



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NON-VEHICULAR ACCESS LINE

Project Description			
Plat Name:	U.S. Oncology Center-Sunrise	Application Number:	032-MP-06
Application Type:	Non-Vehicular Access Line	Legistar Number:	25-718
Owner/Applicant:	Pine Island Park, LLC	Commission District:	3
Authorized Agent:	Paul Bilton	Section/Twn./Range:	20/49/41
Location:	South side of Northwest 44 Street, between Northwest 94 Avenue and Pine Island Road.	Folio Number (s):	4941-20-61-0010
Municipality:	City of Sunrise	Platted Area:	4.82 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 January 8, 2027		
Meeting Date:	June 10, 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.

Platting History and Development Rights			
Plat Board Approval:	February 27, 2007	Plat Book and Page Number:	177-56
Date Recorded:	August 14, 2007	Current Instrument Number:	107301065
Existing NVAL:	A 50-foot-wide opening located at the east plat limits and extending 100 feet south along a new access easement.		
Proposed NVAL:	Modify the existing access opening to: A 75-foot-wide opening located at the east plat limits and extending 100 feet south along a new access easement. Specific location is shown and described in the sketch included with Exhibit 3 .		

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 US Oncology Center Sunrise (Folio Number 494120610010) must fully execute the Declaration of Restrictive Covenants for Private Roadways and Access (CAF #463) and submit it to the Highway Construction and Engineering Division for review and approval. The agreement shall provide for a 75-foot-wide by 124-foot-deep ingress/egress easement in the 75-foot opening on NW 44th Avenue. The dimensions may be modified to more closely approximate the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.

2. Municipal Review

The City of Sunrise has submitted a Letter of No Objection dated April 24, 2025, supporting the NVAL amendment. (**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.

[DM]