 38 feet (All Lots)	Contemporary single family zero lot homes are characterized by greater verticality than permitted by the RS-7 height limitation of 2 stories/30 feet and the ability to construct larger units consistent with the size of the single family homes existing north of this parcel along Diplomat Parkway.
32-143(d)4 Yard Setbacks	Side Interior: 5 feet min ea side	Lot 2: 0 feet on one side Lot 3: 0 feet on one side Lot 4: 0 feet on one side	Due to the irregular site area, applicant is requesting a waiver on one side setback to be "zero" lot line with a zero foot setback.
32-143(d)4 Yard Setbacks	Rear Bldg: 20 feet Rear: 5 feet to pool decks & pools	Lot 4: 14 feet Lot 2: 2 feet Lot 3: 2'-3"	Due to the irregular site area and shallow site depths, applicant is requesting a waiver on the rear setbacks for two pool decks/pools and one lot rear building setback.
32-143(d)6 Accessory Structure Coverage	30% total rear yard	Lot 1: 54% Lot 2: 82% Lot 3: 75% Lot 4: 44%	Due to the irregular site area and shallow site depths, applicant is requesting a waiver on the coverage for pool decks/pools.
32-384(a)1 Landscape Area	50%, 15% in rear yard	Lot 1: 46% Lot 2: 29%, 5% Lot 3: 32%, 6%	Due to the shallow nature of the site and base flood elevation criteria that requires the pool decks to be raised, the applicant has provided the pool deck designs for each lot to make up for the additional area in open space for the development. Although this pool deck is not pervious, it meets the intent of allowing for open space uses in the project; therefore the applicant is requesting a reduction in landscape area.
Percentage of Required Trees that are Palms	50% Max	Bldg 100: 68% Bldg 200: 68% Bldg 300: 70% Bldg 400: 59% Hotel Expansion: 53%	
Administrative Parking Standards Standard for Hotels, motels and other tourist	1:guest room accommodations plus 1:200 GFA for other areas, such as office space, lobby areas, restaurants, meeting rooms. Gift shops and other accessory uses	-1.2 spaces per guestroom accommodations for hotel units with lockout suites -1:200 of 65% GFA	See attached "Alternative Parking Standard Study"

REVISIONS	BY
SITE PLAN SUBMITTAL 04/10/2015	
DRC RESUBMITTAL #1 08/11/2015	
DRC RESUBMITTAL #2 09/18/2015	
P&Z SUBMITTAL 10/30/2015	
CITY COMMISSION SUBMITTAL 12/23/2015	

DIPLOMAT GOLF COURSE & TENNIS CENTER

LOCATED AT:
HALLANDALE BEACH, FLORIDA
FOR:
DIPLOMAT GOLF COURSE VENTURE, LLC.

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000695
MIAMI OFFICE
3191 NW 94th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
403 SOUTH 21 AVE.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

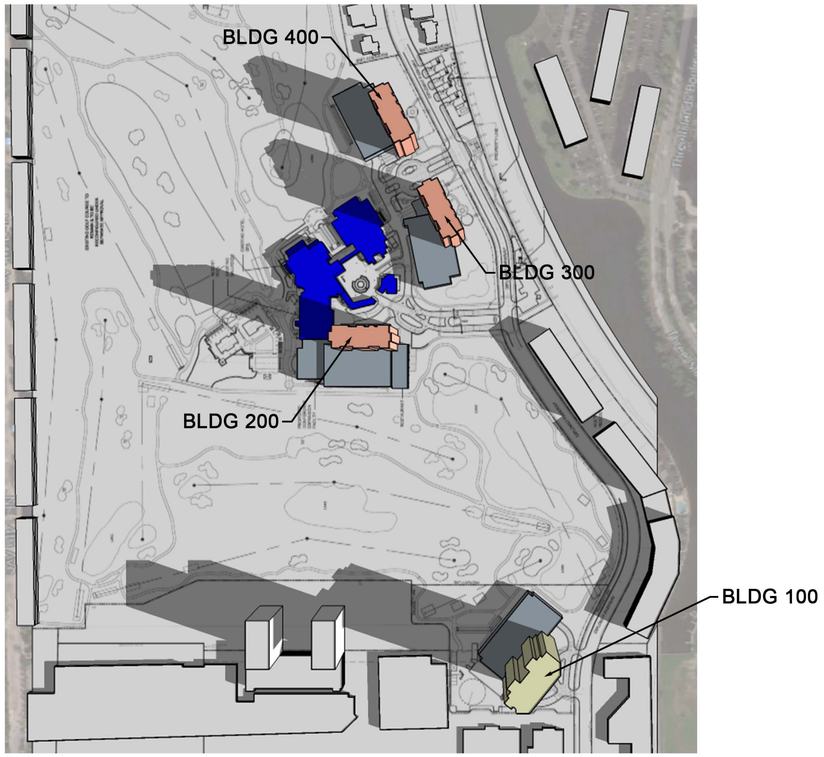
COPYRIGHT © 2015 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN	
CHECKED	
DATE	12/23/15
SCALE	AS SHOWN
JOB NO.	1648.PRJ
SHEET	

