



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NON-VEHICULAR ACCESS LINE

Project Description			
Plat Name:	Diplomat Resort and Country Club Plat	Application Number:	010-MP-93
Application Type:	Non-Vehicular Access Line	Legistar Number:	25-813
Owner/Applicant:	Diplomat Landings Phase 2 Owner, LLC Diplomat Landings Phase 1 Owner, LLC HFL Landings Owner LLC	Commission District:	6
Authorized Agent:	Thomas Engineering Group, LLC	Section/Twn./Range:	23/51/42
Location:	West side of State Road A1A/Ocean Drive, between Seacrest Parkway and Magnolia Terrace	Folio Number (s):	5142-23-17-0030 5142-23-17-0031 5142-23-17-0040
Municipality:	City of Hollywood	Platted Area:	19.42 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
FS 125.022 Waiver	An extension waiver was granted until May 10, 2027		
Meeting Date:	December 9, 2025		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached (**Exhibit 3**). The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

This application is being presented with a companion note amendment for the plat.

Plat History and Development Rights			
Plat Board Approval:	October 19, 1993	Plat Book and Page Number:	158-16
Date Recorded:	April 25, 1995	Current Instrument Number:	110435918
Non-Vehicular Access Line (NVAL) Restriction			
Existing NVAL :	Along the west side of Highway A1A adjacent to Parcel C and D of the plat except at the following openings: <ul style="list-style-type: none">• A 50-foot opening with centerline located approximately 42 feet north of the south plat limits. This opening is restricted to right turns only.• A 70-foot opening with centerline located approximately 239 feet north of the south plat limits. This opening is restricted to right turns only.• An 80-foot opening with centerline located approximately 910 feet north of the south plat limits. This opening is restricted to right turns only.		

	<ul style="list-style-type: none"> • A 50-foot opening with centerline located approximately 350 feet north of the south plat limits. This opening shall be restricted to left-out, thru-out and right-out only. • A 40-foot opening with centerline located approximately 445 feet north of the south plat limits. This opening shall be restricted to right-out only. • A 120-foot opening with centerline located approximately 320 feet south of the north plat limits. This opening shall be restricted to right-in, left-in and thru-in only.
Proposed NVAL:	<p>Modify three (3) existing access opening and create one (1) new access opening adjacent to Parcel C and D of the plat:</p> <ul style="list-style-type: none"> • A 50-foot opening with centerline located approximately 42 feet north of the south plat limits. This opening is restricted to right turns only. • A 70-foot opening with centerline located approximately 239 feet north of the south plat limits. This opening is restricted to right turns only. • An 80-foot opening with centerline located approximately 910 feet north of the south plat limits. This opening is restricted to right turns only. • A 66-foot opening with centerline located approximately 362 feet north of the south plat limits. This opening shall be labeled full access. • A 23-foot opening with centerline located approximately 489 feet north of the south plat limits. This opening is restricted to and shall be labeled right turns out only. • A 120-foot opening with centerline located approximately 722 feet north of the south plat limits. This opening shall be labeled full access. • A new 23-foot opening with centerline located approximately 645 feet north of the south plat limits. This opening is restricted to and shall be labeled right turn in only. <p>Specific locations are shown and described in the sketches included with Exhibit 3.</p>

1. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the proposed NVAL Amendment and recommend **approval** subject to the conditions contained in the attached memorandum (**Exhibit 4**). This request shall meet the standards of the Broward County Land Development Code at the time of permit.

Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to the NVAL recordation. The use of a non-standard agreement will require independent approval by the County Commission.

Additionally, the owner of this plat shall enter into the standard Installation of Required Improvements Agreement (BCF#450) for the construction of a new traffic signal or modifications to the existing signalization. Upon notification by the developer, the Traffic Engineering Division will perform the required studies to determine the need for

signalization or signal modification. If no need is determined, the developer may be released from this obligation (Exhibit 4 Page 3 of 6).

This project is located on State Road A1A. Florida Department of Transportation (FDOT) has issued an Approval Letter with conditions and will expire on March 5, 2026 (**Exhibit 5**). Openings or improvements on functionally classified State Roads are subject to the “Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards.”

2. Municipal Review

The City of Hollywood has submitted Resolution No. R-2025-006 dated January 15, 2025, supporting the NVAL amendment.

RECOMMENDATIONS

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings and conditions.

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

[AO]