



Application Number 010-MP-93

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Diplomat Resort and Country Club Plat			
Plat/Site Number 010-MP-93		Plat Book - Page (if recorded) 158-16	
Owner/Applicant/Petitioner Name Diplomat Landings Phase 2 Owner, LLC			
Address 2850 Tigertail Ave, #800		City Miami	State FL
Phone (305) 790-8576		Email pedro.schnell@relatedgroup.com	
Agent for Owner/Applicant/Petitioner Thomas Engineering Group, LLC		Contact Person Michael Troxell	
Address 6300 NW 31st Ave		City Ft. Lauderdale	State FL
Phone (954) 202-7000		Email mtroxell@thomaseg.com	
Folio(s) 514223170030, 514223060030, 514223060020			
Location <div style="display: flex; justify-content: space-between;"> <div>West <small>north side/corner north</small></div> <div>side of S.R. A1A <small>street name</small></div> <div>at/between/and Seacrest Parkway <small>street name / side/corner</small></div> <div>and/of Magnola Terrace <small>street name</small></div> </div>			

Type of Application (this form required for all applications)	
Please check all that apply (use attached Instructions for this form).	
<input type="checkbox"/> Plat (fill out/PRINT Questionnaire Form, Plat Checklist)	
<input type="checkbox"/> Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist)	
<input checked="" type="checkbox"/> Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist)	
<input type="checkbox"/> Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist , use Vacation Instructions)	
<input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)	
<input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)	
<input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)	
<input type="checkbox"/> Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)	

Application Status			
Has this project been previously submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input checked="" type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number 010-MP-93	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name Diplomat Resort and Country Club Plat		<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat Diplomat Resort and Country Club Plat	Project Number 010-MP-93
Is the underlying plat all or partially residential?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat. 135 high rise apartments (Parcel B-1)	
Number and type of units proposed to be deleted by this replat. 0	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat. 0 Units deleted. Addition of 344 high rise apartments, 6 townhouses and 500 hotel rooms (Parcels C)	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>If the answer is "Yes" to any of the questions above</p> <p>RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.</p>	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Diplomat Activity Center (DAC)	Land Use Plan Designation(s) Diplomat Activity Center (DAC)
Zoning District(s) Planned Development (PD)	Zoning District(s) Planned Development (PD)

Existing Land Use					
<p>A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.</p>					
Are there any existing structures on the site?					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Hotel / Hotel Banquet Facility / Hotel Accessory Retail (Parcels A and B-2)	1,000 Room / 209,300 SF / 8,000 SF	Currently Occupied	YES NO	YES NO	HAS WILL NO
High Rise Apartments (Parcel B-1)	135 Units	Currently Occupied	YES NO	YES NO	HAS WILL NO
Retail (Parcels C and D)	78,000 SF	Currently Occupied	YES NO	YES NO	HAS WILL NO
<p>*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
High Rise Apartments (Parcel C)	344 Units	Restaurant (Parcel C)	4,000 SF
Townhouses (Parcel C)	6 Units	Retail (Parcel D)	25,000 SF
Hotel (Parcel C)	500 Rooms		

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

[Signature]
Owner/Agent Signature

7/18/24
Date

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 18 day of July, 2024, who ☒ is personally known to me | ☐ has produced _____ as identification.

Shila M. Nieves
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida



Serial Number (if applicable)

For Office Use Only

Application Type

Note Amendment

Application Date	Acceptance Date	Fee
	<u>05/08/2025</u>	\$ 2,090.00
Comments Due	Report Due	CC Meeting Date
<u>06/09/2025</u>	<u>06/19/2025</u>	TBD

Adjacent City or Cities

None

- ☒ Plats
 ☒ Surveys
 ☒ Site Plans
 ☐ Landscaping Plans
 ☐ Lighting Plans
 ☐ City Letter
 ☐ Agreements

☐ Other: **Narrative, FDOt letter, SCAD letter, City Resolution**

- Distribute To
☒ Full Review
 ☐ Planning Council
 ☐ School Board
 ☐ Land Use & Permitting
 ☐ Health Department
 ☐ Zoning Code Services (BMSD only)
 ☐ Administrative Review

☐ Other:

Received By

Adrien Osias

April 25, 2025

Broward County Resilient Environment Department
Urban Planning Division
1 N. University Drive, Box 102
Plantation, FL 33324

Re: Plat Note Amendment - Diplomat Resort and Country Club Plat – Plat Book 158, Page 16
Plat Note Amendment Narrative

To Whom it May Concern,

This letter serves as our request on behalf of “property owner” for an approval from Broward County for a Plat Note Amendment to that certain Plat entitled Diplomat Resort and County Club recorded within Plat Book 158, Page 16 of the Public Records of Broward County, Florida. Specifically, we are requesting the approval of the plat note amendment as follows:

EXISTING NOTE: (As recorded within O.R.B. 30470 PG 164)

“Parcels A and B-2 (as described on the attached Exhibit 1) 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. Parcels C and D are restricted to 78,000 square feet of retail use, with the retail use limited to those portions of Parcel C and D described on the attached Exhibit 3.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of Broward County Land Use Plan, regarding hazards to air navigation.

This note is required by chapter 5, article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners.

The notation and any amendments thereto are solely indicating the approved development level for property located within the Plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this Plat who took title to the property with reference to this Plat.”

PROPOSED NOTE:

“Parcels A and B-2 (as described on the attached Exhibit 1 of Exhibit ii) 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 of Exhibit ii) is restricted to 135 high-rise apartments. Parcels C is restricted to 344 high-rise apartments, 6 townhouses, a 4,000 square feet restaurant, and a 500-room hotel. Parcel D shall be limited to a 25,000 square feet of retail use with the retail use limited to those portions of Parcel D as described on the attached Exhibit 3 of Exhibit ii.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of Broward County Land Use Plan, regarding hazards to air navigation.

This note is required by chapter 5, article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners.

The notation and any amendments thereto are solely indicating the approved development level for property located within the Plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this Plat who took title to the property with reference to this Plat.”

Additionally, since the Plat has undergone multiple use plat note amendments since its original recording date on April 25, 1995, Exhibit “A” has been attached to this narrative to outline all use note amendments made to the Plat within chronological order. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Michael
Troxell

Digitally signed by Michael Troxell
DN: c=US, o=Unaffiliated,
dnQualifier=A01410C0000019131
8EAC0D000E9EDA, cn=Michael
Troxell
Date: 2025.04.25 14:40:23 -04'00'

Michael Troxell, P.E.
Project Manager