



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number 010-MP-93

Application to Change or Waive Requirements of the Broward County Land Development Code

INSTRUCTIONS

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

ROADWAY RELATED

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, bus bays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

NON-ROADWAY RELATED

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or print legibly in **black ink**.

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 / Diplomat Landings Phase 1 Owner, LLC / HFL Landings Owner LLC

Address

2850 Tigertail Ave, #800

City

Miami

State

FL

Zip

33133

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 Avenue

City

Ft. Lauderdale

State

FL

Zip

33309

Phone

(954) 202-7000

Email

mtroxell@thomaseg.com

Folio(s)

5142-23-17-0030, 5142-23-17-0031 and 5142-23-17-0040

Location

West side of S.R. A1A at/between/and Seacrest Parkway and/of Magnola Terrace
north side/corner north street name street name / side/corner street name

Proposed Changes

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s).

N/A

Land Development Code citation(s)

N/A

Have you contacted anyone in County Government regarding this request?

☐ Yes

☒ No

If yes, indicate name(s), department and date

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):

Revise the NVAL for the Diplomat Resort and Country Club Plat (P.B. 158, PG. 16) along the west side of A1A as follows:

- 1) The third opening from the south is being changed from a 50' left-out, thru-out and right-out only opening to a 66' full access opening.
- 2) The fourth opening from the south is being changed from a 40' right-out only opening to a 22.5' right-out only opening.
- 3) A new 23' right-in only opening is being proposed between the existing fourth and fifth NVAL openings from the south.
- 4) The fifth opening from the south is being changed from a 120' right-in, left-in and thru in only opening to a 120' full access opening.

REQUIRED DOCUMENTATION

Submit one (1) original and copy of each document listed below.

1. Narrative clearly describing proposed changes. Be sure to include detailed information of opening location, size, etc.
2. Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
3. Agreement and Title Opinion for staff review (contact staff for more information).
4. A valid pre-application approval letter from the Florida Department of Transportation, if applicable.
5. Approved or recorded plat. (A survey and site plan may be accepted for single family and duplex applications. Please consult with Urban Planning Division staff.)
6. A check for the application fees (if applicable) made payable to: **Broward County Board of County Commissioners**. Please consult the Development Permit Application Fee Schedule.

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:

1. The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
2. Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
3. A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Urban Planning Division staff to determine any additional required documentation.

All documents listed must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

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

5/23/24
Date

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence | ☐ online notarization, this 23 day of MAY, 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/Title of Request

Application Date 05/02/2025	Acceptance Date 05/08/2025	Fee \$ 2,410.00
Comments Due 06/09/2025	Report Due 06/19/2025	CC Meeting Date TBD
Adjacent City or Cities None		
<input checked="" type="checkbox"/> Plats	<input checked="" type="checkbox"/> Site Plans	<input type="checkbox"/> City Letter
<input checked="" type="checkbox"/> FDOT Letter		
<input type="checkbox"/> Other: Narrative, sketch & legal description, city resolution		
Distribute To <input checked="" type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Traffic Engineering	<input checked="" type="checkbox"/> Mass Transit
<input type="checkbox"/> Other:		
Comments		
Received By Adrien Osias		



THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
P: 954-202-7000
F: 954-202-7070

April 25, 2025

Ms. Josie Sesodia, AICP
Broward County
Resilient Environmental Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, FL 33324

**RE: 010-MP-93 - Diplomat Resort & Country Club
Non-Vehicular Access Lines (NVAL) Application Narrative**

Dear Ms. Sesodia:

The Diplomat Resort & Country Club is redeveloping a portion of the property located at 3451-3690 South Ocean Drive in Hollywood, Florida with a 350 residential unit building (344 high-rise apartments and 6 townhouses) and a 500 key hotel building with a 4,00 square feet restaurant. The site is generally located on the west side of South Ocean Drive (State Road A1A) approximately 0.25 miles north of Hallandale Beach Boulevard (State Road 858). The Diplomat Resort & Country Club parcel on the west side of South Ocean Drive is currently occupied by a surface parking lot, two multi-story parking structures, retail shops and an outdoor plaza area known as "Diplomat Landing". The existing parking structures serve the hotel and convention center on the east side of South Ocean Drive. Access to the parking structures is limited to in only movements at the driveway to the north garage and the exit is provided via the out only movements from the south garage driveway. The two garages are interconnected via a bridge connection over the plaza area.

