



April 12, 2024

David (D.G.) McGuire, RLA
Plat Section Manager
Highway Construction and Engineering Division
1 N University Dr, Box B300,
Plantation, FL 33324

RE: Letter of No Objection to Non-Vehicular Access Line (NVAL) Amendment – COFL/Las Olas SMI, LLC. – “Las Olas Del Mar I” Plat, Case UDP-A22063 – County Plat No. 114-MP-89

Dear Mr. McGuire:

The City of Fort Lauderdale is in receipt of a request for a non-vehicular access line (NVAL) amendment to the – **“Las Olas Del Mar I” Plat**, approved on July 18, 1989 by the City of Fort Lauderdale (Ordinance Number C-89-81) and approval by Broward County Planning Council on February 27, 1991 (114-MP-89). The Las Olas Del Mar I plat is recorded in Plat Book 147, Page 20 of the PRBC, Florida.

As per Broward County Code Section 5-181, changes to plat approval conditions shall not be accepted unless the municipality has issued a letter or has adopted a resolution stating the municipality's position regarding the application.

The specific NVAL request is as follows:

Developer is proposing to amend the existing nonvehicular access lines which was approved by the City of Fort Lauderdale on July 9, 2019, pursuant to DRC Case No. R18018 (“Site Plan”) and July 18, 1989 pursuant to DRC Case No. 28-P-89 (“Plat”). The Site Plan is available at the Urban Design and Planning Department.

The applicant's request is attached hereto as Exhibit “A”. Within the applicant's request are: A sketch and legal description of the existing nonvehicular access lines is attached hereto as Exhibit “B”. A sketch and legal description of the proposed nonvehicular access lines is attached hereto as Exhibit “C”. Date for the revised sketch and legal description is April 10, 2024.

Pursuant to Section 47-24.5 of the City of Fort Lauderdale Unified Land Development Regulations, the City has reviewed the proposed NVAL amendment and has no objection to the request.

If you have any questions or require additional information, please feel free to contact Yvonne Redding, Planner III at 954-828-6495 or via email at YRedding@fortlauderdale.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C Cooper', written over a circular stamp.

Christopher Cooper Director
Development Services Department

Cc via email: Greg Chavarria, City Manager
Ella Parker, Urban Design and Planning





1401 EAST BROWARD BOULEVARD, SUITE 303
FORT LAUDERDALE, FLORIDA 33301
DIRECT DIAL: 954.617.8919
EMAIL: ASCEIN@LOCHRIELAW.COM
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

LAS OLAS DEL MAR I PLAT

NVAL AMENDMENT NARRATIVE

Plat Book 147, Page 20 BCR

January 4, 2024

Updated April 11, 2024

Request. CITY OF FORT LAUDERDALE (the “Applicant”) is the owner of the property subject to the LAS OLAS DEL MAR I Plat, recorded in Plat Book 147, Page 20 of the Public Records of Broward County, Florida (“Plat”). The Plat is generally located at 240 East Las Olas Boulevard. The Applicant is proposing to amend the nonvehicular access lines on the Plat to accommodate the driveway openings that were approved for the Las Olas Marina site plan, City Case No. R18018, as may be amended from time to time.

The approved Site Plan is attached hereto as **Exhibit “A”**. A sketch and legal description of the existing NVALs is attached hereto as **Exhibit “B”**. A sketch and legal description of the proposed NVALs is attached hereto as **Exhibit “C”**.

Exhibit "A"

Site Plan

**SKETCH & DESCRIPTION
EXHIBIT "B"
(EXISTING NVAL)**

DESCRIPTION:

A LINE BEING A PORTION OF THE NON-VEHICULAR ACCESS LINE ALONG THE EAST LINE OF PARCEL "A", LAS OLAS DEL MAR I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY SOUTHEAST CORNER OF SAID PARCEL "A" THENCE NORTH 07°09'00" EAST, A DISTANCE OF 130.14 FEET; THENCE NORTH 10°28'56" WEST, A DISTANCE OF 18.62 FEET; THENCE NORTH 00°57'25" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°02'35" EAST, A DISTANCE OF 2.33 FEET; THENCE NORTH 00°57'25" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 20°35'29" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 07°36'31" EAST, A DISTANCE OF 15.96 FEET; THENCE NORTH 07°23'32" EAST, A DISTANCE OF 57.46 FEET TO THE POINT OF TERMINUS OF SAID LINE, THE LAST EIGHT (8) CALLS BEING ALONG THE EAST LINE OF THE AFORESAID PARCEL "A".