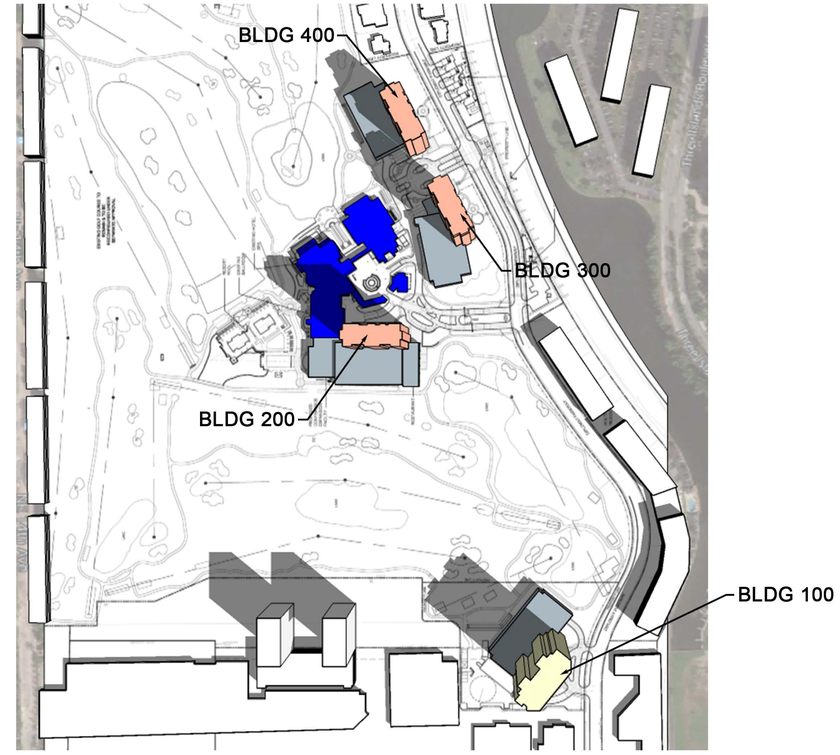
CITY COMMISSION SUBMITTAL 12/23/2015

MSP-1

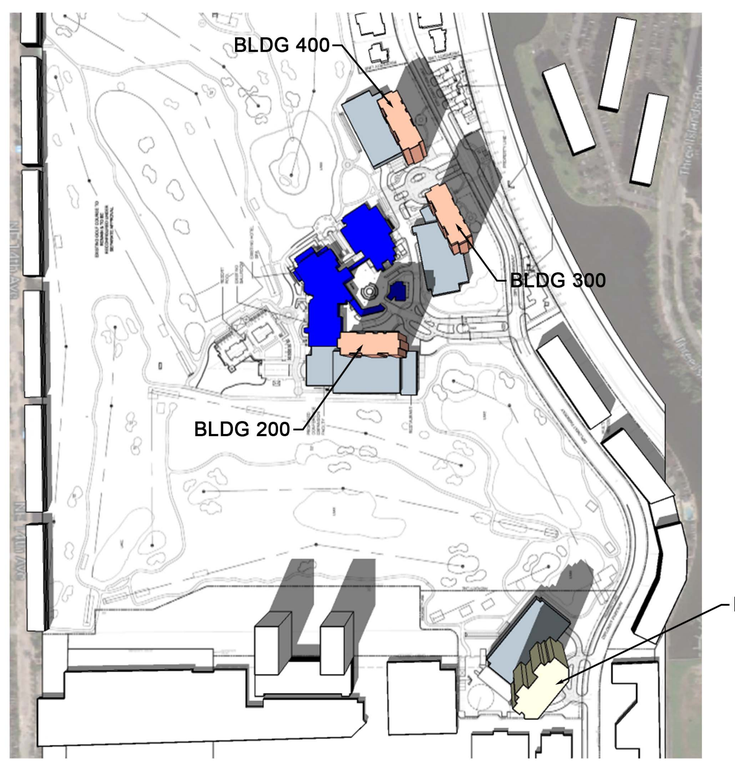
OF SHEETS



10 AM



12 PM



3 PM

LEGEND

- PROP. HOTEL
- PROP. RESIDENTIAL
- EXIST. TO REMAIN (2 ST.)
- SURROUNDING BLDG

NORTH

SHADOW STUDIES DEC 21

SCALE: N.T.S.

REVISIONS	BY
SITE PLAN SUBMITTAL 04/10/2015	
DRC RESUBMITTAL #1 08/11/2015	
DRC RESUBMITTAL #2 09/18/2015	
P&Z SUBMITTAL 10/30/2015	
CITY COMMISSION SUBMITTAL 12/23/2015	

DIPLOMAT GOLF COURSE & TENNIS CENTER

LOCATED AT:
HALLANDALE BEACH, FLORIDA
FOR:
DIPLOMAT GOLF COURSE VENTURE, LLC.

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
ARCHITECTURE & PLANNING
MIAMI OFFICE
7695 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
2301 SOUTH 21st AVE
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

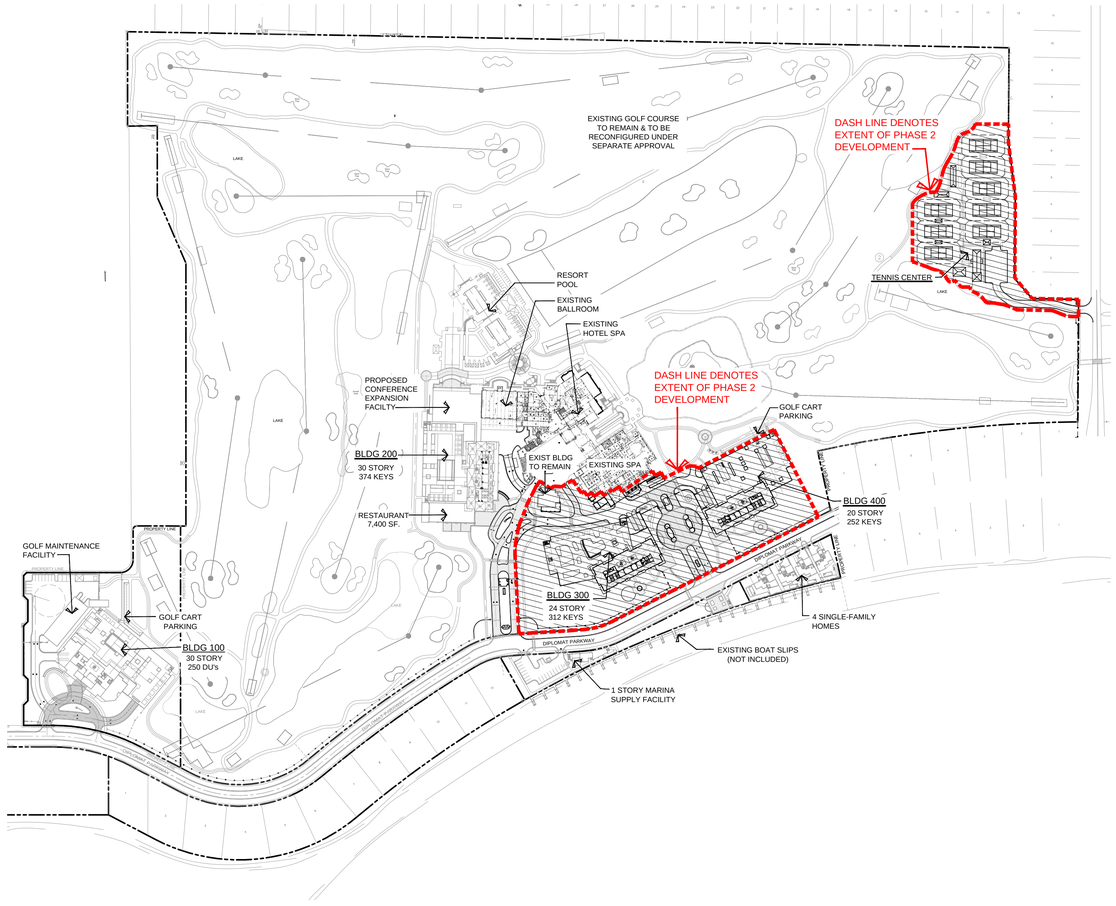
COPYRIGHT © 2015 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN	
CHECKED	
DATE	12/23/15
SCALE	AS SHOWN
JOB NO.	1648.PRJ
SHEET	

CITY COMMISSION SUBMITTAL 12/23/2015

MSP-10

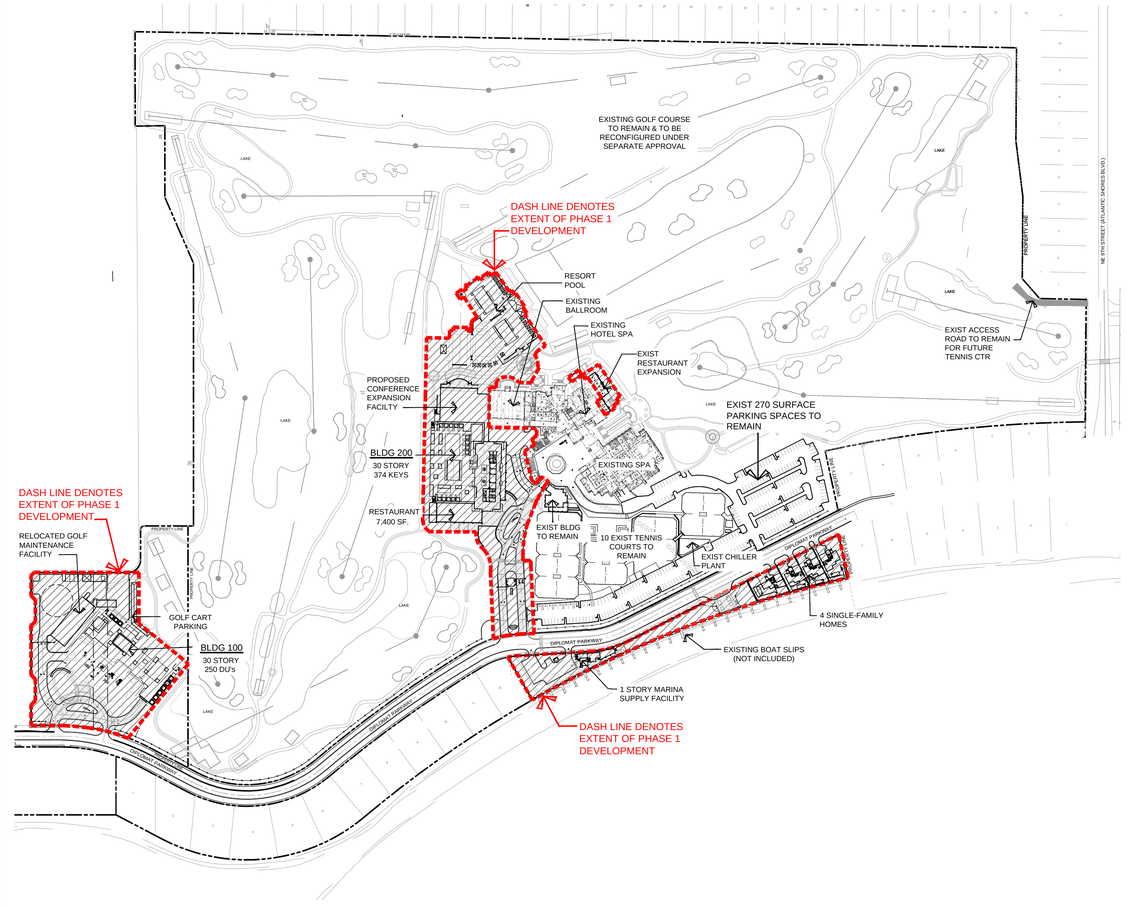
OF SHEETS



PHASE 2

PHASE 2 AT BUILD OUT PARKING
REQUIRED 1,334 SP.*
PROVIDED 1,379 SP.

