



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

November 1, 2023

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

Site Acreage: 6.65 Acres

Development Size:

- Phase I: 350 Residential DU on the west side of SR A1A (previously approved per Pre-app letter dated 07/10/2023).
- Phase II: 845 Residential DU on the west side of SR A1A.

Project Name & Address: Diplomat Landings Redevelopment - 3555 S Ocean Dr, Hollywood, FL 33019

AMRC Meeting Date: September 7, 2023

Request:

1. Conversion of west leg of Diplomat Resort (N) signalized access to allow all movements at SR A1A (Phase II).
2. Conversion of west leg of Diplomat Resort (S) signalized access to allow all movements at SR A1A (Phase II).
3. Maintain existing right-in/right-out access on the west side of SR A1A (Service Only Driveway).
4. Right-in/right-out access on the west side of SR A1A, approximately 236 feet south of the existing south service only driveway (Phase I).

This request is: **Approved with Conditions**

Conditions / Comments:

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

John McWilliams – Diplomat Landings Redevelopment Access Management Review Committee Letter

- 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 Access Management 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.

THE DISTRICT ACCESS MANAGEMENT REVIEW COMMITTEE

With the above ruling I

Agree Disagree

DocuSigned by:
John Olson, P.E.  _____ X _____ November 1, 2023
District Design Engineer BA4C842F840E...

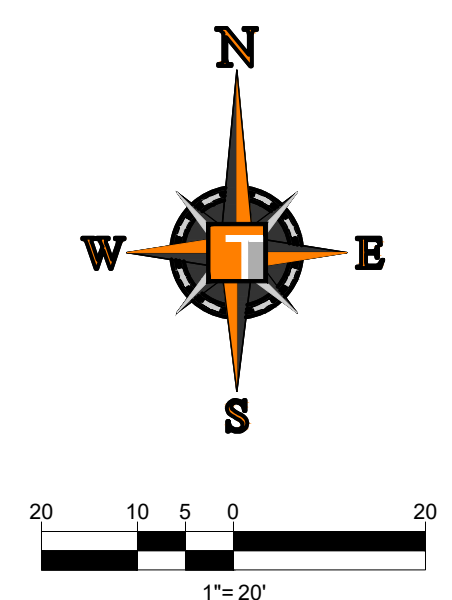
DocuSigned by:
Jonathan Overton, P.E.  _____ X _____ November 1, 2023
District Traffic Operations Engineer 10C10C35D45A...

DocuSigned by:
Antonio Castro, P.E.  _____ X _____ November 1, 2023
District Maintenance Engineer 4FDD04BD...

cc: Anthony Beecher

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REVISIONS	
DATE	DESCRIPTION
11-24-2020	UPDATED NOTES
04-14-2021	UPDATED NOTES
05-06-2022	UPDATED NOTES



<p>SHEET TITLE:</p> <p>PAVEMENT MARKING & SIGNAGE PLAN</p> <hr/> <p>SHEET NUMBER:</p> <p>PMS-01</p>

