



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:	Hobal Plat	Number:	010-MP-09
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	24-629
Applicant:	City of Dania Beach	Commission District:	6
Agent:	Federico Valencia, Sun-Tech Engineering Inc.	Section/Twn./Range:	35/50/42
Location:	South side of East Dania Beach Boulevard approximately 520 feet east of the southeast corner of Southeast 5 Avenue and East Dania Beach Boulevard	Platted Area:	2.1 Acre
Municipality:	City of Dania Beach	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 as **(Exhibit 2)**.

The application is attached as **(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:	February 23, 2009	Plat Book and Page Number:	179-98
Date Recorded:	June 10, 2010	Current Instrument Number:	109374739
Plat Note Restriction			
Existing NVAL:	Two (2) existing access openings on Dania Beach Boulevard: <ol style="list-style-type: none"> 1. A 40-foot right turns out only access opening with centerline located approximately 25 feet west of the east plat limits. 2. A 40-foot right turns in access opening with centerline located approximately 25 feet east of the west plat limits. This opening is restricted to Right Turns Out Only. 		
Proposed NVAL:	To close one existing access opening, to modify one existing access openings, and to create one new access opening on Dania Beach Boulevard <ol style="list-style-type: none"> 1. Close: A 40-foot access opening right turns out only with centerline located approximately 25 feet west of the east plat limits. 2. Modify: A 40 foot right turns in access opening, to a 30-foot right turns in access opening with centerline located approximately 28 feet east of the west plat limits, this opening will be restricted to Emergency Right Out Only. 3. Create: A 50-foot opening with centerline located approximately 46 feet west of the east plat limits. This opening is restricted to Right and Left Turns in and Right Turns out Only. Specific locations are 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 East Dania Beach Boulevard, which is a State Roadway. FDOT has issued a pre-application letter for this request with conditions (**Exhibit 5**).

2. Municipal Review

The City of Dania 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