* BASED ON PROPOSED ALTERNATIVE PARKING STANDARDS



PHASE 1

PARKING PHASE 1 RESORT
REQUIRED 789 SP.*
PROVIDED 850 SP. (580 STRUCTURED SP. + 270 SURFACE SP.)

* BASED ON PROPOSED ALTERNATIVE PARKING STANDARDS

NORTH

PHASING DIAGRAMS

REVISIONS	BY
SITE PLAN SUBMITTAL 04/10/2015	
DRC RESUBMITTAL #1 08/11/2015	
DRC RESUBMITTAL #2 09/18/2015	
P&Z SUBMITTAL 10/30/2015	
CITY COMMISSION SUBMITTAL 12/23/2015	

DIPLOMAT GOLF COURSE & TENNIS CENTER
LOCATED AT:
HALLANDALE BEACH, FLORIDA
FOR:
DIPLOMAT GOLF COURSE VENTURE, LLC.

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895
MIAMI OFFICE
7900 N.W. 104th. ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

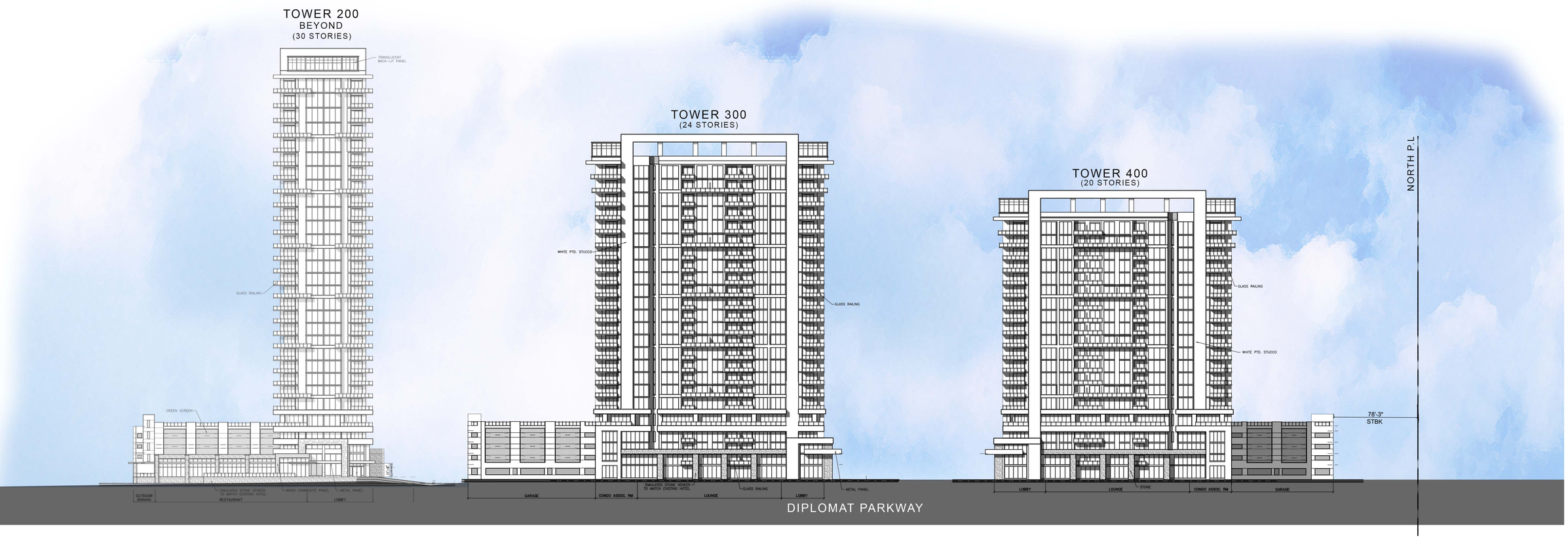
COPYRIGHT © 2015 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN	
CHECKED	
DATE	12/23/15
SCALE	AS SHOWN
JOB NO.	1648.PRJ
SHEET	

CITY COMMISSION SUBMITTAL 12/23/2015

MSP-11

OF SHEETS



CONTEXT STREET ELEVATIONS

SCALE: 1"=40'-0"

REVISIONS	BY
SITE PLAN SUBMITTAL 04/10/2015	
DRC RESUBMITTAL #1 08/11/2015	
DRC RESUBMITTAL #2 09/18/2015	
P&Z SUBMITTAL 10/30/2015	
CITY COMMISSION SUBMITTAL 12/23/2015	

DIPLOMAT GOLF COURSE & TENNIS CENTER

LOCATED AT:
HALLANDALE BEACH, FLORIDA
FOR:
DIPLOMAT GOLF COURSE VENTURE, LLC.

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895
MIAMI OFFICE
7205 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
2030 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

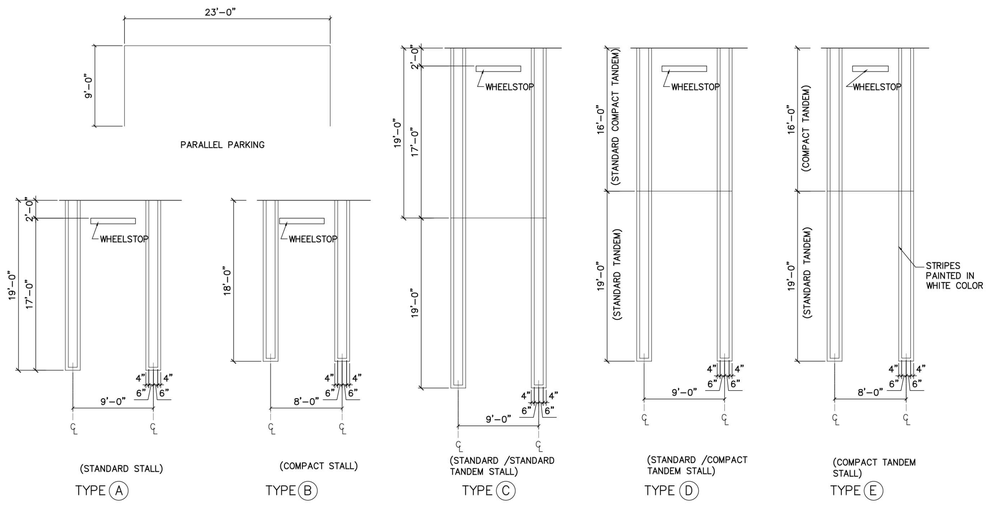
COPYRIGHT © 2015 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN	
CHECKED	
DATE	12/23/15
SCALE	AS SHOWN
JOB NO.	1648.PRJ
SHEET	

CITY COMMISSION SUBMITTAL 12/23/2015

MSP-2

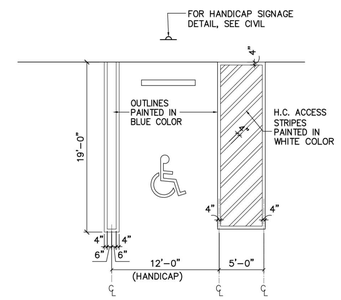
OF SHEETS



1 PARKING STALL DETAILS

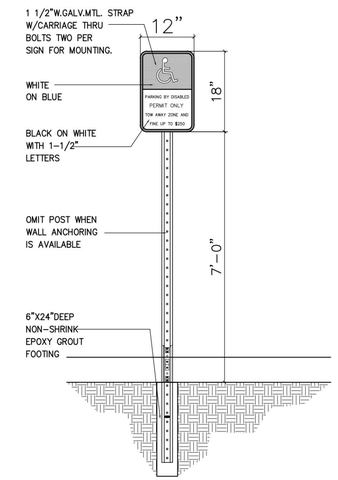
SEE PARKING TABLE FOR # OF STALL TYPES

SCALE: 1/8" =1'-0"

