



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 PLATTED NON-VEHICULAR ACCESS LINE AMENDMENT

Project Description			
Plat Name:	Las Olas Del Mar I	Number:	114-MP-89
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	24-600
Applicant:	City of Fort Lauderdale	Commission District:	4
Agent:	Andrew J. Schein, Lochrie Chakas P.A.	Section/Twn./Range:	12/50/42
Location:	Northwest corner of East Las Olas Boulevard and Birch Road	Platted Area:	7.9 Acre
Municipality:	City of Fort Lauderdale	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	June 4, 2024		

A location map showing this Plat is attached as **(Exhibit 2)**.

The application is attached as **(Exhibit 5)**. The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Platting History and Development Rights			
Plat Board Approval:	September 5, 1989	Plat Book and Page Number:	147-20
Date Recorded:	March 04, 1991	Current Instrument Number:	91082559
Plat Note Restriction			
Existing NVAL:	A non-vehicular access line along abutting the west side of South Birch Road adjacent to the plat limits has no openings.		
Proposed NVAL:	Two (2) new access openings on Birch Road: <ol style="list-style-type: none"> 1. A 35-foot access opening official use only with centerline located approximately 153 feet north of the south plat limits. 2. A 40-foot full ingress/egress access opening centered approximately 236 feet north of the south plat limits. Specific location is shown and described in sketch included with Exhibit 5 .		

Access

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum in **(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 Fort Lauderdale has submitted a Letter of No Objection dated April 12, 2024, supporting the application **(Exhibit 3)**.

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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