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS RECORD.
4. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE CERTIFYING SURVEYOR.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT COMPLETE WITHOUT BOTH SHEETS.
6. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF PARCEL "A" WITH AN ASSUMED BEARING OF N79°08'56"W.

REVISIONS	DATE	BY	CHKD	F.B./PG.



DJS SURVEYORS, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
20283 STATE ROAD 7, SUITE 200
BOCA RATON, FL 33498
PH. 561.883.0470, FX. 561.883.0480
CERTIFICATE OF AUTHORIZATION NO. LB 7870
www.djssurveyors.com

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Donald Sullivan

Digitally signed by Donald Sullivan
Date: 2024.03.04 14:00:29 -05'00'

DONALD J. SULLIVAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6422
DATED: 2/05/2023

JOB No: **EXIST. NVAL**

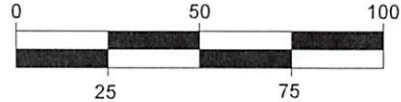
FB/PG: 00/00	1/2
DRAWN BY: RM	
CKD. BY: D.J.S.	
SCALE: N/A	

SKETCH & DESCRIPTION EXHIBIT "B" (EXISTING NVAL)

LEGEND:

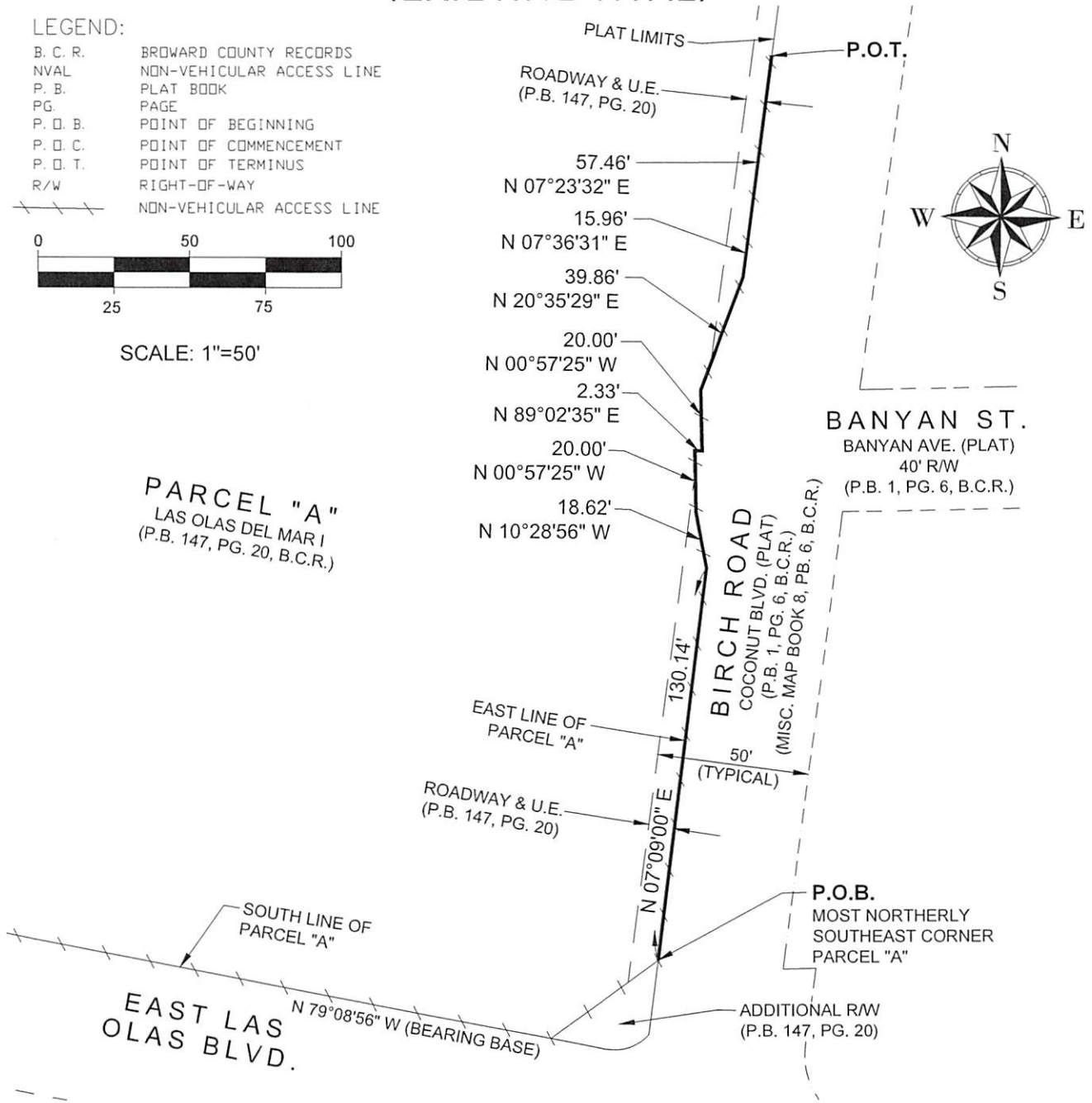
- B. C. R. BROWARD COUNTY RECORDS
- NVAL NON-VEHICULAR ACCESS LINE
- P. B. PLAT BOOK
- PG. PAGE
- P. O. B. POINT OF BEGINNING
- P. O. C. POINT OF COMMENCEMENT
- P. O. T. POINT OF TERMINUS
- R/W RIGHT-OF-WAY

