



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR MODIFICATION OF PREVIOUSLY APPROVED CONDITIONS

Project Description			
Plat Name:	MVL Plat	Application Number:	048-UP-88
Application Type:	Modifications of previously approved conditions	Legistar Number:	25-811
Owner/Applicant:	Banyan Bay Marine Center LLC	Commission District:	6
Authorized Agent:	David Huizenga Consulting	Section/Twn./Range:	29/50/42
Location:	Northwest corner of Southwest 45 Street and Ravenswood Road	Folio Number (s):	5042-29-41-0010
Municipality:	City of Dania Beach	Platted Area:	8.35 Acres
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
Recommendation:	APPROVAL		
Meeting Date:	August 21, 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.

Exhibits B - F mentioned in the application are voluminous and ancillary to the narrative. They are available upon request.

Plat History and Development Rights			
Plat Board Approval:	April 18, 1989	Plat Book and Page Number:	146-1
Plat Recorded:	October 19, 1990	Current Instrument Number:	110609514
Existing Conditions:	Existing conditions of plat approval approved by the Board on April 18, 1989: Condition 6. TURN LANE IMPROVEMENTS (Bond For or Construct) Condition 7. PAVING MARKINGS AND SIGNS (Bond For or Construct) Condition 8. SIDEWALK REQUIREMENTS (Bond For and Construct)		
Request:	To delete Conditions 6, 7 and 8 and release any bonds associated with the construction of those conditions.		

1. Request to Modify Conditions

In 1989, the Board approved the MVL Plat with conditions that were related to the future development of the plat. At the time of plat approval, the property owner agreed to certain recommendations, listed below, established in the Development Review Report for the bond or construction of certain improvements. A Surety Bond, number 1226933, in the amount of \$21,316.50 is being held to ensure construction of those improvements.

The property was not developed as anticipated. Therefore, the applicant is requesting to delete Conditions 6, 7, and 8, as shown below and release the Surety Bond.

- **Condition 6**

TURN LANE IMPROVEMENTS (Bond For or Construct)

6. A southbound right turn lane on Ravenswood Road at S.W. 45th Street (150 feet of storage, 100 feet of transition)*.

* The length of the storage lane is measured from the end of the taper to the point of curvature of the turning roadway or the beginning of the chord in the case of right-of-way.

- **Condition 7**

PAVING MARKINGS AND SIGNS (Bond For or Construct)

7. A pavement marking and signage plan, three copies, including cost estimate shall be provided to the Traffic Engineering Division. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. No bond amounts will be approved without approved Pavement Marking and Signing plans. No bonds shall be released without field inspection and final approval by the Division of all materials, installations and locations.

Note: The amounts required for pavement markings and signs are not included in the guaranty amounts required for roadway improvements, turn lane improvements, etc., as calculated for and specified in the Development Review Report for this project.

- **Condition 8**

SIDEWALK REQUIREMENTS (Bond For and Construct)

8. Along Ravenswood Road and S.W. 45th Street adjacent to this plat.

2. 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.

Staff have determined that the requirement for the construction of the southbound right turn lane on Ravenswood Road at Southwest 45 Street is not warranted at this time and the requirements established for Conditions 7 and 8

have already been completed. Approval of this delegation request shall include authorization for Highway Construction and Engineering Division staff to process a release of the previous Surety Bond.

3. Municipal Review

The City of Dania Beach has submitted a Letter of No Objection dated April 8, 2025, supporting the modification.

4. Adjacent Municipality

Broward Municipal Services District was notified of this application and has responded by email on June 26, 2025, with no objections.

RECOMMENDATIONS

Staff recommends that the Board authorize the Mayor to sign an order approving this agenda item.

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]