



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A PLATTED NON-VEHICULAR ACCESS LINE AMENDMENT

Project Description			
Plat Name:	Victor Cameron Plat	Number:	047-MP-89
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	23-1117
Applicant:	Habitat for Humanity of Broward, Inc.	Commission District:	8
Agent:	Tiffany Crump, Keith	Section/Twn./Range:	28/49/42
Location:	Between Northwest 19th Street and Northwest 20th Street, and between Powerline Road and Northwest 12th Avenue	Platted Area:	1.4 acres
Municipality:	Fort Lauderdale	Gross Area:	N/A
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
Meeting Date:	March 7, 2024		

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

The Application is attached (**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:	July 11, 1989	Plat Book and Page Number:	146-42
Plat Recorded:	January 22, 1991	Current Instrument Number:	91025660
Plat Note Restriction			
Existing NVAL:	A 60-foot opening along Northwest 19th Street with centerline located approximately 30 feet east of the west plat limits.		
Proposed NVAL:	- Close the existing opening along Northwest 19th Street. - Create a new 50-foot opening with centerline located approximately 63 feet west of the east plat limits. Specific location is shown and described in sketch included with Exhibit 5.		
Extensions:	A Waiver of Extension was granted until December 9, 2024.		

1. 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 (**Exhibit 4**). This request shall meet the standards of the Broward County Land Development Code at the time of permit.

2. Municipal Review

The City of Fort Lauderdale has submitted a Letter of No Objection dated April 27, 2023, 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.

AO