NON-VEHICULAR ACCESS LINE



SCALE: 1"=50'

PARCEL "A"
LAS OLAS DEL MAR I
(P.B. 147, PG. 20, B.C.R.)



REVISIONS	DATE	BY	CHKD	F.B./PG.

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JOB No: 22-288 NVAL	
FB/PG: 00/00	SHEET No: 2/2
DRAWN BY: RM	
CKD. BY: D.J.S.	
SCALE: 1" = 50'	

**SKETCH & DESCRIPTION
EXHIBIT "C"
(PROPOSED NEW NVAL)**

DESCRIPTION:

A LINE BEING A PORTION OF THE NON-VEHICULAR ACCESS LINE ALONG THE EAST LINE OF PARCEL "A", LAS OLAS DEL MAR I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY SOUTHEAST CORNER OF SAID PARCEL "A" THENCE NORTH 07°09'00" EAST, A DISTANCE OF 130.14 FEET; THENCE NORTH 10°28'56" WEST, A DISTANCE OF 18.62 FEET; THENCE NORTH 00°57'25" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF TERMINUS OF SAID LINE, SAID POINT HEREINAFTER REFERRED TO AS POINT "A", THE LAST THREE (3) CALLS BEING ALONG THE EAST LINE OF THE AFORESAID PARCEL "A";

TOGETHER WITH:

A LINE BEING A PORTION OF THE NON-VEHICULAR ACCESS LINE ALONG THE EAST LINE OF PARCEL "A", LAS OLAS DEL MAR I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE NORTH 00°57'25" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°02'35" EAST, A DISTANCE OF 2.33 FEET; THENCE NORTH 00°57'25" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 20°35'29" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 07°36'31" EAST, A DISTANCE OF 7.42 FEET TO THE POINT OF TERMINUS OF SAID LINE, SAID POINT HEREINAFTER REFERRED TO AS POINT "B", THE LAST FIVE (5) CALLS BEING ALONG THE EAST LINE OF THE AFORESAID PARCEL "A";

TOGETHER WITH:

(DESCRIPTION CONTINUED ON SHEET 2)

NOTES:

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5. THIS SKETCH AND DESCRIPTION CONSISTS OF THREE (3) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
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ADD TEXT TO OPENINGS ON PAGE 3	4/10/2024	RM		
REVISIONS	DATE	BY	CHKD	F.B./PG.

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Date: 2024.04.10 15:30:41 -04'00'

Donald Sullivan

DONALD J. SULLIVAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6422
DATED: 4/10/2024

JOB No: NEW NVAL	
FB/PG: 00/00	SHEET No:
DRAWN BY: RM	1/3
CKD. BY: D.J.S.	
SCALE: N/A	

SKETCH & DESCRIPTION
EXHIBIT "C"
(PROPOSED NEW NVAL)

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COMMENCING AT THE AFOREMENTIONED POINT "B"; THENCE NORTH 07°36'31" EAST, A DISTANCE OF 8.54 FEET; THENCE NORTH 07°23'32" EAST, A DISTANCE OF 31.46 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 07°23'32" EAST, A DISTANCE OF 26.00 FEET TO THE POINT OF TERMINUS OF SAID LINE, THE LAST THREE (3) CALLS BEING ALONG THE EAST LINE OF THE AFORESAID PARCEL "A".