Since the north hotel building is proposed to be constructed within the plaza area between the two garages, the bridge interconnecting the two garages will be eliminated thus modifications to the driveways and turning movements need to be modified. The 350 residential unit building will be constructed at the location of the surface parking lot located at the south end of the site. The 350 residential unit building will utilize the location of the south driveway connection and an interconnection with the adjacent parking structure. Based on the proposed development the existing NVAL for the parcels located on the west side of South Ocean Drive will need to be modified. No changes to the NVAL for the parcels located on the east side of South Ocean Drive is planned.



January 31, 2025
Page 2 of 2

The existing NVAL along the parcels on the west side of South Ocean Drive has six (6) openings. The following is a summary of the proposed changes to the NVAL line on the west side of South Ocean Drive starting from the south end of the site:

- 1) The first NVAL opening from the south is a 50' full right-in and right-out only opening and no changes are proposed for this opening.
- 2) The second opening from the south is a 70' right-in and right-out only opening and no changes are proposed for this opening.
- 3) The third opening from the south is being changed from a 50' left-out, thru-out and right-out only opening to a 66' full access opening.
- 4) The fourth opening from the south is being changed from a 40' right-out only opening to a 22.5' right-out only opening.
- 5) A new 23' right-in only opening is being proposed between the existing fourth and fifth NVAL openings from the south.
- 6) The fifth opening from the south is being changed from a 120' right-in, left-in and thru in only opening to a 120' full access opening.
- 7) The sixth opening from the south is an 80' right-in and right-out only opening and no changes are proposed for this opening.

Based on the above changes, we respectfully request that the changes to the NVAL be approved.

Sincerely,

Michael
Troxell

Michael Troxell, P.E.
Project manager


 Digitally signed by Michael Troxell
DN: c=US, o=Unaffiliated,
dnQualifier=A01410C00000191318E
AC0D000E9EDA, cn=Michael Troxell
Date: 2025.04.25 15:04:02 -04'00'

EXHIBIT "A"
LEGAL DESCRIPTION
OVERALL PROPERTY – WEST SIDE OF A-1-A
DIPLOMAT RESORT AND COUNTRY CLUB PLAT
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

All of Parcel "C" and Parcel "D" of DIPLOMAT RESORT AND COUNTRY CLUB PLAT, according to the plat thereof, as recorded in Plat Book 158, Page 16, together with the North 20.00 feet of BEVERLY BEACH NO. 2, according to the plat thereof as recorded in Plat Book 40, Page 24 all of the Public Records of Broward County, Florida.

LESS that portion of said Parcel "D" described as:

BEGIN at the Northeast corner of said Parcel "D";
THENCE Southerly along the East line of said Parcel "D" for a distance of 22.50 feet;
THENCE Westerly a distance of 141.00 feet;
THENCE Northerly a distance of 22.50 feet;
THENCE Easterly along the North line of said Parcel "D" a distance of 141.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Hollywood, Broward County,

NOTES:

1. Not valid without the signature and original raised seal of a licensed Florida Surveyor and Mapper.
2. The lands described hereon were not abstracted, by the Surveyor, for ownership, easements, rights-of-way or other matters that may appear in the Public Records of Broward County, Florida.
3. Information shown hereon does not represent a Boundary Survey

CALVIN, GIORDANO & ASSOCIATES, INC.



Date: 4/28/2025

Steven M. Watts
Professional Surveyor and Mapper
Florida Registration Number 4588

EXHIBIT "B"
LEGAL DESCRIPTION
OLD NON-VEHICULAR ACCESS LINE
DIPLOMAT RESORT AND COUNTRY CLUB PLAT
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

A Non-Vehicular Access Line along the East line of Parcels "C" and "D" of the DIPLOMAT RESORT AND COUNTRY CLUB PLAT, according to the plat thereof as recorded in Plat Book 158, Page 16 and along the East line of the North 20.00 feet of BEVERLY BEACH NO. 2, according to the plat thereof as recorded in Plat Book 40, Page 24, all of the Public Records of Broward County, Florida, said line being more particularly described as follows:

BEGIN at the Southeast corner of said Parcel "C", said point being located on the Westerly right-of-way line of State Road A-1-A (South Ocean Drive);

