



October 10, 2022 ***Revised April 18, 2024***

Josie P. Sesodia, AICP
Urban Planning Division, Director
Resilient Environment Department
1 North University Drive, Box 102
Plantation, Florida 33324

RE: Letter of No Objection to Non-Vehicular Access Line (NVAL) Amendment – PMG Airport, LLC. – “Lake Ridge Addition” Plat, Case UDP-A22047 – Plat Book 34, Page 14

Dear Ms. Sesodia:

The City of Fort Lauderdale is in receipt of a request for a non-vehicular access line (NVAL) amendment to the “Lake Ridge Addition” Plat approved on November 18, 1953, by the City of Fort Lauderdale through Ordinance Number C-985 and approval by Broward County Planning Council on April 23, 1954. The Lake Ridge Addition Plat is recorded in Plat Book 34, Page 14 of the BCPC, Florida.

As per Broward County Code Section 5-181, changes to plat approval conditions shall not be accepted unless the municipality has issued a letter or has adopted a resolution stating the municipality's position regarding the application.

The specific NVAL request is as follows:

Developer is proposing to amend the existing nonvehicular access lines which were approved by the City of Fort Lauderdale on November 18, 1953, which is necessary in order to develop a proposed site plan, City DRC Case No. UDP-S21014, which is available at the Urban Design and Planning Division, Development Services Department.

The applicant's request is attached as Exhibit “A”, a sketch and legal description of the existing nonvehicular access lines is attached as Exhibit “B”, and a sketch and legal description of the proposed nonvehicular access lines is attached hereto as Exhibit “C”, dated March 8, 2024.

Pursuant to Section 47-24.5 of the City of Fort Lauderdale Unified Land Development Regulations, the City has reviewed the proposed NVAL amendment and has no objection to the request.

If you have any questions or require additional information, please feel free to contact Tyler Laforme, Urban Planner III at 954-828-5633 or via email at llaforme@fortlauderdale.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Cooper".

Chris Cooper, Director
Development Services Department

Cc via email: Greg Chavarria, City Manager
Ella Parker, Urban Design and Planning, Development Services Department

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE 33311
TELEPHONE (954) 828-6520
WWW.FORTLAUDERDALE.GOV

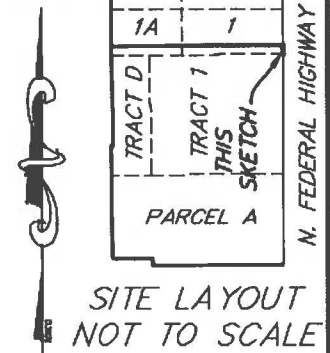




McLAUGHLIN ENGINEERING COMPANY LB 285
A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137
CUTTING EDGE SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: JHADDIX@CPASURVEY.COM



EXHIBIT "C"
SKETCH AND DESCRIPTION
NEW NON-VEHICULAR ACCESS LINE
1133-1165 N. FEDERAL HIGHWAY
SHEET 1 OF 2 SHEETS



LEGAL DESCRIPTION:

The West right-of-way Line of North Federal Highway - U.S. #1 (137.00' right-of-way), adjacent to the South 20.00 feet of Lot 1, Block 2, LAKE RIDGE ADDITION, according to the plat thereof, as recorded in Plat Book 34, Page 14, of the public records of Broward County, Florida, more fully described as follows:

Commencing (1) at the Northeast corner of Parcel "A", VILLAGE SHOPPES, according to the plat thereof, as recorded in Plat Book 118, Page 27, of the public records of Broward County, Florida; thence North 00°00'00" East, on the East line of the Northerly extension of said Parcel "A", being the Westerly right-of-way line of said North Federal Highway - U.S. #1, a distance of 265.00 feet to the Point of Beginning (1) of the North 12.00 feet of a shared 20.00 foot Access Opening (Restricted to Right Turns Out Only); thence continuing North 00°00'00" East, across said North 12.00 feet of a shared 20.00 foot Access Opening (Restricted to Right Turns Out Only) on said West right-of-way line, a distance of 12.00 feet to the Point of Termination (1) of said North 12.00 feet of a shared 20.00 foot Access Opening (Restricted to Right Turns Out Only) and the Point of Beginning (2) of a Non-Vehicular Access Line; thence continuing North 00°00'00" East, on said West right-of-way line, a distance of 8.00 feet; to the Point of Termination (2) of said Non-Vehicular Access Line and to the end of herein described line.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 19th day of July, 2023.
Revised this 8th day of March, 2024.

NOTES

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West right of way line of North Federal Highway as North 00°00'00" East.

McLAUGHLIN ENGINEERING COMPANY
A DIVISION OF CONTROL POINT ASSOCIATES, INC.

