



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:	Centra Pointe	Number:	062-MP-88
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	24-286
Applicant:	4210 North Federal LLC	Commission District:	4
Agent:	Dunay, Miskel & Backman LLP	Section/Twn./Range:	18/48/43
Location:	East side of Federal Highway/U.S. 1, between Northeast 44 Street and Vintage Drive.	Platted Area:	1.55 Acre
Municipality:	City of Lighthouse Point	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	October 8, 2024		

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

The application is attached as **(Exhibit 7)**. The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

This request accompanies a proposed note amendment, application must be approved by the Board of County Commissioners.

Platting History and Development Rights			
Plat Board Approval:	February 21, 1989	Plat Book and Page Number:	145-11
Date Recorded:	August 21, 1990	Current Instrument Number:	90337713
Plat Note Restriction			
Existing NVAL:	<ol style="list-style-type: none"> 1. A 30-foot opening for right turns only located along North Federal Highway starting at the north plat line and continuing 30 feet south of the north plat limits. 2. A 30-foot opening for right turns only located along North Federal Highway located 87 feet from the south plat line and ending at a location of 57 feet from the south plat limits. 		
Proposed NVAL:	<p>Close two (2) existing access openings and create one (1) new access opening:</p> <ol style="list-style-type: none"> 1. A 33-foot right-turn only opening along North Federal Highway located on the Southernmost Southwest corner of the plat limits. <p>Specific location is shown and described in sketch included with Exhibit 7.</p>		

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 3**). 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 (US-1). Florida Department of Transportation (FDOT) has issued a driveway connection permit (#2022-A-491-00050). 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" (**Exhibit 4**).

2. Municipal Review

The City of Lighthouse Point adopted City Ordinance No. 2024-1019 on March 12, 2024, supporting the application, which is attached (**Exhibit 5**).

3. Adjacent City

The City of Pompano Beach has no objection to the request (**Exhibit 6**).

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.

[JL]