THENCE along the said East line of Parcel "C", the said East line of Parcel "D" and the said East line of the North 20.00 feet of BEVERLY BEACH NO. 2, said line also being the Westerly right-of-way line of South Ocean Drive (State Road A-1-A), the following seventeen (17) courses and distances;

1. THENCE North 05°08'00" East, a distance of 17.16 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
2. THENCE continue North 05°08'00" East, a distance of 50.47 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
3. THENCE North 05°08'00" East, a distance of 136.87 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
4. THENCE continue North 05°08'00" East, a distance of 70.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
5. THENCE continue North 05°08'00" East, a distance of 55.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
6. THENCE continue North 05°08'00" East, a distance of 50.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
7. THENCE continue North 05°08'00" East, a distance of 48.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
8. THENCE continue North 05°08'00" East, a distance of 40.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
9. THENCE continue North 05°08'00" East, a distance of 76.45 feet to the South line of the North 20.00 feet of said BEVERLY BEACH NO. 2, said point being the POINT OF TERMINATION of said Non-Vehicular Access Line;
10. THENCE continue North 05°08'00" East, a distance of 20.00 feet to the North line of said BEVERLY BEACH NO. 2, said point being the Southeast corner of said Parcel "D", said point also being the POINT OF BEGINNING of said Non-Vehicular Access Line
11. THENCE continue North 05°08'00" East, a distance of 98.55 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
12. THENCE North 84°52'00" West, a distance of 12.00 feet;

13. THENCE North 05°08'00" East, a distance of 120.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
14. THENCE continue North 05°08'00" East, a distance of 88.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
15. THENCE continue North 05°08'00" East, a distance of 80.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
16. THENCE North 18°37'45" East, a distance of 51.42 feet;
17. THENCE North 05°08'00" East, a distance of 19.46 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line and the end of this description.

Said Non-Vehicular Access Line being in the City of Hollywood, Broward County, Florida.

NOTES:

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2. Lands described hereon were not abstracted, by the Surveyor, for ownership, easements, rights-of-way or other matters that may appear in the Public Records of Broward County, Florida.
3. Bearings shown hereon are relative to DIPLOMAT RESORT AND COUNTRY CLUB PLAT, as recorded in Plat Book 158, Page 16, Broward County Records with the Easterly right-of-way line of State Road A-1-A (South Ocean Drive) having a bearing of North 05°08'00" East.
4. Information shown hereon does not represent a Boundary Survey.

CALVIN, GIORDANO & ASSOCIATES, INC.

