



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:	Sawgrass Commercial	Application Number:	184-MP-86
Application Type:	Non-Vehicular Access Line	Legistar Number:	25-255
Owner/Applicant:	City of Sunrise	Commission District:	9
Authorized Agent:	Craven, Thompson & Associates, Inc	Section/Twn./Range:	23/49/40
Location:	North side of Oakland Park Boulevard, east of the Sawgrass Expressway	Folio Number (s):	4940-24-18-0010
Municipality:	City of Sunrise	Platted Area:	25.52 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
Meeting Date:	April 22, 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 Sec. 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:	November 5, 1991	Plat Book and Page Number:	154-1
Date Recorded:	May 7, 1993	Current Instrument Number:	93191090
Existing NVAL :	Along the ultimate right-of-way line for Oakland Park Boulevard except at a 100-foot opening located with centerline approximately 285 feet west of the east plat limits, aligning with Flamingo Road.		
Proposed NVAL:	Close the existing access opening and create a new non-vehicular access line along Oakland Park Boulevard and the Sawgrass Expressway adjacent to the plat except at 100-foot access opening with centerline located approximately 485 feet west of the east plat limits. Right turns in, right turns out, channelized left turn in and channelized left turns out only. Specific location is shown and described in 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.

This project is located on Oakland Park Boulevard and adjacent to the Sawgrass Expressway. Florida's Turnpike Enterprise and Florida Department of Transportation have been involved in the design and coordination process for the proposed access points, and they have no objections. The proposed project includes a driveway located within the unplatted parcel adjacent to the Sawgrass Commercial plat and is subject to additional conditions.

Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The use of a non-standard agreement will require independent approval by the County Commission. Alternatively, the Developer shall provide evidence of the payment provided to FDOT for the construction of the items noted with this report.

2. Municipal Review

The City of Sunrise has submitted a Letter of No Objection dated December 12, 2024, supporting 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]