



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
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DEVELOPMENT REVIEW REPORT FOR A PLAT NON-VEHICULAR ACCESS LINE AMENDMENT

Project Description			
Plat Name:	Bryan Road Warehouses	Number:	036-MP-00
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	21-260
Applicant:	Dania Beach Marina Corp.	Commission District:	7
Agent:	Turner Planning Solutions, LLC	Section/Twn./Range:	33/50/42
Location:	Southeast corner of Northwest 1 Street and Bryan Road	Platted Area:	2.7 Acres
Municipality:	Dania Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	April 20, 2021		

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

The application is attached as **Exhibit 5**. The Planning and Development Management Division (PDMD) 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 18, 2001	Plat Book and Page Number:	170-112
Plat Recorded:	February 22, 2021	Current Instrument Number:	117070700
Plat Note Restriction			
Current Plat:	This plat is restricted to 40,000 square feet of industrial use and 1,298 square feet of commercial use.		
Proposed Note: Subject to Board approval on April 20, 2021	This plat is restricted to 380 high rise units and 35,000 square feet of commercial use.		
Existing NVAL:	A 50-foot opening approximately 293-feet north of the southern plat limit.		
Proposed NVAL:	Close existing 50-foot access opening; revise the existing NVAL along the western plat limit to be parallel to Bryan Road at 63-feet; and create a new 50-foot access opening centered 95-feet north of the southern plat limit. Specific locations are shown and described in Exhibit 5 .		
Extensions:	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 in **Exhibit 4**. This request shall meet the standards of the Broward County Land Development Code at the time of permit.

2. Municipal Review

The City of Dania Beach has no objection to this request, see **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, 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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