JAMES M. McLAUGHLIN JR
Registered Land Surveyor No. LS4497
State of Florida

APPLICATION 1 OF 3

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-7601

CHECKED BY: _____

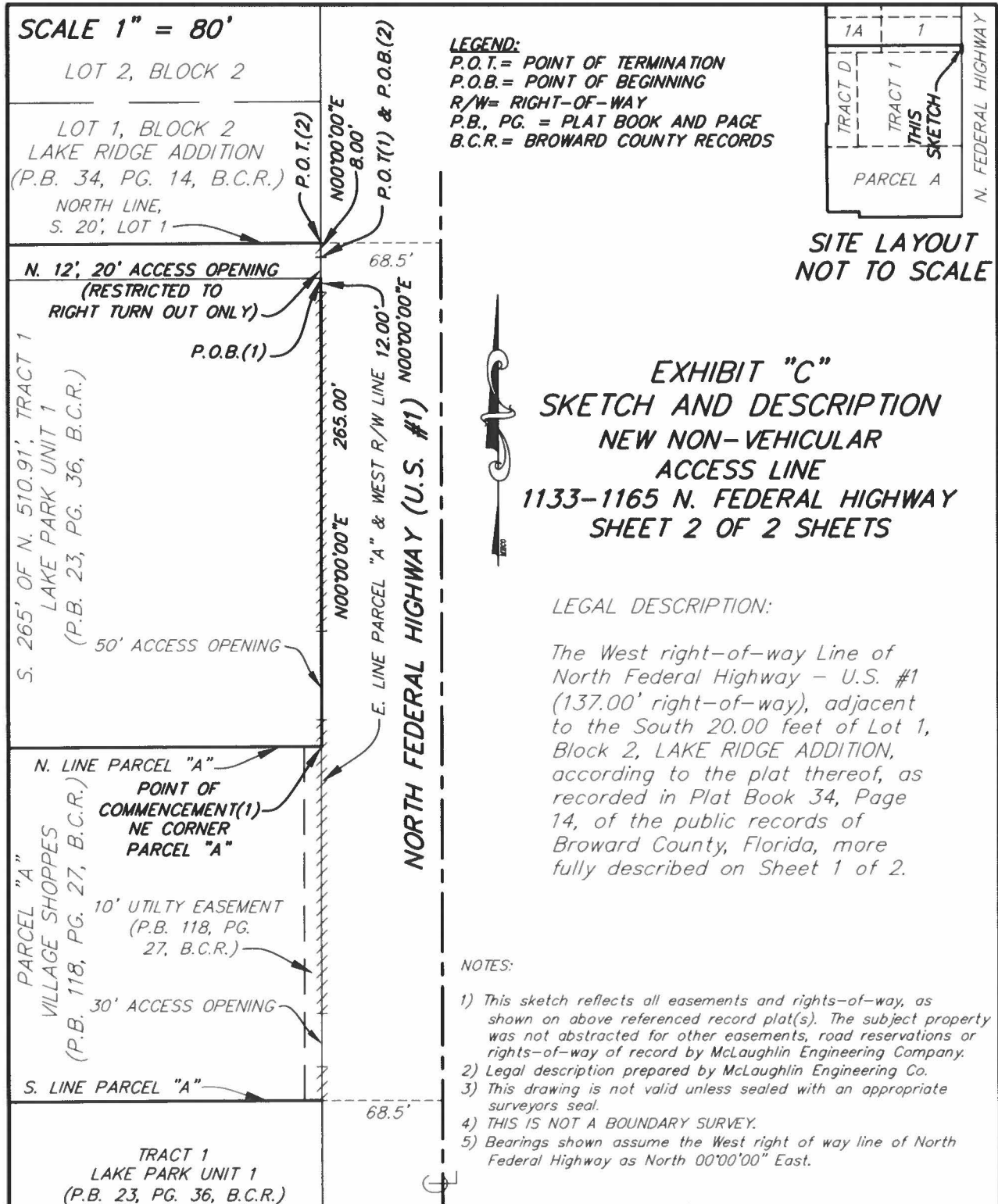
REF. DWG.: 00-3-140

C: \JMMjr\2022\7601 (NVAL)



McLAUGHLIN ENGINEERING COMPANY LB 285
A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137

CUTTING EDGE SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: JHADDIX@CPASURVEY.COM



FIELD BOOK NO. _____ APPLICATION 1 OF 3 DRAWN BY: JMMjr

JOB ORDER NO. V-7601 CHECKED BY: _____

REF. DWG.: 00-3-140 C: \JMMjr\2022\V7601 (NVAL)