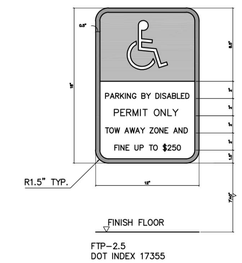


2 HANDICAP STALL DETAIL

SCALE: 1/8" =1'-0"



a SURFACE STALL



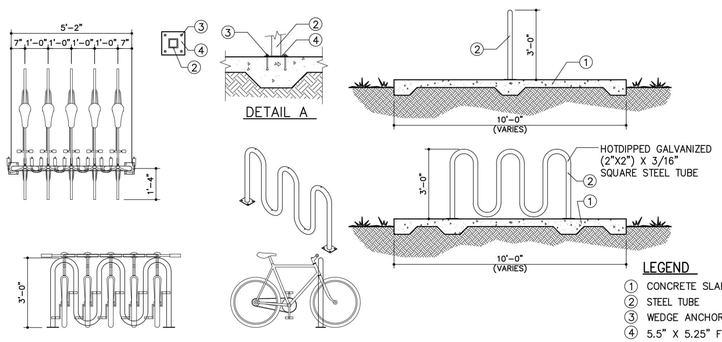
NOTES :

1. ALL LETTERS ARE 1" SERIES "C"
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.

b WALL MOUNTED @ STRUCTURED PKG STALL

3 H.C, PARKING SIGN

SCALE: N.T.S.



BICYCLE RACKS

SIGNAGE & MARKING

ALL BICYCLE PARKING SPACES SHALL BE POSTED WITH A PERMANENT & PROPERTY MAINTAINED ABOVE GROUND SIGN WHICH SHALL CONFORM TO THE FIGURE ENTITLED "SECURED BICYCLE PARKING" THE BOTTOM OF THE SIGN MUST BE AT LEAST FIVE (5) FEET ABOVE GRADE WHEN ATTACHED TO THE BUILDING, WHICH MAY NOT BE INSTALLED IN THE COUNTY MAINTAINED RIGHT-OF-WAY. NOT PERMIT SHOULD BE REQUIRED FOR SUCH SIGN.

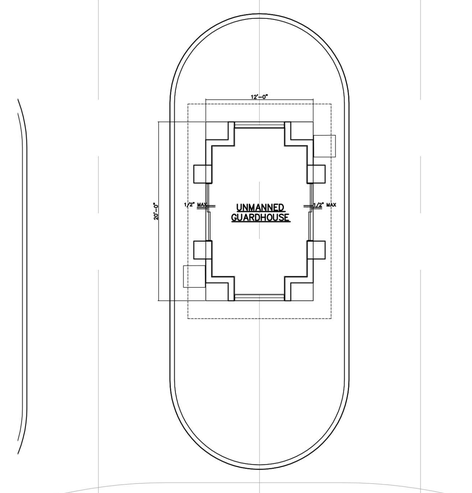
NOTE: INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

LEGEND

1. CONCRETE SLAB
2. STEEL TUBE
3. WEDGE ANCHOR
4. 5.5" X 5.25" FOOT PLATE

4 BIKE RACK DETAILS

SCALE: N.T.S.



a FLOOR PLAN

SCALE: 1/8" = 1'-0"

COLOR SCHEME		
BUILDING	MAIN BODY	ACCENT
GUARDHOUSE	SW 7005 PURE WHITE	SW7633 TAUPE TONE

b FRONT & REAR ELEVATION

SCALE: 1/8" = 1'-0"

c SIDES ELEVATION

SCALE: 1/8" = 1'-0"

5 GUARDHOUSE PLANS

SCALE: 1/8" = 1'-0"

SITE DETAILS

REVISIONS	BY
SITE PLAN SUBMITTAL 04/10/2015	
DRC RESUBMITTAL #1 08/11/2015	
DRC RESUBMITTAL #2 09/18/2015	
P&Z SUBMITTAL 10/30/2015	
CITY COMMISSION SUBMITTAL 12/23/2015	

DIPLOMAT GOLF COURSE & TENNIS CENTER
LOCATED AT:
HALLANDALE BEACH, FLORIDA
FOR:
DIPLOMAT GOLF COURSE VENTURE, LLC.

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895
MIAMI OFFICE
7000 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

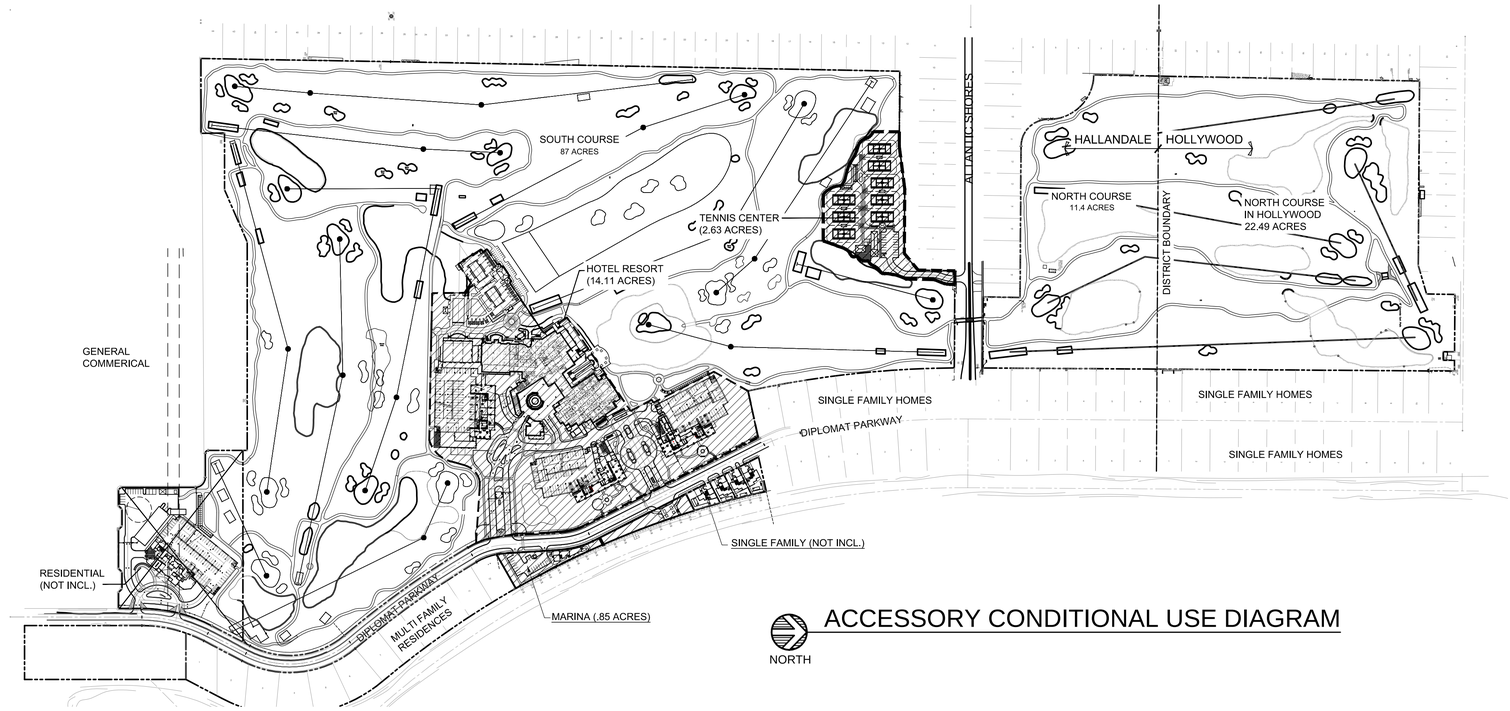
COPYRIGHT © 2015 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN	
CHECKED	
DATE	12/23/15
SCALE	AS SHOWN
JOB NO.	1648.PRJ
SHEET	

