



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

March 5, 2025

John McWilliams, P.E.
Kimley-Horn
8201 Peters Road, Suite 2200, Plantation, FL 33324

Dear John McWilliams,

RE: Variance Committee Review to allow for **Category F Driveway**

Applicant/Property Owner: DIPLOMAT LANDINGS OWNER LLC

Broward County City of Hollywood State Road: A1A **Section:** 86030000 **MP:** 1.10

Access Class: 5 **Posted Speed:** 35 mph **SIS:** No **FDOT Ref. Project:** FM 453431.2_Victoria Peters-PD&E/EMO STUDY; FM 446996.1_Ronald Wallace-LIGHTING **Site Acreage:** 6.65 Acres

Development Size:

- Proposed Phase I: 350 Residential DU on the west side of SR A1A (previously approved per pre-application letter dated 07/10/2023). ***Categorized to 344 Residential DU and 6 Townhomes.**
- ** Phase II: 500 Hotel Rooms and 4,000 SF Restaurant on the west side of SR A1A.**
- ***25,000 SF Retail (north side).**

Project Name & Address: Diplomat Landings Redevelopment - 3555 S Ocean Dr, Hollywood, FL 33019
AMRC Meeting Date: September 7, 2023

Request:

Driveway 1: Maintain existing right-in/right-out driveway on the west side of SR A1A (North Service-Only Driveway) located approximately 150 feet north of Driveway 2.

Driveway 2: Conversion of west leg of Diplomat Resort (N) signalized access, located approximately 150 feet south of Driveway 1, to allow all movements at SR A1A (Phase II).

Driveway 3: Modified right-in only driveway on the west side of SR A1A located approximately 63 feet south of Driveway 2. (Phase II).

Driveway 4: Modified right-out only driveway on the west side of SR A1A located approximately 140 feet south of Driveway 3 (Phase II).

Driveway 5: Conversion of west leg of Diplomat Resort (S) signalized access, located approximately 100 feet south of Driveway 4, to allow all movements at SR A1A (Phase II).

Driveway 6: Maintain existing right-in/right-out driveway (South Service-Only Driveway) on the west side of SR A1A located approximately 96 feet south of Driveway 5.

Driveway 7: Modified right-in/right-out driveway along the west side of SR A1A located approximately 180 feet south of Driveway 6 (Phase 1).

This request is: **Approved with Conditions**

Conditions:

- ☐ A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.

John McWilliams – Diplomat Landings Redevelopment Access Management Review Committee Letter

- ☐ Coordination with Broward County Transit (BCT) is required to relocate the existing bus shelter approximately 200 feet north of the existing location.
- ☐ A new mast arm is required at SR A1A / S. Ocean Drive & Diplomat Resort (South) Driveway and shall accommodate one (1) signal head per approach lane.
- ☐ A northbound left turn lane is required at SR A1A / S. Ocean Drive & Diplomat Resort (South) Driveway and shall meet the minimum requirements in the Florida Design Manual (FDM) with 205' total length.

Comments:

- *AMRC Letter was revised on June 13, 2024, to update development size for Phase II from "845 Residential DU" to "500 Hotel Rooms".*
- **(2024-11-06) The previously approved 350 Residential DU have been categorized to 344 Residential DU and 6 Townhomes, per the proposed plat note amendment.*
- *** (2024-11-06) This letter is revised from the previously approved letter dated June 13, 2024 to update the development size for Phase II from "500 Hotel Rooms" to "500 Hotel and 4,000 SF Restaurant".*
- **** (2024-11-06) 60,636 SF Retail currently exists in total between the north and south developments. All the existing retail is being removed from the south and 25,000 SF Retail is proposed on the north for Phase II. This letter is revised from the previously approved letter dated June 13, 2024 to include the 25,000 SF Retail for Phase II.*
- *(2025-03-05) The request has been modified to include all driveways.*
 - All existing driveways not approved in this letter must be fully removed and the area restored.
 - Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
 - A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
 - If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.

Comments:

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Please note that this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than **12 months**.

Please contact the Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

[signatures on following page]

cc: Anthony Beecher

File https://fldot-my.sharepoint.com/personal/roya_edwards_dot_state_fl_us/Documents/Desktop/AMRC 01. 86030000 MP 1.1 SR A1A_Diplomat Landings Redevelopment-Rev3.docx

