



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:	Lorson Plat	Number:	044-MP-06
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	24-1505
Applicant:	RC5475, LLC	Commission District:	5
Agent:	Pillar Consultants, Inc / Jason Wilson	Section/Twn./Range:	33/50/41
Location:	West side of Southwest 76 Avenue, between Stirling Road and Griffin Road.	Platted Area:	2.40 Acres
Municipality:	Town of Davie	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	December 10, 2024		

A location map showing this Plat is attached (**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.

Platting History and Development Rights			
Plat Board Approval:	August 28, 2007	Plat Book and Page Number:	177-139
Date Recorded:	December 28, 2007	Current Instrument Number:	107914385
Plat Note Restriction			
Existing NVAL:	A non-vehicular access line (NVAL) along SW 76 Avenue adjacent to the plat except at a 50-foot access opening starting at the northeast corner of Parcel A.		
Proposed NVAL:	Close the existing access opening and create a new access opening: A non-vehicular access line (NVAL) along SW 76 Avenue adjacent to the plat except at a 50-foot access opening starting at the southeast corner of Parcel A. Specific location is shown and described in sketch included with Exhibit 3 .		

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 Town of Davie has submitted a Letter of No Objection dated April 4, 2024, 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.

AO