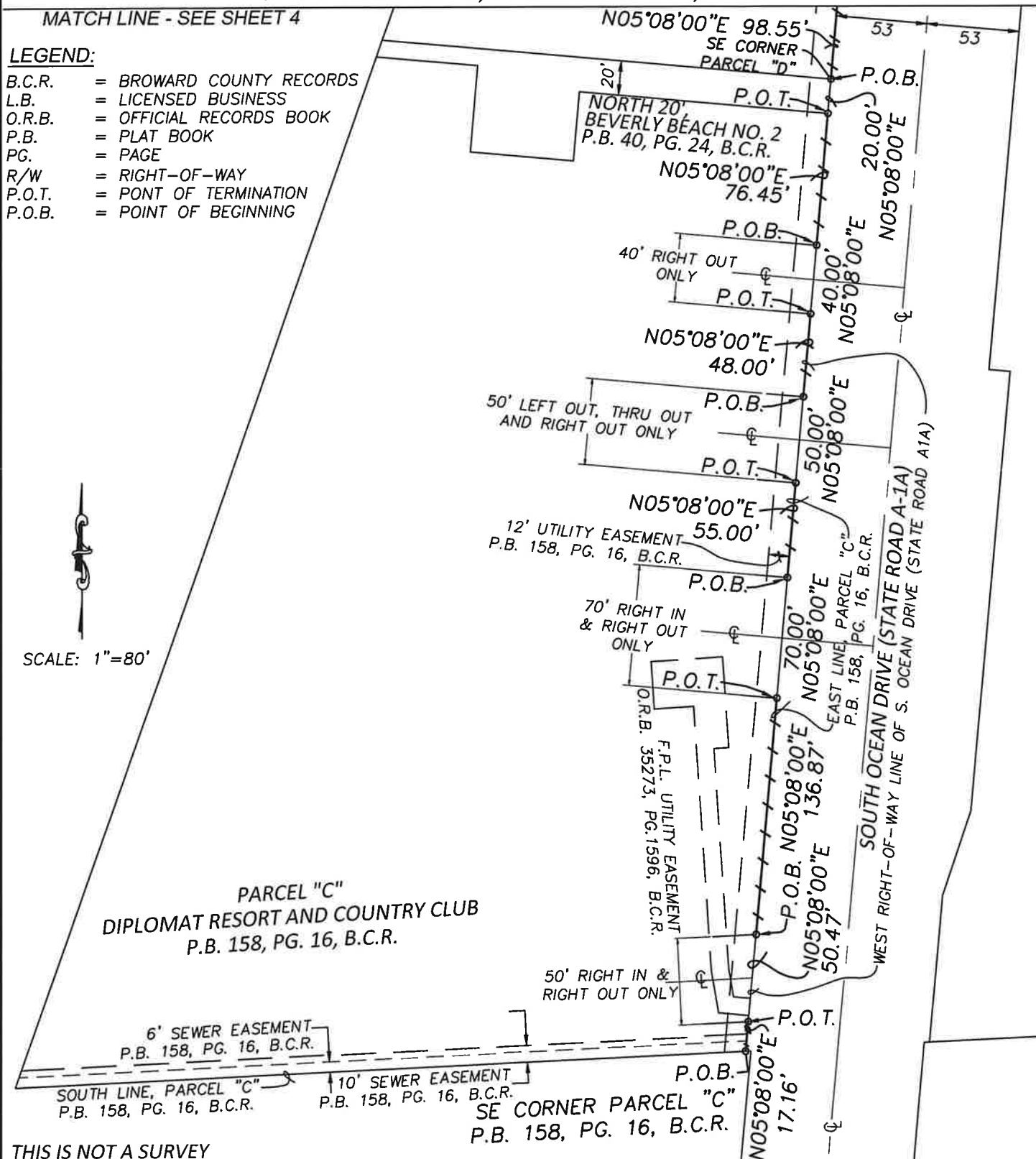


Date: 4/28/2025

Steven M. Watts
Professional Surveyor and Mapper
Florida Registration Number 4588

MATCH LINE - SEE SHEET 4

B.C.R. = BROWARD COUNTY RECORDS
L.B. = LICENSED BUSINESS
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
P.O.T. = POINT OF TERMINATION
P.O.B. = POINT OF BEGINNING



THIS IS NOT A SURVEY



Calvin, Giordano & Associates, Inc.
A SAFEBUILD COMPANY
1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
Phone 954.921.7781 • Fax 954.921.8807

PARCELS "C" & "D"
DIPLOMAT RESORT AND
COUNTRY CLUB PLAT
P.B. 158, PG. 16, B.C.R.

