



April 27, 2023

Josie P. Sesodia, AICP  
Urban Planning Division, Director  
Resilient Environment Department  
1 N. University Drive, Box 102  
Plantation, FL 33324

**RE: Letter of No Objection to Non-Vehicular Access Line (NVAL) Amendment – Habitat for Humanity of Broward Inc. – “Tract “A” Victor Cameron Plat”, Case UDP-A23019**

Dear Ms. Sesodia:

The City of Fort Lauderdale is in receipt of a request for a non-vehicular access line (NVAL) amendment to the – “**VICTOR CAMERON PLAT**”, recorded in Plat Book 146, Page 22 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:

The developer is proposing to amend the existing nonvehicular access line, to remove an, to align with a development under Site Plan Application UDP-S22080. The current NVAL request will align with the ingress and egress of the proposed development. Plans are available at the Urban Design and Planning Department and can be provided upon request.

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”, and a sketch and legal description of the proposed nonvehicular access lines is attached hereto as Exhibit “C”.

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 954-828-4798 or via email at [Aschnell@fortlauderdale.gov](mailto:Aschnell@fortlauderdale.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "CH Cooper".

Christopher Cooper, Director  
Development Services Department

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



**EXHIBIT B****LEGAL DESCRIPTION: (EXISTING NON-VEHICULAR ACCESS)**

A NON-VEHICULAR ACCESS LINE LYING ON THE SOUTH LINE OF TRACT "A", VICTOR CAMERON PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, ON PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID NON-VEHICULAR ACCESS LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 89°39'27" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 74.97 FEET TO THE POINT OF TERMINATION.

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

**SURVEY NOTES:**

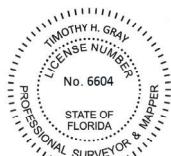
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°07'43" EAST ALONG THE EAST LINE OF TRACT "A", VICTOR CAMERON PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1" = 80' OR SMALLER.

**CERTIFICATION:**

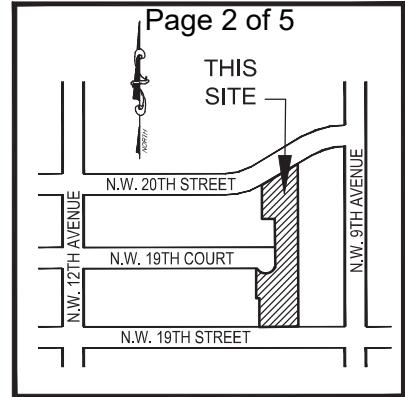
I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON FEBRUARY 14, 2023 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

TIMOTHY H. GRAY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6604  
STATE OF FLORIDA



Digitally signed  
by Timothy Gray  
Date: 2023.03.06  
14:07:57-05'00'



**SKETCH & DESCRIPTION  
NON-VEHICULAR ACCESS LINE**

TRACT "A"  
VICTOR CAMERON PLAT  
P.B. 146, PG. 22, B.C.R.