CITY COMMISSION SUBMITTAL 12/23/2015

MSP-3

OF SHEETS

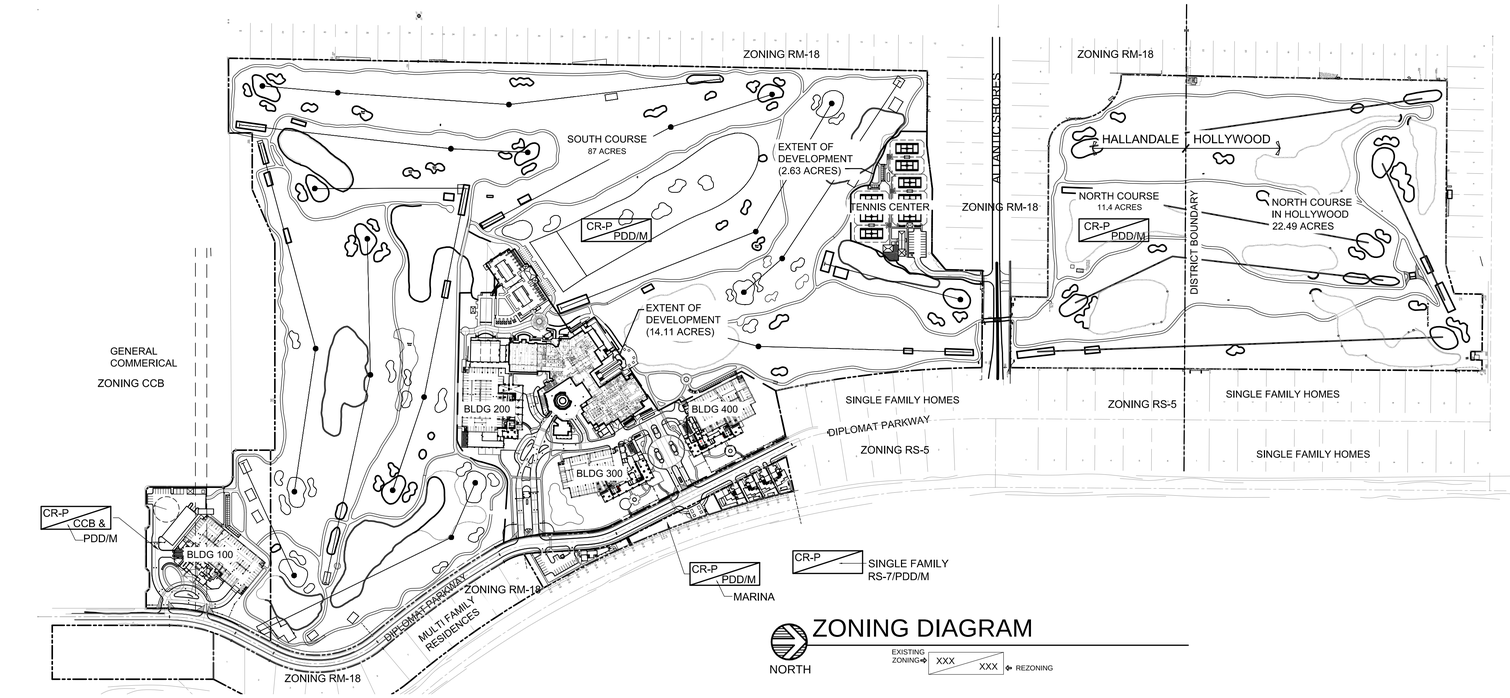


ACCESSORY CONDITIONAL USE DIAGRAM

NORTH

LEGEND

	GOLF COURSE AREA	
ALLOWED	SOUTH COURSE (HALLANDALE)	87 ACRE
	NORTH COURSE (HALLANDALE)	11.4 ACRE
	NORTH COURSE (HOLLYWOOD)	22.49 ACRE
	MARINA	.85 ACRE
		121.74 ACRE
	15% ALLOWED	18.26 ACRE
PROVIDED	PROPOSED RESORT	14.11 ACRE
	TENNIS CENTER	2.63 ACRE
	MARINA	.85 ACRE
	TOTAL	17.59 ACRE (14.44%)



ZONING DIAGRAM

NORTH

EXISTING ZONING → XXX / XXX ← REZONING

REVISIONS	BY
SITE PLAN SUBMITTAL 04/10/2015	
DRC RESUBMITTAL #1 08/11/2015	
DRC RESUBMITTAL #2 09/18/2015	
P&Z SUBMITTAL 10/30/2015	
CITY COMMISSION SUBMITTAL 12/23/2015	

DIPLOMAT GOLF COURSE
& TENNIS CENTER
LOCATED AT:
HALLANDALE BEACH, FLORIDA
FOR:
DIPLOMAT GOLF COURSE VENTURE, LLC.

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895
MIAMI OFFICE
7695 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

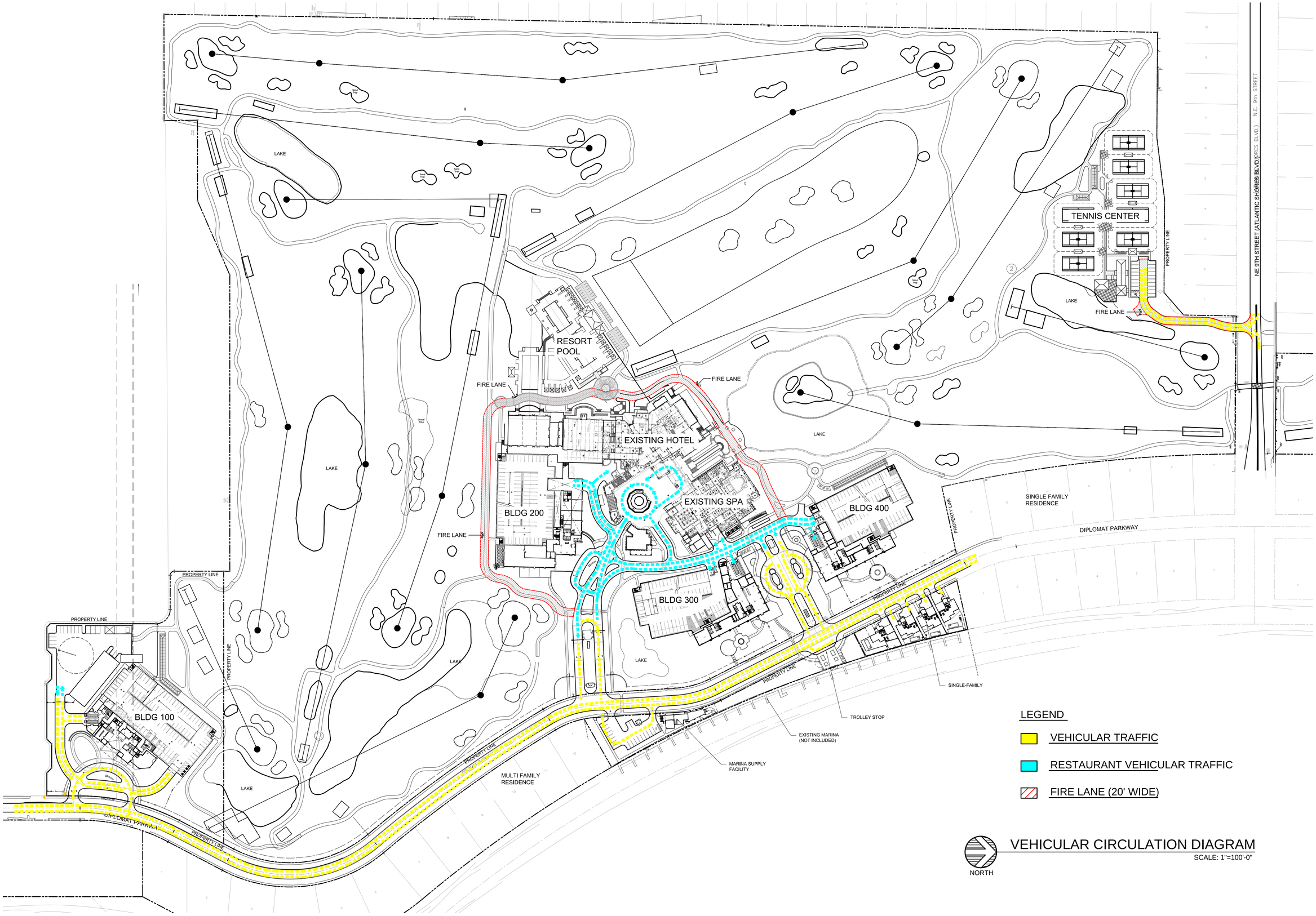
COPYRIGHT © THE MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. UNAUTHORIZED USE FOR PURPOSES OTHER THAN THE ORIGINAL PROJECT IS PROHIBITED.