 $1''=80'$

DATE
06/12/2023

CAD FILE

SHEET

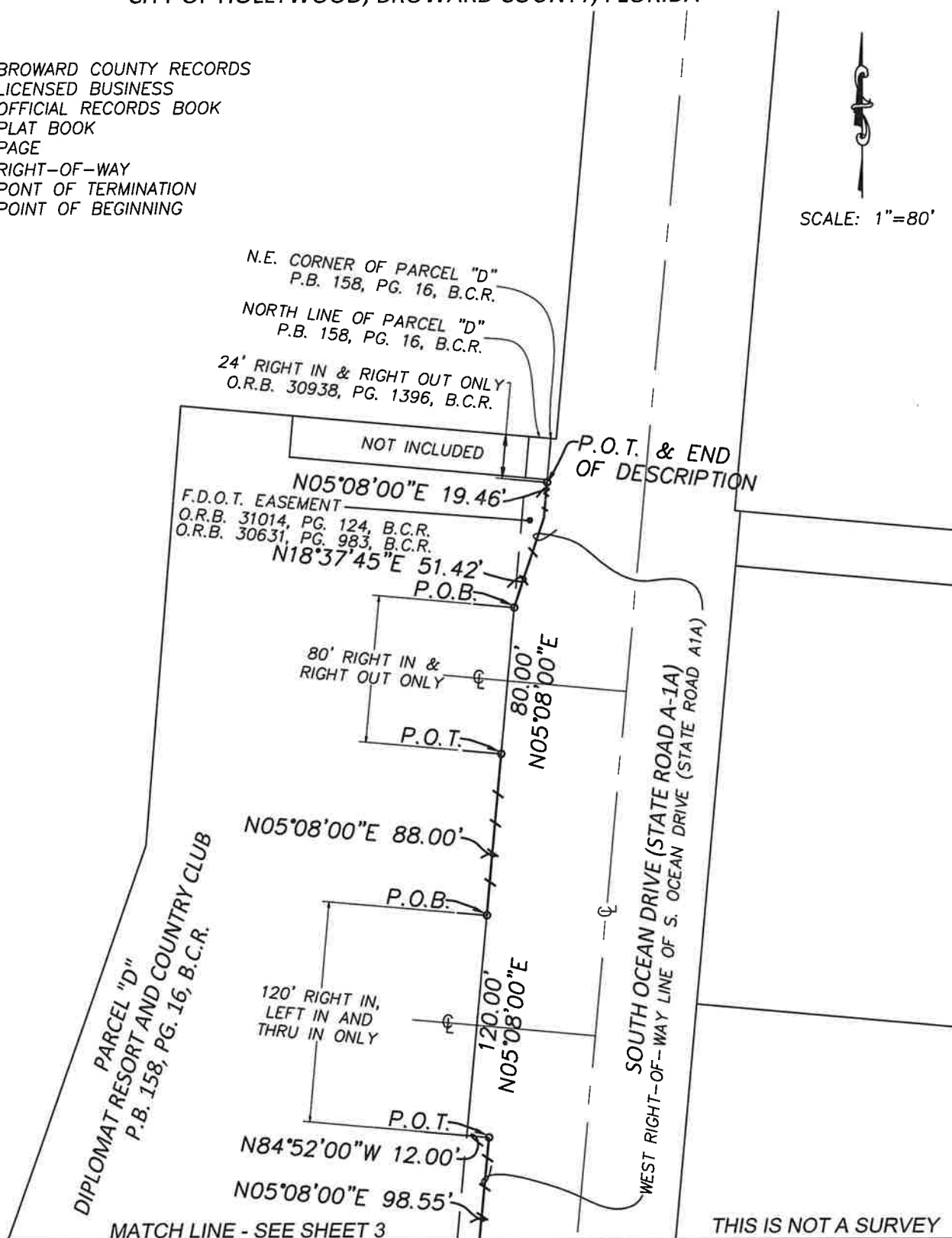
3 OF 4

EXHIBIT "B"
OLD NON-VEHICULAR ACCESS LINE
PARCELS "C" & "D", DIPLOMAT RESORT AND COUNTRY CLUB PLAT
P.B. 158, PG. 16, B.C.R.
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

LEGEND:

B.C.R. = BROWARD COUNTY RECORDS
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 P.O.T. = POINT OF TERMINATION
 P.O.B. = POINT OF BEGINNING

SCALE: 1"=80'



Calvin, Giordano & Associates, Inc.
 A SAFEbuilt COMPANY
 1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
 Phone: 954 921 7761 • Fax: 954 921 9807

PARCELS "C" & "D"
 DIPLOMAT RESORT AND
 COUNTRY CLUB PLAT
 P.B. 158, PG. 16, B.C.R.

SCALE
 1"=80'

PROJECT No.
 23-7594

SHEET

4 OF 4

DATE
 06/12/2023

CAD FILE

EXHIBIT "C"
LEGAL DESCRIPTION
NEW NON-VEHICULAR ACCESS LINE
DIPLOMAT RESORT AND COUNTRY CLUB PLAT
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

A Non-Vehicular Access Line along the East line of Parcels "C" and "D" of the DIPLOMAT RESORT AND COUNTRY CLUB PLAT, according to the plat thereof as recorded in Plat Book 158, Page 16 and along the East line of the North 20.00 feet of BEVERLY BEACH NO. 2, according to the plat thereof as recorded in Plat Book 40, Page 24, all of the Public Records of Broward County, Florida, said line being more particularly described as follows:

BEGIN at the Southeast corner of said Parcel "C", said point being located on the Westerly right-of-way line of State Road A-1-A (South Ocean Drive);

THENCE along the said East line of Parcel "C", the said East line of Parcel "D" and the said East line of the North 20.00 feet of BEVERLY BEACH NO. 2, said line also being the Westerly right-of-way line of South Ocean Drive (State Road A-1-A), the following seventeen (17) courses and distances;

