



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NON-VEHICULAR ACCESS LINE

Project Description			
Plat Name:	Metropica Plat	Application Number:	057-MP-07
Application Type:	Non-Vehicular Access Line	Legistar Number:	25-1450
Owner/Applicant:	Metropica Lands, LLC	Commission District:	9
Authorized Agent:	Miskel Backman, LLP / Scott Backman	Section/Twn./Range:	26,27/49/40
Location:	North side of Sunrise Boulevard, on both sides of Northwest 136 Avenue.	Folio Number (s):	4940-26-09-0010; 4940-26-09-0013; 4940-26-10-0041; 4940-26-10-0040; 4940-26-10-0020; 4940-26-10-0030; 4940-26-10-010; 4940-26-09-0030; 4940-26-09-0031
Municipality:	City of Sunrise	Platted Area:	69.24 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
FS 125.022 Waiver	An extension waiver was granted until August 16, 2027.		
Meeting Date:	February 3, 2026		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached (**Exhibit 3**). The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Plat History and Development Rights			
Plat Board Approval:	October 14, 2008	Plat Book and Page Number:	179-70
Date Recorded:	April 16, 2010	Current Instrument Number:	112574025
Non-Vehicular Access Line (NVAL) Restriction			
Existing NVAL :			

	<p>Existing access openings along Northwest 136 Avenue adjacent to Parcel A of the plat: 119-foot opening for right turns only located along Northwest 136 Avenue located 318 feet north of the 2nd access point along Northwest 136 Avenue.</p> <ul style="list-style-type: none"> • A 101-foot opening for full access located along Northwest 136 Avenue located 277 feet north of the 1st access point along Northwest 136 Avenue. • A 96-foot opening for right turns only located along Northwest 136 Avenue located 229 feet north of the intersection at Northwest 136 Avenue and Sunrise Boulevard. <p>Existing access openings along Sunrise Boulevard: • A 60-foot opening for right-turns in only located along Sunrise Boulevard and located 200 feet from the east parcel line.</p>
Proposed NVAL:	<p>The applicant is proposing a modification to the existing access opening adjacent to Parcel A along Sunrise Boulevard only.</p> <ul style="list-style-type: none"> • A 66-foot opening with centerline located approximately 271 feet west of the east plat limits, located along Sunrise Boulevard, this opening is restricted to and physically channelized for right turns in only. <p>Specific location is shown and described in the sketch and legal included with Exhibit 3.</p>

1. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the Proposed NVAL Amendment and recommend **APPROVAL** subject to the conditions contained in the attached memorandum (**Exhibit 4**). This request shall meet the standards of the Broward County Land Development Code at the time of permit.

The property owners of Metropica Plat (Folio Number 494026090010) must fully execute the Amendment to Nonvehicular Access Lines Agreement (BCF457) and submit it to the Highway Construction and Engineering Division for review and approval.

2. Municipal Review

The City of Sunrise has submitted a Letter of No Objection dated October 31, 2025, supporting the NVAL amendment.

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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