DRAWN	
CHECKED	
DATE	12/23/15
SCALE	AS SHOWN
JOB NO.	1648.PRJ
SHEET	

CITY COMMISSION SUBMITTAL
12/23/2015

MSP-4

OF SHEETS



LEGEND

- VEHICULAR TRAFFIC
- RESTAURANT VEHICULAR TRAFFIC
- FIRE LANE (20' WIDE)

VEHICULAR CIRCULATION DIAGRAM

SCALE: 1"=100'-0"

REVISIONS	BY
SITE PLAN SUBMITTAL 04/10/2015	
DRC RESUBMITTAL #1 08/11/2015	
DRC RESUBMITTAL #2 09/18/2015	
P&Z SUBMITTAL 10/30/2015	
CITY COMMISSION SUBMITTAL 12/23/2015	

DIPLOMAT GOLF COURSE & TENNIS CENTER

LOCATED AT:
HALLANDALE BEACH, FLORIDA
FOR:
DIPLOMAT GOLF COURSE VENTURE, LLC.

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895
MIAMI OFFICE
7695 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

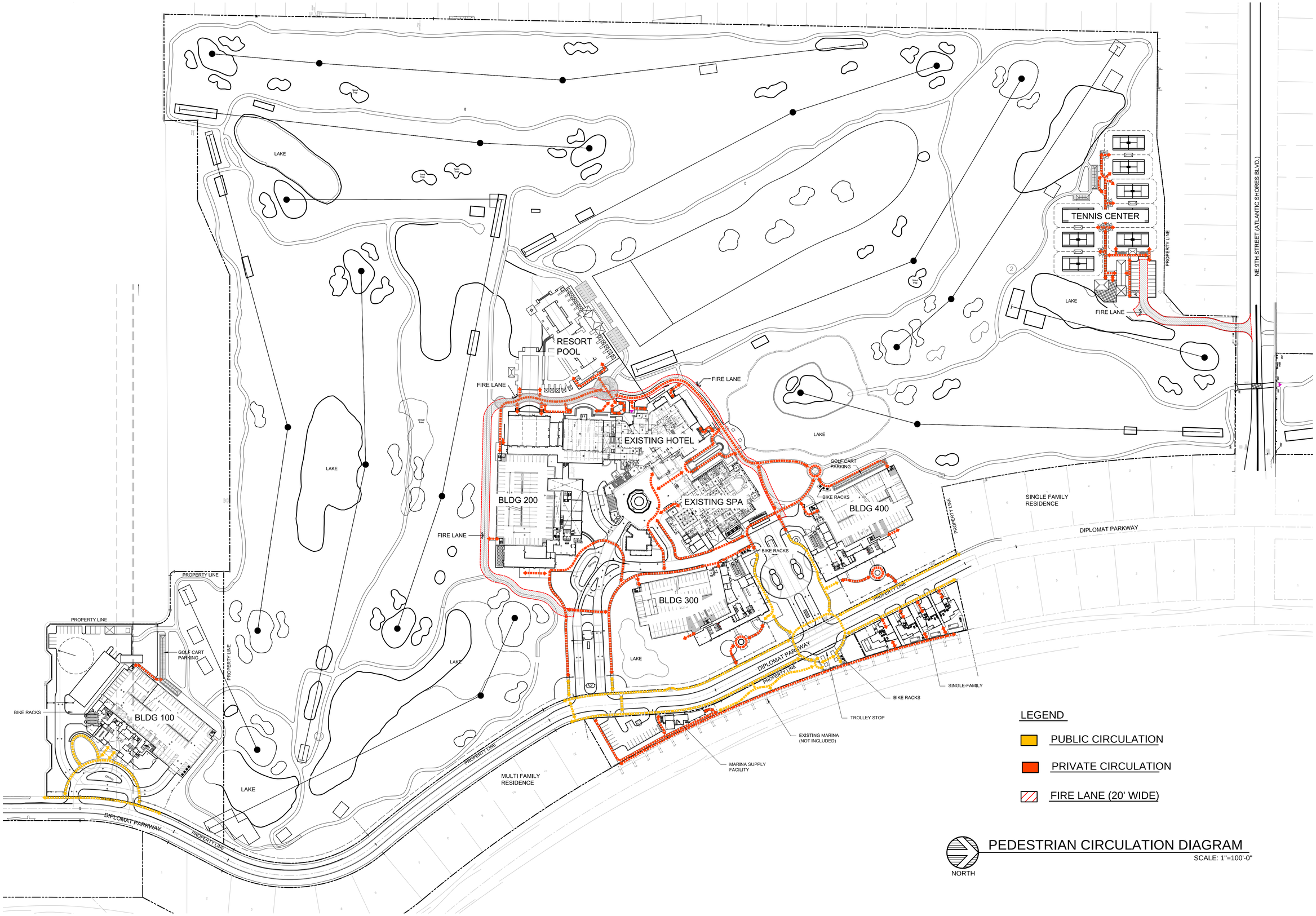
MSA ARCHITECTS
ARCHITECTURE & PLANNING

COPYRIGHT © 2015 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN	
CHECKED	
DATE	12/23/15
SCALE	AS SHOWN
JOB NO.	1648.PRJ
SHEET	CITY COMMISSION SUBMITTAL 12/23/2015

MSP-5

OF SHEETS



PEDESTRIAN CIRCULATION DIAGRAM

SCALE: 1"=100'-0"

REVISIONS	BY
SITE PLAN SUBMITTAL 04/10/2015	
DRC RESUBMITTAL #1 08/11/2015	
DRC RESUBMITTAL #2 09/18/2015	
P&Z SUBMITTAL 10/30/2015	
CITY COMMISSION SUBMITTAL 12/23/2015	

DIPLOMAT GOLF COURSE & TENNIS CENTER

LOCATED AT:
HALLANDALE BEACH, FLORIDA
FOR:
DIPLOMAT GOLF COURSE VENTURE, LLC.

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895
MIAMI OFFICE
7695 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

