



Resilient Environment Department

**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

**DEVELOPMENT REVIEW REPORT FOR A NON-VEHICULAR ACCESS LINE**

Project Description			
Plat Name:	Prima Professional Campus	Application Number:	038-MP-89
Application Type:	Non-Vehicular Access Line	Legistar Number:	25-817
Owner/Applicant:	David Fahmie Sr.	Commission District:	5
Authorized Agent:	Michael F. Giani, P.E. / SDA Engineering	Section/Twn./Range:	3/51/41
Location:	East side of University Drive, between Davie Road Extension and Northwest 30 Street	Folio Number (s):	5141-03-60-0011, 5141-03-60-0012, 5141-03-60-0010, 5141-03-60-0022, 5141-03-60-0021
Municipality:	Town of Davie	Platted Area:	2.71 acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	<b>APPROVAL</b>		
FS 125.022 Waiver	An extension waiver was granted until December 9, 2026		
Meeting Date:	August 21, 2025		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached (**Exhibit 3**). The Urban Planning Division (UPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Platting History and Development Rights			
Plat Board Approval:	September 5, 1989	Plat Book and Page Number:	147-31
Date Recorded:	March 6, 1991	Current Instrument Number:	114146801
Existing NVAL:	A 50-foot opening with centerline located at the northern plat limits and a A 50-foot-wide opening located at the northwest corner plat limits and extending 377 feet south of the north plat limits.		
Proposed NVAL:	Add a temporary 50-foot opening centered approximately 160 feet south of the north plat limits. Right turn in only.		

	Specific location is shown and described in the sketch included with <b>Exhibit 3</b> .
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### 1. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the Proposed NVAL Amendment 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 State Road 817. FDOT has issued an approval with conditions letter and will expire June 13, 2026 (**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."

The property owners of Prima Professional Campus (Folio Number 514103600011) must fully execute the Declaration of Restrictive Covenants for Private Roadways and Access (CAF #463) and submit it to the Highway Construction and Engineering Division for review and approval. The agreement shall provide for a 50-foot wide by 85-foot-deep ingress/egress easement in the 50-foot opening on University Drive abutting the north plat limits. The dimensions may be modified to more closely approximate the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.

Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the removal of the requested improvements and the restoration of University Drive. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to the issuance of a roadway permit. The completion date for all required improvements listed as Exhibit "B" shall indicate removal within 60 days after the shared driveway located at the northern plat limit is constructed. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

### 2. Municipal Review

The Town of Davie has submitted Resolution No. R2023-193 dated November 1, 2023, supporting the NVAL amendment. (**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.

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