



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
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DEVELOPMENT REVIEW REPORT FOR A PLAT NON-VEHICULAR ACCESS LINE AMENDMENT

Project Description			
Plat Name:	Wujceak	Number:	047-MP-01
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	20-1960
Applicant:	Wilton Andrews Office, LLC	Commission District:	7
Agent:	TITN Development	Section/Twn./Range:	27/49/42
Location:	Southwest corner of Andrews Avenue and Northwest 20 Street	Platted Area:	0.5 Acres
Municipality:	Wilton Manors	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 5**. 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:	November 18, 2003	Plat Book and Page Number:	174-23
Plat Recorded:	October 15, 2004	Current Instrument Number:	CFN 104414386
Plat Note Restriction			
Original and Current Plat:	This plat is restricted to 4,365 square feet of office use. Banks and other commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.		
Proposed Note:	This plat is restricted to 8,219 square feet of commercial use.		
Existing NVAL:	A 50-foot opening in the NVAL is currently approved on NW 20 th Street.		
Proposed NVAL:	Allow for a 25-foot opening for right turns from Andrews Avenue, and to reduce the NVAL on NW 20 th Street from 50 feet to 40 feet. Specific locations are shown and described in 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 Wilton Manors adopted a Resolution, No. 2020-081 on October 27, 2020 supporting the application, which is attached in **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, 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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