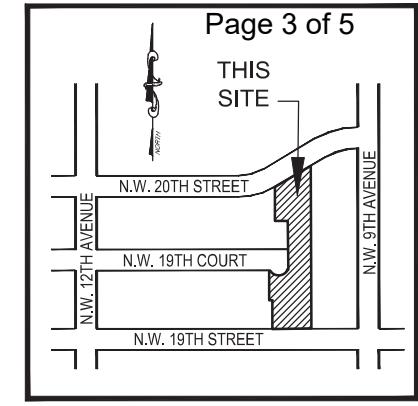
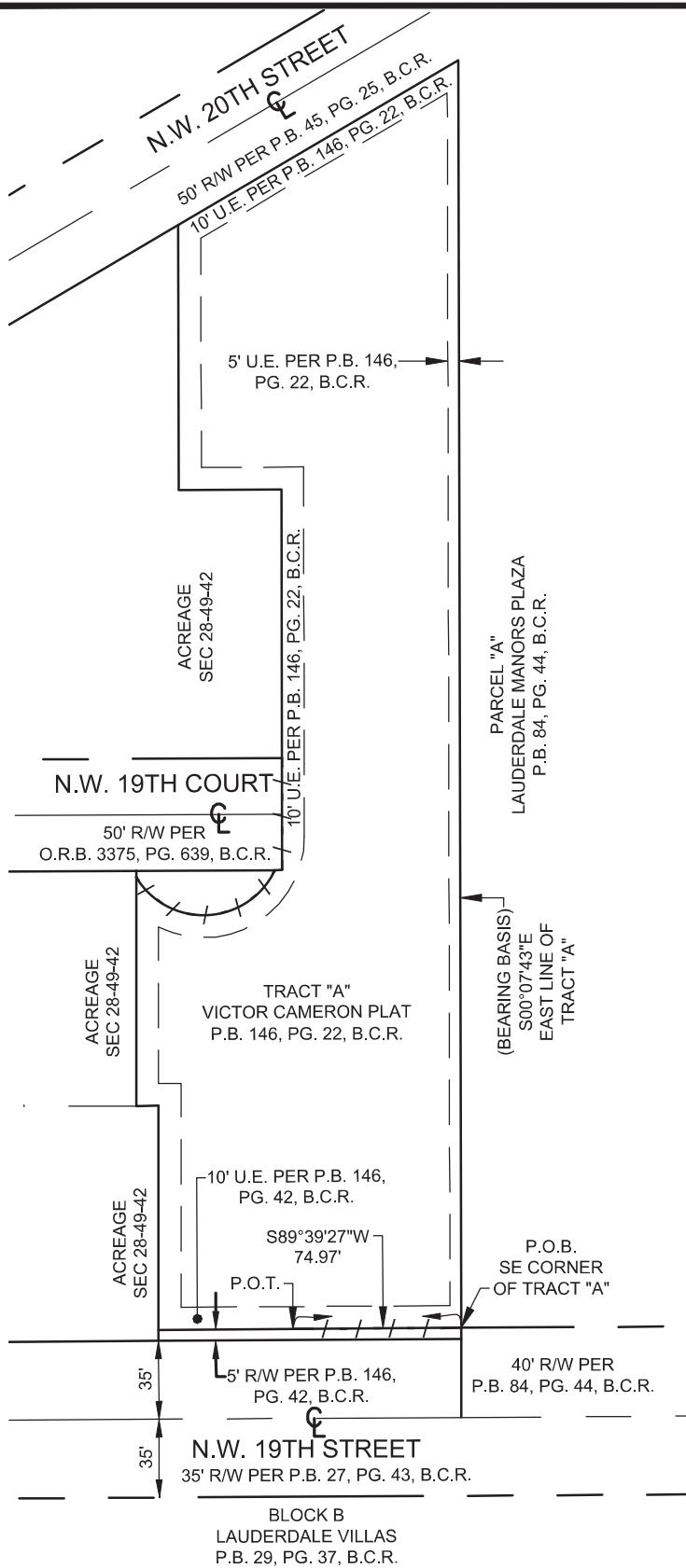
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400  
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2  
DRAWING NO. 10431.00 EXISTING NVAL.DWG

DATE	2/14/2023	DATE	REVISIONS
SCALE	AS SHOWN		
FIELD BK.	N/A		
DWNG. BY	S.M.		
CHK. BY	T.G.		

**LEGEND:**

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
LB.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT-OF-WAY
SEC	SECTION
U.E.	UTILITY EASEMENT
¢	CENTERLINE
/ / / /	NON-VEHICULAR ACCESS

**SKETCH & DESCRIPTION**  
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SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY S.M.

CHK. BY T.G.

DATE

REVISIONS

## EXHIBIT C

### LEGAL DESCRIPTION: (PROPOSED NON-VEHICULAR ACCESS)

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SAID NON-VEHICULAR ACCESS LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 89°39'27" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 38.32 FEET TO THE POINT OF TERMINATION (1); THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°39'27" WEST, A DISTANCE OF 50.00 FEET TO POINT OF BEGINNING (2); THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°39'27" WEST, A DISTANCE OF 46.65 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A" AND POINT OF TERMINATION (2).

