



Resilient Environment Department

**URBAN PLANNING DIVISION**

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**DEVELOPMENT REVIEW REPORT FOR A NON-VEHICULAR ACCESS LINE**

Project Description			
Plat Name:	Fruscians Tract Plat	Application Number:	080-MP-02
Application Type:	Non-Vehicular Access Line	Legistar Number:	24-1507
Owner/Applicant:	Humboldt 18 LLC	Commission District:	9
Authorized Agent:	Greenspoon Marder LLP	Section/Twn./Range:	20/49/41
Location:	South side of West Oakland Park Boulevard, between North Pine Island Road/Northwest 88 Avenue and Northwest 91 Avenue	Folio Number (s):	4941-12-06-0010 to 0012
Municipality:	City of Sunrise	Platted Area:	18.4 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Meeting Date:	January 28, 2025		

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

The Application is attached (**Exhibit 3**). The Urban Planning Division (UPD) 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.

Existing and Future Land Use			
Plat Board Approval:	April 13, 2004	Plat Book and Page Number:	175-55
Date Recorded:	October 17, 2005	Current Instrument Number:	105463827
Existing NVAL:	A 26-foot opening (the west 26 feet of a 51-foot shared opening) on West Oakland Park Blvd., at the east plat limits.		
Proposed NVAL:	Amend the existing access opening to a 42-foot opening (the west 42 feet of a 67-foot shared opening) at the east plat limits.  Specific location is shown and described in the sketch included with <b>Exhibit 3</b> . This proposed NVAL amendment includes necessary modification to road-related conditions previously approved by the County Commission on April 13, 2004.		
Waiver	A Waiver of Extension was granted until January 28, 2025.		

**1. Access**

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the Proposed NVAL Amendment and the modification to previously approved conditions (number 5, 6, 8, 9, and 10), 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.

**1. Municipal Review**

The City of Sunrise has submitted a Letter of No Objection dated November 21, 2024, supporting the request, (**Exhibit 5**).

**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.

AO