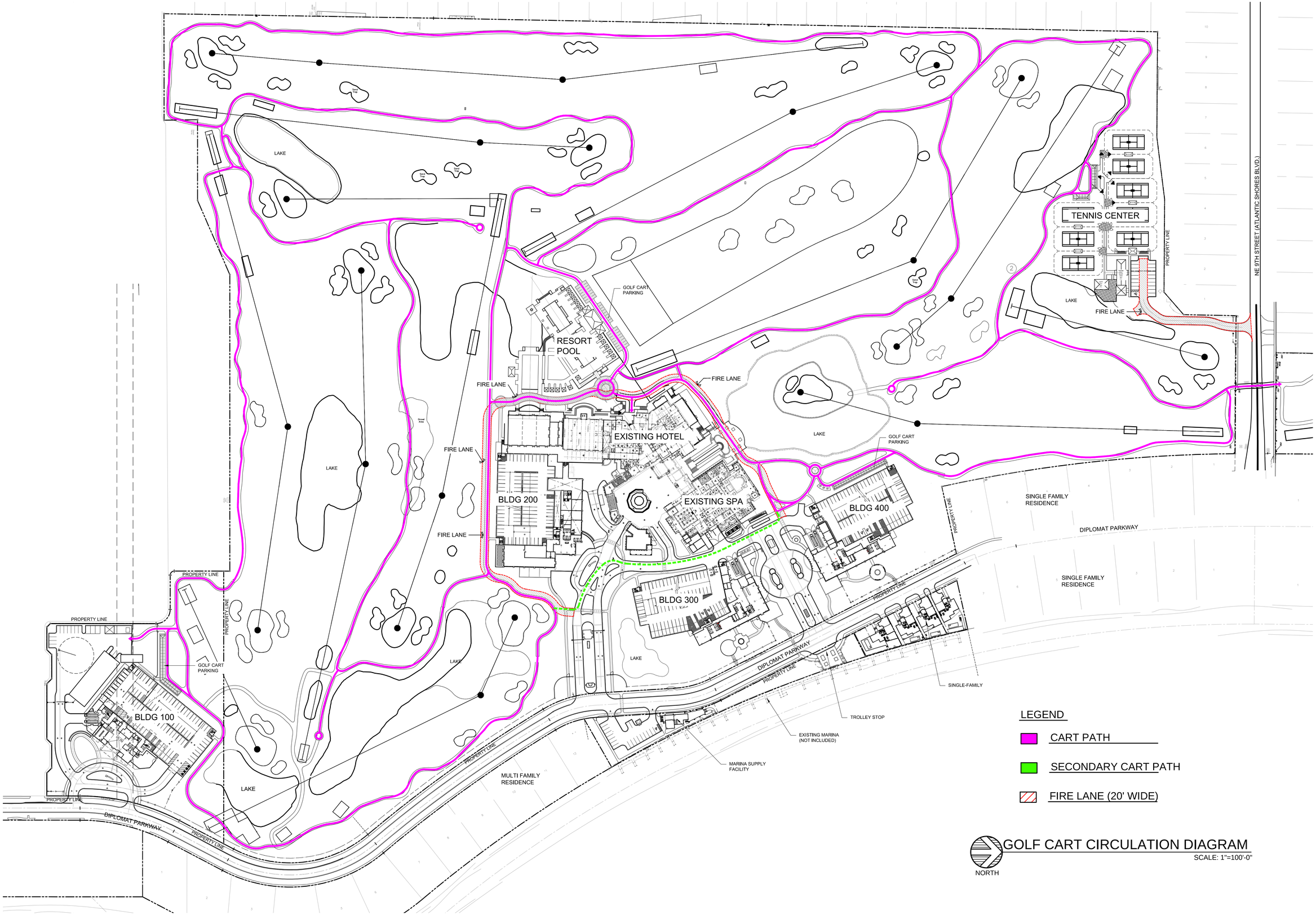
MSA ARCHITECTS
ARCHITECTURE & PLANNING

COPYRIGHT © 2015 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN	
CHECKED	
DATE	12/23/15
SCALE	AS SHOWN
JOB NO.	1648.PRJ
SHEET	CITY COMMISSION SUBMITTAL 12/23/2015

MSP-6

OF SHEETS



GOLF CART CIRCULATION DIAGRAM

SCALE: 1"=100'-0"

REVISIONS	BY
SITE PLAN SUBMITTAL 04/10/2015	
DRC RESUBMITTAL #1 08/11/2015	
DRC RESUBMITTAL #2 09/18/2015	
P&Z SUBMITTAL 10/30/2015	
CITY COMMISSION SUBMITTAL 12/23/2015	

DIPLOMAT GOLF COURSE & TENNIS CENTER

LOCATED AT:
HALLANDALE BEACH, FLORIDA
FOR:
DIPLOMAT GOLF COURSE VENTURE, LLC.

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895
MIAMI OFFICE
7695 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

COPYRIGHT © 2015 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN	
CHECKED	
DATE	12/23/15
SCALE	AS SHOWN
JOB NO.	1648.PRJ
SHEET	

CITY COMMISSION SUBMITTAL 12/23/2015

MSP-7

OF SHEETS

1 ENTRY VIEW OF BLDGS 300 & 400

2 VIEW FROM 14TH AVE & ATLANTIC SHORES

3 BLDG 200 ENTRY VIEW

RENDERINGS

REVISIONS	BY
SITE PLAN SUBMITTAL 04/10/2015	
DRC RESUBMITTAL #1 08/11/2015	
DRC RESUBMITTAL #2 09/18/2015	
P&Z SUBMITTAL 10/30/2015	
CITY COMMISSION SUBMITTAL 12/23/2015	

DIPLOMAT GOLF COURSE & TENNIS CENTER

LOCATED AT:
HALLANDALE BEACH, FLORIDA
FOR:
DIPLOMAT GOLF COURSE VENTURE, LLC.

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000695
MIAMI OFFICE
7685 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
3000 HOLLYWOOD BLVD.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

COPYRIGHT © 2015 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN	
CHECKED	
DATE	12/23/15
SCALE	AS SHOWN
JOB NO.	1648.PRJ
SHEET	

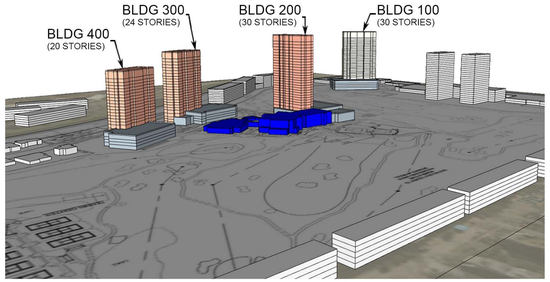
CITY COMMISSION SUBMITTAL
12/23/2015

MSP-8.1

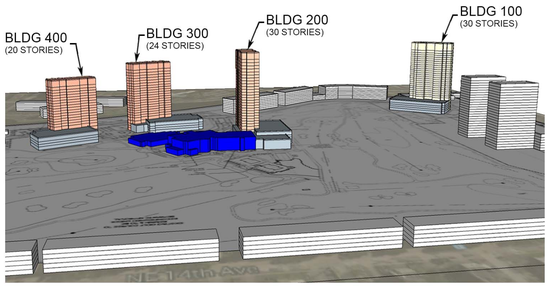
OF SHEETS

1 SOUTHEAST VIEW

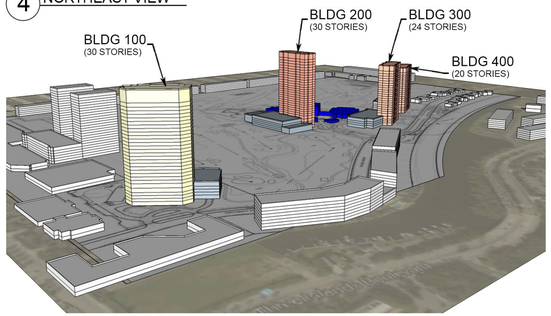
2 SOUTHWEST VIEW



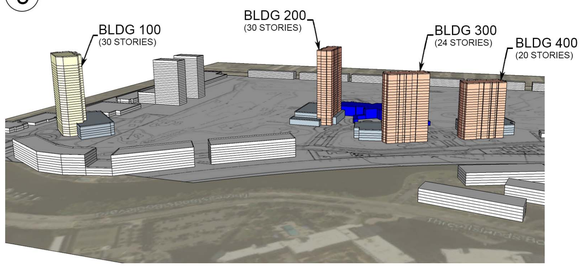
3 SOUTHEAST VIEW



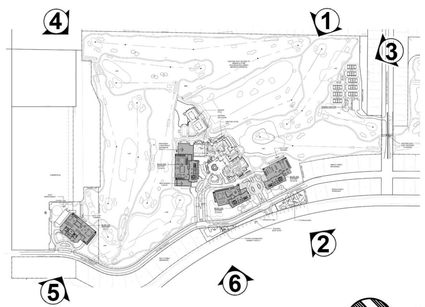
4 NORTHEAST VIEW



5 NORTHWEST VIEW



6 SOUTHWEST VIEW



KEY PLAN

NORTH

LEGEND

- PROP. HOTEL
- PROP. RESIDENTIAL
- EXIST. TO REMAIN (2 ST)
- SURROUNDING BLDG

MASSING STUDIES

SCALE: N.T.S.

