



CITY OF
FORT LAUDERDALE



September 17, 2025

Darby Delsalle, AICP, Director
Broward County Resilient Environment Department
Urban Planning Division
1 North University Drive, Building A, Suite 102
Plantation, Florida 33324

RE: No Objection Letter - RIVERLAND VILLAGE, Section One PLAT

RIVERLAND VILLAGE SEC ONE 27-44 B LOT 8 S1/2 OF E1/2 BLK 4 - 3271 Riverland Road

Dear Mr. Delsalle:

The City of Fort Lauderdale has received a request for a "No Objection" letter regarding a recorded plat "RIVERLAND VILLAGE, Section One" plat. The Plat thereof as recorded in Plat Book 27, page 44, of the Public Records of Broward County, Florida. The plat was recorded on the 21 day of September, 1951.

As shown on the recorded plat, a 70 feet setback line is depicted along the south boundary (Riverland Road) of Lot 9 through 14 of Block 4 of the plat (attached). Through-out the plat additional setback lines are indicated from all ROW lines, perhaps with the intention of widening these ROW's. The exact reason for the additional setback lines is unknown. The original surveyor, John Brendla has since passed away.

In December of 1954, REPLAT OF A PORTION OF RIVERLAND VILLAGE, Section One plat was recorded in Plat Book 35, page 40 and the additional setback lines were removed for blocks 1 through 20 (attached). There is a plat note stating all "Front" setbacks shall be 25 feet. I

The portion of subject Blocks 4 was not included in the plat revisions, however, as the additional setback line was removed from all lots and blocks in the original RIVERLAND VILLAGE, Section One plat it would stand to reason that it was not needed or no longer needed and hence removed from all properties.

Broward County issued building permit for the single family residences along this portion of Riverland Road with a required setback of 25 feet from the south property line (Riverland Road). The required setback for properties zoned RS-6.85 is 25 feet from the front property line. At the time the dwelling was approved and permitted the required 25 foot setback was met. The folio number for the subject property is: 5042 18 06 0021.

The City of Fort Lauderdale would support a plat amendment to remove the 70 foot setback line from the remaining lots 8 through 10 of Block 4. (approximately 450 feet from the western line of lot 8). If you have any questions or require additional information, please feel free to contact Yvonne Redding, Planner at 954-828-6495 or at yredding@fortlauderdale.gov.

Sincerely,

Anthony Fajardo | Director
Development Services Department
City of Fort Lauderdale

Cc: Yvonne Redding, Urban Planner