1. THENCE North 05°08'00" East, a distance of 17.16 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
2. THENCE continue North 05°08'00" East, a distance of 50.47 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
3. THENCE North 05°08'00" East, a distance of 136.87 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
4. THENCE continue North 05°08'00" East, a distance of 70.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
5. THENCE continue North 05°08'00" East, a distance of 55.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
6. THENCE continue North 05°08'00" East, a distance of 66.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
7. THENCE continue North 05°08'00" East, a distance of 82.83 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
8. THENCE continue North 05°08'00" East, a distance of 22.50 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
9. THENCE continue North 05°08'00" East, a distance of 132.82 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
10. THENCE continue North 05°08'00" East, a distance of 23.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
11. THENCE continue North 05°08'00" East, a distance of 5.85 feet;
12. THENCE North 84°52'00" West, a distance of 12.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
13. THENCE continue North 05°08'00" East, a distance of 120.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;

14. THENCE continue North 05°08'00" East, a distance of 88.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access
15. THENCE continue North 05°08'00" East, a distance of 80.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
16. THENCE North 18°37'45" East, a distance of 51.42 feet;
17. THENCE North 05°08'00" East, a distance of 19.46 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line and the end of this description.

Said Non-Vehicular Access Line being in the City of Hollywood, Broward County, Florida.

NOTES:

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2. Lands described hereon were not abstracted, by the Surveyor, for ownership, easements, rights-of-way or other matters that may appear in the Public Records of Broward County, Florida.
3. Bearings shown hereon are relative to DIPLOMAT RESORT AND COUNTRY CLUB PLAT, as recorded in Plat Book 158, Page 16, Broward County Records with the Easterly right-of-way line of State Road A-1-A (South Ocean Drive) having a bearing of North 05°08'00" East.
4. Information shown hereon does not represent a Boundary Survey.

CALVIN, GIORDANO & ASSOCIATES, INC.



Date: 4/28/2025

Steven M. Watts
Professional Surveyor and Mapper
Florida Registration Number 4588

EXHIBIT "C"

NEW NON-VEHICULAR ACCESS LINE

PARCELS "C" & "D", DIPLOMAT RESORT AND COUNTRY CLUB PLAT

P.B. 158, PG. 16, B.C.R.

CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

MATCH LINE - SEE SHEET 4

LEGEND:

B.C.R. = BROWARD COUNTY RECORDS
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SCALE: 1"=80'

PARCEL "C"
 DIPLOMAT RESORT AND COUNTRY CLUB
 P.B. 158, PG. 16, B.C.R.

6' SEWER EASEMENT
 P.B. 158, PG. 16, B.C.R.

SOUTH LINE, PARCEL "C"
 P.B. 158, PG. 16, B.C.R.

10' SEWER EASEMENT
 P.B. 158, PG. 16, B.C.R.

SE CORNER PARCEL "C"
 P.B. 158, PG. 16, B.C.R.

12' UTILITY EASEMENT
 P.B. 158, PG. 16, B.C.R.

70' RIGHT IN
 & RIGHT OUT
 ONLY

F.P.L. UTILITY EASEMENT
 O.R.B. 35273, PG. 1596, B.C.R.

50' RIGHT IN &
 RIGHT OUT ONLY

66' FULL ACCESS

NORTH 20'
 BEVERLY BEACH NO. 2
 P.B. 40, PG. 24, B.C.R.

SE CORNER
 PARCEL "D"

22.5' RIGHT
 OUT ONLY

P.O.T.

P.O.B.

P.O.T.

P.O.B.

P.O.T.

P.O.B.

P.O.T.

SOUTH OCEAN DRIVE (STATE ROAD A-1A)
 WEST RIGHT-OF-WAY LINE OF S. OCEAN DRIVE (STATE ROAD A1A)

THIS IS NOT A SURVEY



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 A SAFEbuilt COMPANY
 1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
 Phone: 954 921 7781 • Fax: 954 921 6807

PARCELS "C" & "D"
 DIPLOMAT RESORT AND
 COUNTRY CLUB PLAT
 P.B. 158, PG. 16, B.C.R.