REVISIONS	BY
SITE PLAN SUBMITTAL 04/10/2015	
DRC RESUBMITTAL #1 08/11/2015	
DRC RESUBMITTAL #2 09/18/2015	
P&Z SUBMITTAL 10/30/2015	
CITY COMMISSION SUBMITTAL 12/23/2015	

DIPLOMAT GOLF COURSE & TENNIS CENTER

LOCATED AT:
HALLANDALE BEACH, FLORIDA
FOR:
DIPLOMAT GOLF COURSE VENTURE, LLC.

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000893
MIAMI OFFICE
7205 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

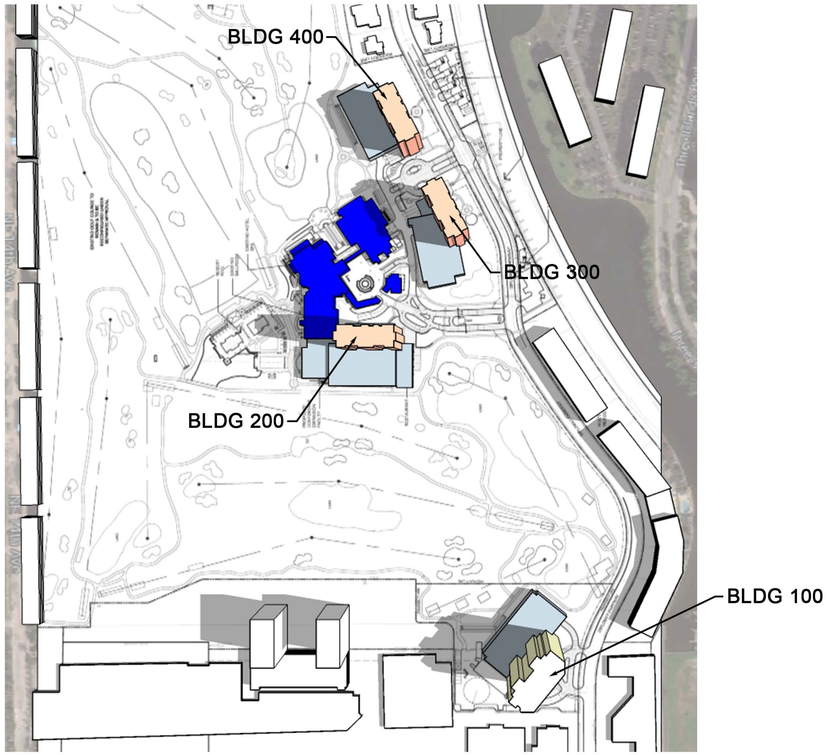
COPYRIGHT © 2015 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN	
CHECKED	
DATE	12/23/15
SCALE	AS SHOWN
JOB NO.	1648.PRJ
SHEET	

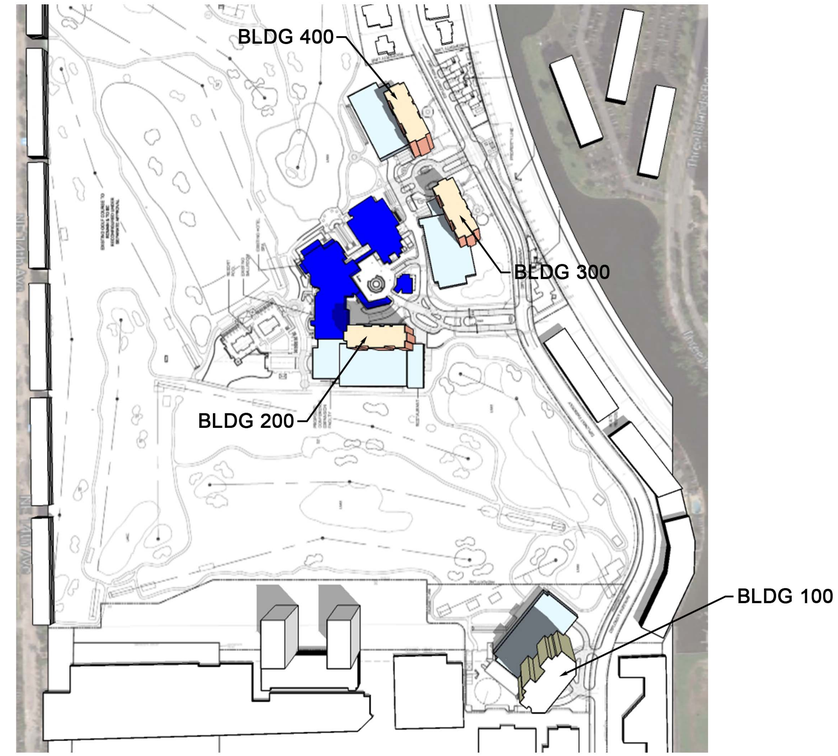
CITY COMMISSION SUBMITTAL 12/23/2015

MSP-8

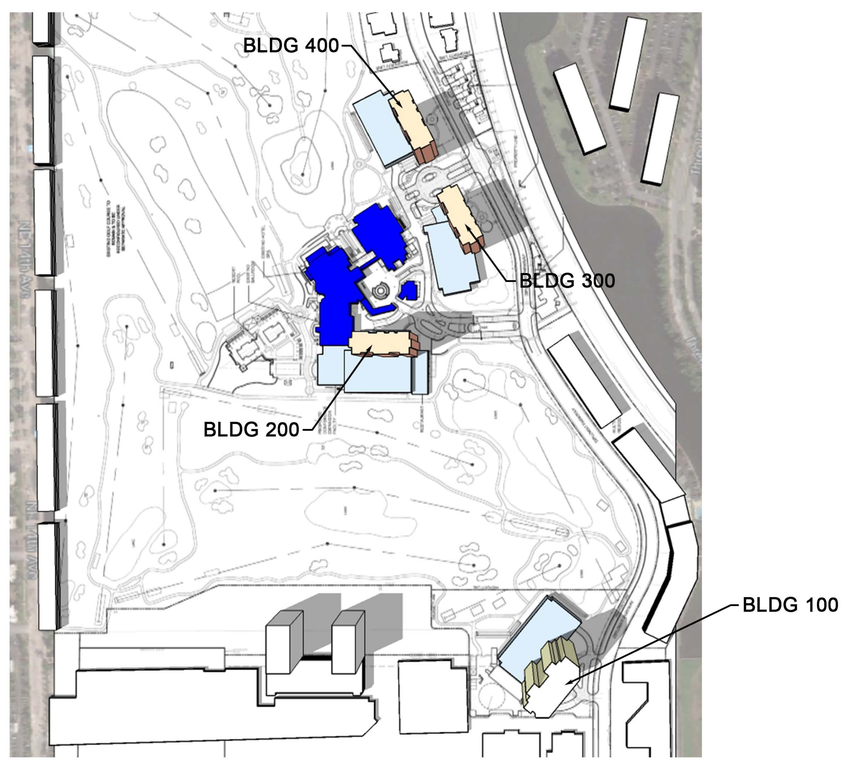
OF SHEETS



10 AM



12 PM



3 PM

LEGEND

- PROP. HOTEL
- PROP. RESIDENTIAL
- EXIST. TO REMAIN (2 ST.)
- SURROUNDING BLDG

NORTH

SHADOW STUDIES JUNE 21

SCALE: N.T.S.

REVISIONS	BY
SITE PLAN SUBMITTAL 04/10/2015	
DRC RESUBMITTAL #1 08/11/2015	
DRC RESUBMITTAL #2 09/18/2015	
P&Z SUBMITTAL 10/30/2015	
CITY COMMISSION SUBMITTAL 12/23/2015	

DIPLOMAT GOLF COURSE & TENNIS CENTER

LOCATED AT:
HALLANDALE BEACH, FLORIDA
FOR:
DIPLOMAT GOLF COURSE VENTURE, LLC.

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AA0003095
MIAMI OFFICE
7695 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
301 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

COPYRIGHT © 2015 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN	
CHECKED	
DATE	12/23/15
SCALE	AS SHOWN
JOB NO.	1648.PRJ
SHEET	

CITY COMMISSION SUBMITTAL 12/23/2015

MSP-9

OF SHEETS