



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A PLAT NON-VEHICULAR ACCESS LINE AMENDMENT

Project Description			
Plat Name:	Tara	Number:	015-UP-94
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	20-2035
Applicant:	Akai Estates, LLC	Commission District:	5
Agent:	Schwebke-Shiskin and Associates, Inc.	Section/Twn./Range:	36/50/39
Location:	Southwest corner of Southwest 184 Avenue and Griffin Road	Platted Area:	41.4 Acres
Municipality:	Town of Southwest Ranches	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	December 8, 2020		

A location map showing this Plat is attached as **Exhibit 2**.

The Application is attached as **Exhibit 6**. The Planning and Development Management Division (PDMD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Platting History and Development Rights			
Plat Board Approval:	July 11, 1995	Plat Book and Page Number:	162-20
Plat Recorded:	January 15, 1997	Current Instrument Number:	97-024207
Plat Note Restriction			
Original and Current Plat:	This plat is restricted to 16 detached single-family homes.		
Existing NVAL:	1) Two 50-foot access openings, right-turns only along west limits of the road on SW 184 th Avenue, including east and west portions of the existing NVAL extending west from said access openings. 2) A 50-foot access opening including chamfer along Southwest 49 th Street, 125.49 feet in length on the northern portion of SW 49 th Street and 142.46 feet on the southern portion of SW 49 th Street.		
Proposed NVAL:	1) Allow for a 50-foot opening for right-in, right-out condition along the north limits of the plat on Griffin Road along the existing 12-foot road easement. 2) Eliminate the two 50-foot openings along road easement on Southwest 184 th Avenue between lots 1 and 2, and lots 3 and 4. Additionally, eliminating east-west portions of existing NVAL extending west of the two openings.		

	<p>3) Eliminate a portion of the NVAL along west limits of the 100-foot transition and the west limits of the 150-foot storage of the road easement along Southwest 184th Avenue.</p> <p>4) Eliminate the NVAL chamfer along Southwest 49th Street, 125.49 feet in length on the northern portion of SW 49th Street and 142.46 feet on the southern portion of SW 49th Street.</p> <p>5) Eliminate full-access opening on Southwest 184th Avenue at SW 49th Street.</p> <p>Specific locations are shown and described in Exhibit 6.</p>
Extensions:	Not Applicable

1. Access

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum in **Exhibit 5**. This request shall meet the standards of the Broward County Land Development Code at the time of permit.

Highway Construction and Engineering Division also recommends deleting the improvements required by previous Board action, on November 10, 2015, and also the Broward County fire protection requirements, since this plat now receives services from the Town of Southwest Ranches.

2. Municipal Review

The Town of Southwest Ranches has submitted a letter dated October 14, 2020 supporting the application, which is attached in **Exhibit 3**. Adjacent City of Weston indicate no objection to this request, see **Exhibit 4**.

RECOMMENDATIONS

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