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CKD. BY: D.J.S.

SCALE: 1" = 50'

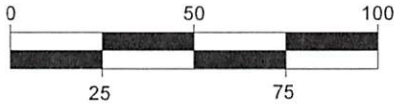
SHEET No:

2/3

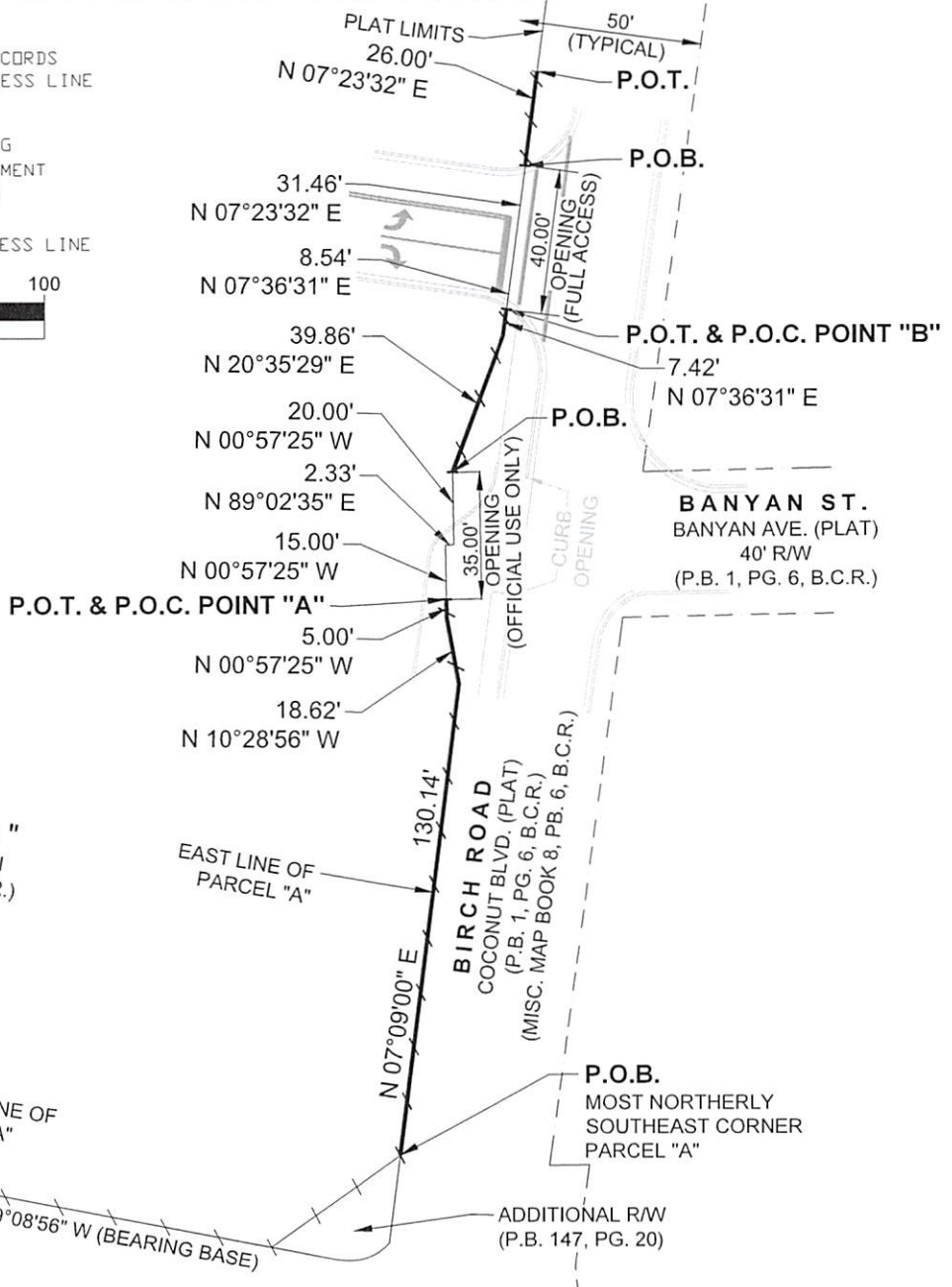
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- NON-VEHICULAR ACCESS LINE



SCALE: 1"=50'



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