SCALE
 1"=80'

DATE
 8/13/2024

PROJECT No.
 23-7594

CAD FILE

SHEET

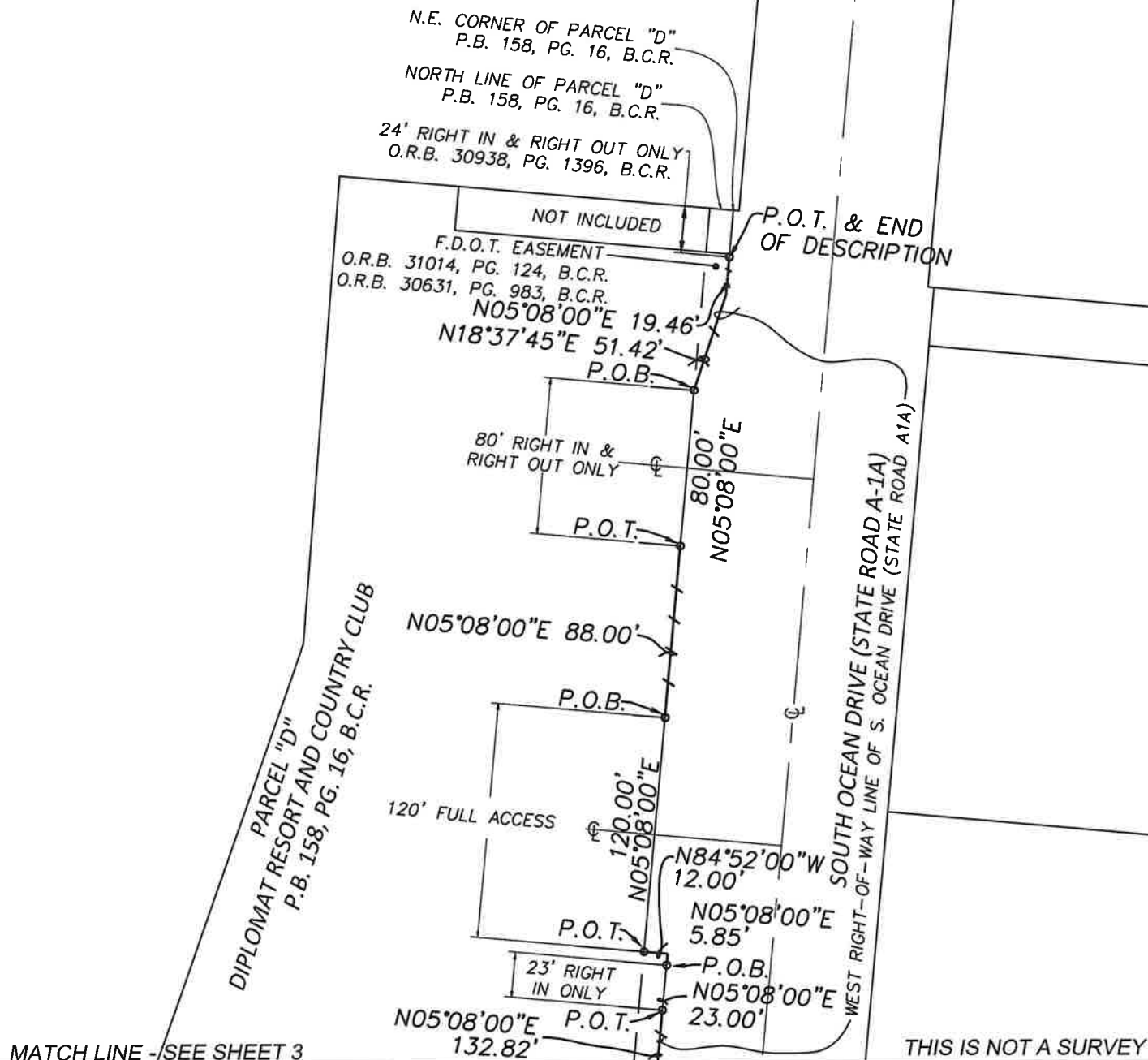
3 OF 4

EXHIBIT "C"
NEW NON-VEHICULAR ACCESS LINE
PARCELS "C" & "D", DIPLOMAT RESORT AND COUNTRY CLUB PLAT
P.B. 158, PG. 16, B.C.R.
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

LEGEND:

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PARCELS "C" & "D"
 DIPLOMAT RESORT AND
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CAD FILE

SHEET

4 OF 4