Agree Disagree

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X

March 5, 2025

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X

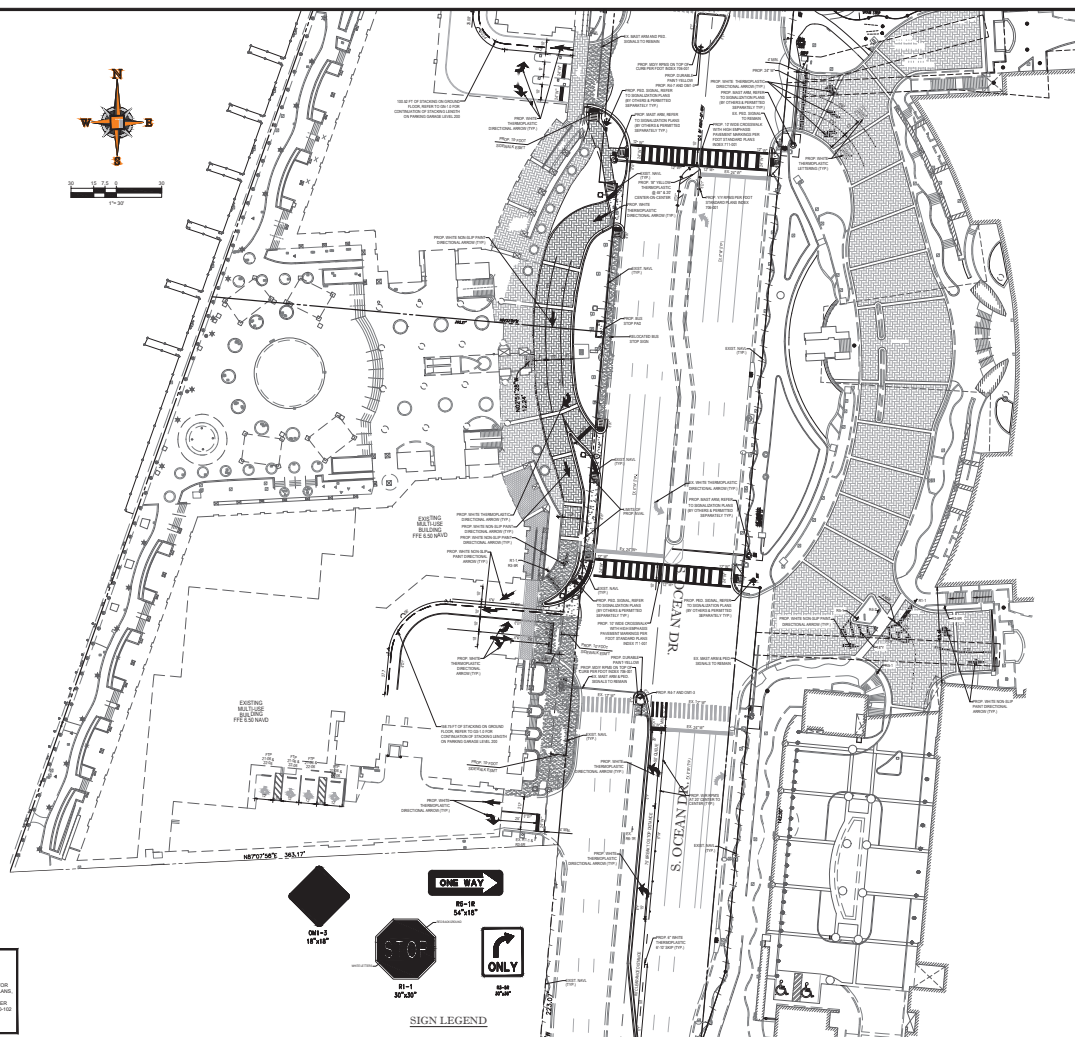
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SIGNALIZATION NOTE:

ALL PROPOSED SIGNALIZATION WORK IS SHOWN FOR REFERENCE ONLY AS IT IS TO BE DONE BY OTHERS AND RELOCATED SEPARATELY.

NOTES.

1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), SEVENTH EDITION, AND THE "CALIFORNIA STANDARD SPECIFICATIONS (CSS) FOR HIGHWAY CONSTRUCTION" (SECTION 202) AND FOOTING DESIGN STANDARDS WHERE APPLICABLE.
2. ALL OFFSITE PAVEMENT MARKING AND SIGNAGE MUST BE APPROVED BY FOOT AND ON FOOT APPROVED PRODUCTS LIST (APL).
3. ALL PAVEMENT MARKINGS AND SIGNAGE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED.
4. EXISTING MARKINGS SHALL BE REMOVED BY WATER OR SAND BLASTING.
5. ALL STOP LINES TO BE 6" MIN. BEHIND CROSSWALK OR SIDEWALK.
6. THERMOPLASTIC PAVEMENT MARKING REFLECTIVITY SHALL BE UNIFORM ACROSS THE ENTIRE STRIP AND SHALL HAVE A MINIMUM REFLECTIVITY RATING OF 250 MILLICANDLERS FOR DAYTIME AND 150 MILLICANDLERS FOR NIGHTTIME.

LEGEND

R1-1	STOP SIGN
R2-SR	RIGHT TURN ONLY
R4-7	KEEP RIGHT
R5-1	DO NOT ENTER
R6-SR	ONE WAY
OMR-3	YELLOW WARNING REFLECTOR
FTP 21-06	ADA SIGN PER FOOT STD. PLANS, INDEX 700-102
FTP 22-06	ADA SUPPLEMENTAL SIGN PER FOOT STD. PLANS, INDEX 700-102
Y	YELLOW
W	WHITE
*	THIRDMAN ACT'G

SIGN LEGEND

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