

Public Works and Environmental Services Department

**HOUSING AND URBAN PLANNING DIVISION**

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**DEVELOPMENT REVIEW REPORT FOR A NON-VEHICULAR ACCESS LINE**

Project Description			
Plat Name:	Victory at Hollywood	Application Number:	024-MP-22
Application Type:	Non-Vehicular Access Line	Legistar Number:	26-437
Owner/Applicant:	Miami Beach Healthcare Group Ltd	Commission District:	7
Authorized Agent:	Turner Planning Solutions LLC	Section/Twn./Range:	24/51/41
Location:	East side of State Road 7/U.S. 441, between Washington Street and Dewey Street	Folio Number (s):	5141-24-26-0010
Municipality:	City of Hollywood	Platted Area:	2.64 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	<b>APPROVAL</b>		
FS 125.022 Waiver	An extension waiver was granted until October 20, 2027.		
Meeting Date:	May 26, 2026		

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

The Application is attached (**Exhibit 3**). The Housing and Urban Planning Division (HUPD) 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.

This application is being presented with a companion plat note amendment for the plat.

Plat History and Development Rights			
Plat Board Approval:	June 6, 2023	Plat Book and Page Number:	183-646
Date Recorded:	October 26, 2023	Current Instrument Number:	119191730
Non-Vehicular Access Line (NVAL) Restriction			
Existing NVAL :	<p>Along the ultimate right-of-way of Washington Street except at a 50-foot opening centered approximately 155 feet west of the east plat limits. This opening is restricted to right turns only.</p> <p>Along the ultimate right-of-way for State Road 7 (US 441). Said non-access line will include corner chords at the intersections of State Road 7 (US 441) and Washington Street, and the intersection of State Road 7 (US 441) and Dewey Street. The NVAL on Dewey Street shall extend for a minimum of 100 feet beyond the chord.</p>		
Proposed NVAL:	<p>Along the ultimate right-of-way of Washington Street except at a 50-foot opening centered approximately 203 feet west of the east plat limits. This opening is restricted to right turns only.</p>		

	<p>The NVAL along State Road 7/U.S. 441 remains as is.</p> <p>Specific location is shown and described in the sketch included with <b>Exhibit 3</b>.</p>
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**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.

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 the NVAL recordation. The use of a non-standard agreement will require independent approval by the County Commission.

The property owners of Victory at Hollywood Plat (Folio Number 514124260010) must fully execute the Amendment to Nonvehicular Access Lines Agreement (BCF457) and submit it to the Highway Construction and Engineering Division for review and approval.

**2. Municipal Review**

The City of Hollywood has submitted a Letter of No Objection dated March 23, 2026, 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.

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