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

### SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
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### CERTIFICATION:

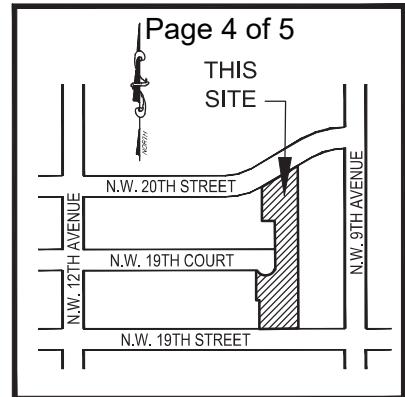
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KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

TIMOTHY H. GRAY  
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**NON-VEHICULAR ACCESS LINE**

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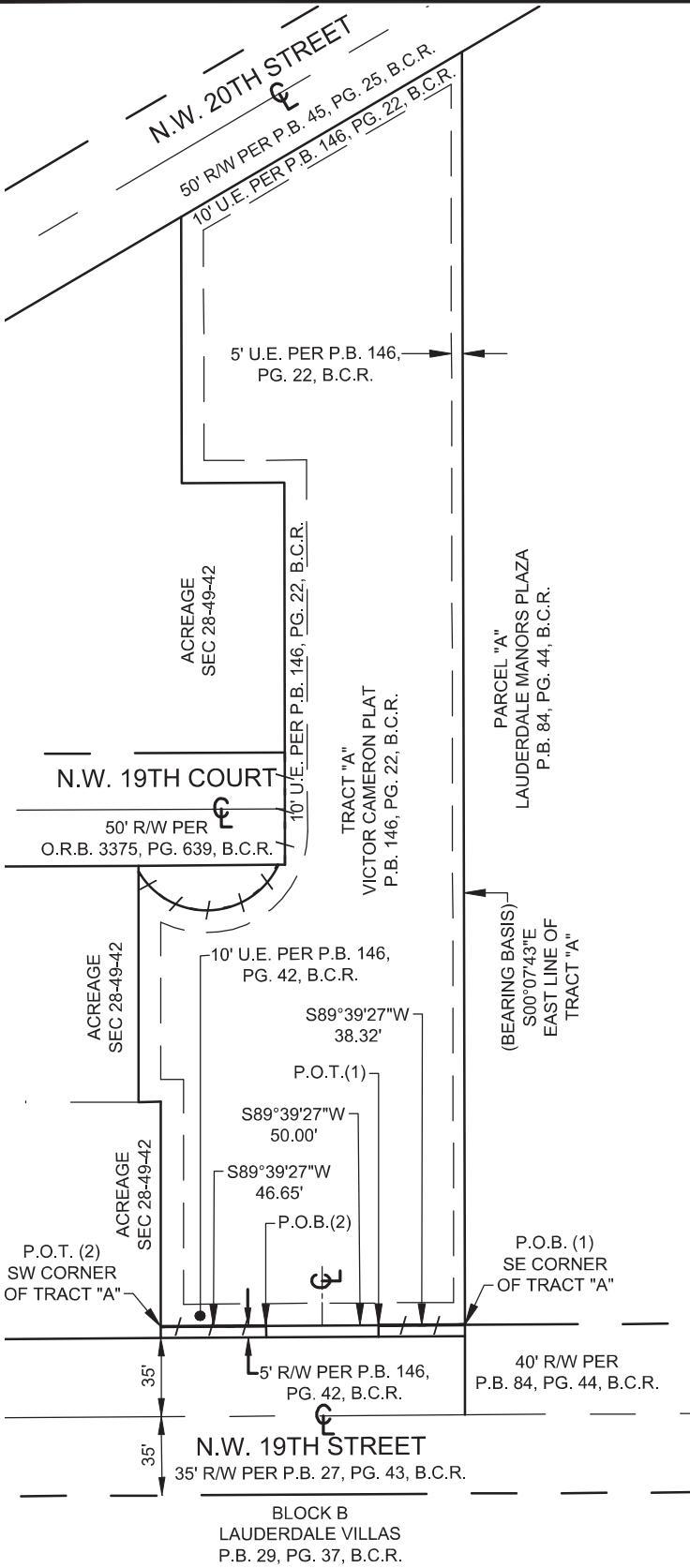
FIELD BK. N/A

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40  
80 0 80  
SCALE: 1" = 80'

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