



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:	Lake Ridge Addition Plat	Number:	111-PL-78
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	24-1018
Applicant:	PMG Airport LLC	Commission District:	4
Agent:	McLaughlin Engineering CO.	Section/Twn./Range:	35/49/42
Location:	West side of North Federal Highway approximately 1,100 feet north of the northwest corner of East Sunrise Boulevard and North Federal Highway	Platted Area:	6.8 Acre
Municipality:	City of Fort Lauderdale	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	August 22, 2024		

A location map showing this Plat is attached (**Exhibit 2**).

The application is attached (**Exhibit 6**). 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:	October 13, 1953	Plat Book and Page Number:	34-14
Plat Recorded:	April 23, 1954	Current Instrument Number:	001034014
Plat Note Restriction			
Existing NVAL:	Lake Ridge Addition Plat was approved and recorded prior to a non-vehicular access line requirement.		
Proposed NVAL:	Create two access openings: 1. A twelve (12) feet of a shared 20-foot right turn out only access opening located at the southern plat limits. Specific location is shown and described in sketch included with (Exhibit 6).		
	Not Applicable		

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.

This project is located on North Federal Highway (SR 5), which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-application letter, (**Exhibit 5**). Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards"

2. Municipal Review

The City of Fort Lauderdale Beach has no objection to this request, (**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.

DP