



Resilient Environment Department

URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NON-VEHICULAR ACCESS LINE

Project Description			
Plat Name:	Broward Central Catholic High School	Application Number:	011-UP-95
Application Type:	Non-Vehicular Access Line	Legistar Number:	24-1197
Owner/Applicant:	Archbishop of the Archdiocese of Miami	Commission District:	5
Authorized Agent:	Damian Thomason, D.E.T. Strategic Consultants, LLC	Section/Twn./Range:	35/50/40
Location:	West side of South Flamingo Road, between Southwest 49 Street and Stirling Road	Folio Number (s):	5040-35-11-0010_0020
Municipality:	Town of Southwest Ranches	Platted Area:	42.53 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:	January 07, 1997	Plat Book and Page Number:	163-32
Date Recorded:	September 11, 1997	Current Instrument Number:	97478938
Existing NVAL:	<p>An 80-foot opening with centerline located approximately 440.65 feet north of the south plat limits of Parcel A. Outbound left turns are prohibited.</p> <p>A 50-foot opening with centerline located approximately 77 feet west of the east plat limits of Parcel A. Egress-only.</p> <p>A 69-foot opening with centerline located approximately 34.5 feet south of the north plat limits of Parcel A. Right-turns only.</p>		
Proposed NVAL:	<p>Create one (1) new access opening:</p> <p>A 50-foot opening with centerline located approximately 145 feet north of the south plat limits of Parcel A. Right-turns in and right-turns out only.</p> <p>Specific location is shown and described in the sketch included with Exhibit 3.</p>		

1. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed this request 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.

This project is located on South Flamingo Road, which is a State Road. The Florida Department of Transportation (FDOT) has issued a pre-application letter for this request with conditions (**Exhibit 5**). Openings or improvements on functionally classified State Roads are subject to the “Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards”.

2. Municipal Review

The Town of Southwest Ranches has submitted a Letter of No Objection dated April 25, 2024, supporting the NVAL amendment.

3. Adjacent Municipal Review

The City of Cooper City was notified of this request and has responded by email on August 8, 2024, with no objection to 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.

AO