



Resilient Environment Department

URBAN PLANNING DIVISION

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

Plat Name:	The Enclave 2nd Section	Number:	048-MP-92
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	22-1226
Applicant:	School Board of Broward County, Florida	Commission District:	5
Agent:	Winningham and Fradley, Inc.	Section/Twn./Range:	07/50/41
Location:	Southeast corner of West Broward Boulevard and South Hiatus Road	Platted Area:	308 Acres
Municipality:	City of Plantation	Gross Area:	N/A
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
Meeting Date:	September 8, 2022		

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

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

Plat Board Approval:	February 2, 1993	Plat Book and Page Number:	156-8
Plat Recorded:	April 22, 1994	Current Instrument Number:	94197284
Current Plat:	This plat is restricted to 924 detached single-family units.		
Existing NVAL:	There are no existing access openings on the western portion Tract B, along South Hiatus Road.		
Proposed NVAL:	A 125-foot access opening with centerline located approximately 693-feet south of the north plat limits along South Hiatus Road. Specific location is shown and described in sketch included with Exhibit 5 .		
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 4**. This request shall meet the standards of the Broward County Land Development Code at the time of permit.

2. Municipal Review

The City of Plantation has no objection to this request, see **Exhibit 3**.

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.

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