

STAFF REPORT

Ravenswood FLL Airport Redevelopment (Plat 2)
011-UP-93

A request to amend a platted non-vehicular access line (“NVAL”) has been filed with the Planning and Development Management Division. This plat was approved by the Broward County Board of County Commissioners (“Board”) on April 5, 1994. The property is located on the south side of Southwest 42 Street, between Southwest 30 Avenue and Ravenswood Road, in the Broward Municipal Services District. The property is owned by Broward County and is used as Boaters’ Park. The plat was recorded on October 5, 1995 (Plat Book 159, Page 19).

The applicant is requesting to create a new 40-foot opening along the northern limit of Parcel F centered approximately 1,580 feet east of the plat limit. The new opening is to provide access to Boater’s Park for a future parking lot.

The attached letter from the Broward Municipal Services District indicates no objection to this request.

The attached comments from the adjacent Cities of Dania Beach, Fort Lauderdale, and Hollywood indicate no objection to this request.

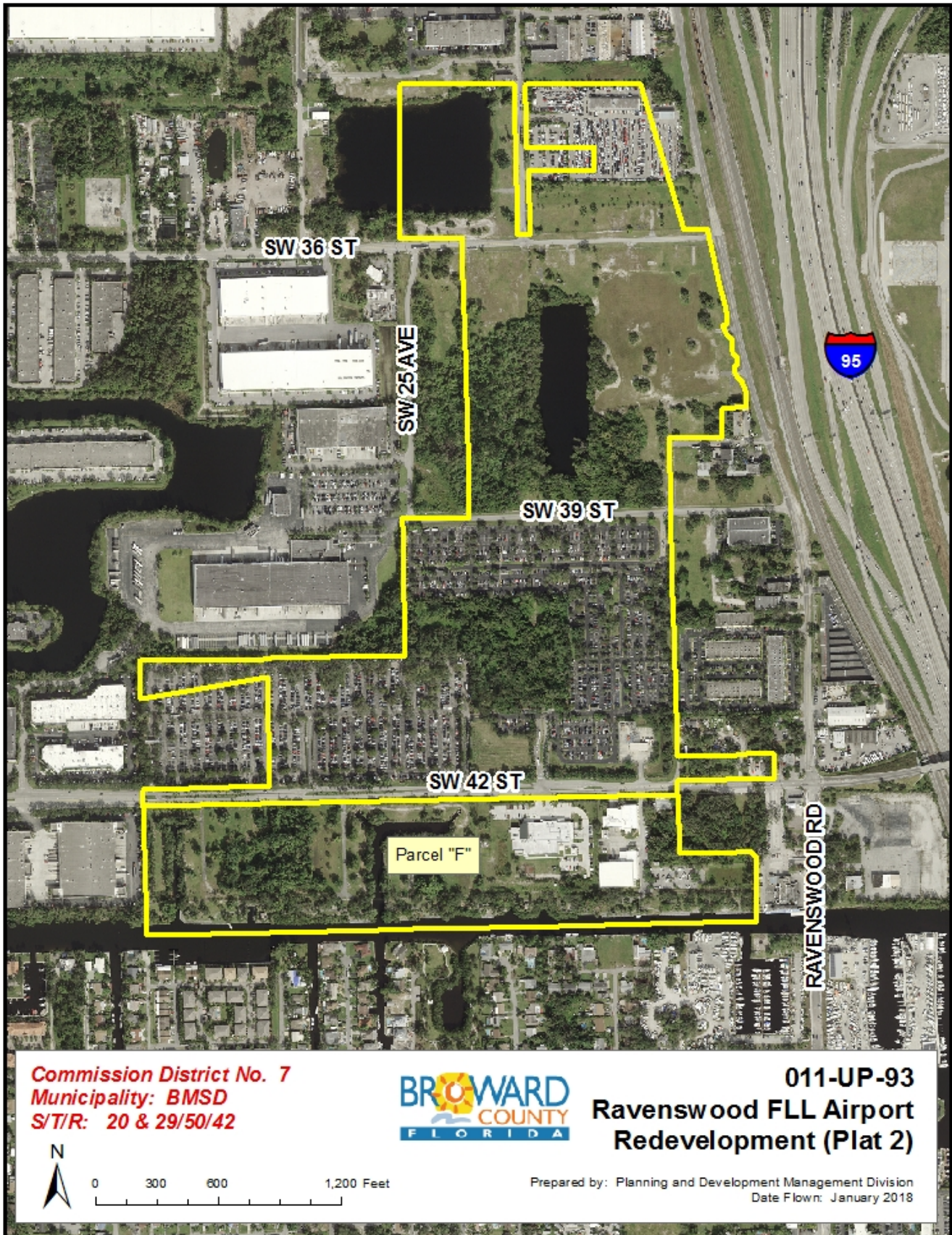
Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum and shall meet the standards of the Broward County Land Development Code at the time of permit.

Staff recommends **APPROVAL** of this item and the attached resolution.

In addition, this approval is subject to the Board authorizing the Mayor to sign an order approving this agenda item and the attached resolution subject to staff findings, comments, and recommendations.

Finally, 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.

JWP





Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

e-COMMENTS for
Delegation Request:
Revise the Non-Vehicular Access Line (NVAL)



TO: Review Agencies
PLAT NAME: Ravenswood FLL Airport Redevelopment (Plat 2) **PLAT NO.:** 011-UP-93
COMMENT DUE DATE: February 5, 2019

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. **If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.**

Please note that all agency comments should now be e-mailed to the Planning and Development Management Division at: pdmdinfo@broward.org. For additional information, please contact Jean-Paul W. Perez at 954-357-6637 (or jpperez@broward.org). Your cooperation is greatly appreciated!

- NO OBJECTION TO THE PLAT AS SUBMITTED.
- THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.
- THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

In the space provided below, please type/print your name, agency and phone number:

COMMENTS: Heather E. Cunniff, AICP, Senior Planner
Print Name
Planning and Development Management Division
Agency
954-357-5657
Phone Number



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

March 14, 2019

Corinne Lajoie, AICP, LEED GA
Planning & Zoning Division
100 West Danie Beach Boulevard
Dania Beach, FL 33004

RE: Municipal notification of a delegation request to revise the "NVAL" (non-vehicular access line) on a recorded plat adjacent to the municipal limits of Dania Beach:

Plat name: Ravenswood FLL Airport Redevelopment (Plat 2)

Plat No. 011-UP-93

Written comments must be received on or before **March 18, 2019**

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at padminfo@broward.org.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Jean-Paul W. Perez at 954-357-6637 (or jpperez@broward.org).

Sincerely,

JEAN-PAUL W. PEREZ Digitally signed by
JEAN-PAUL W. PEREZ
Date: 2019.03.14
09:11:07 -04'00'

Jean-Paul W. Perez, Senior Planner
Planning and Development Management Division



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

March 14, 2019

Ella Parker, AICP
Urban Design & Planning
700 Northwest 19 Avenue
Fort Lauderdale, FL 33311

RE: Municipal notification of a delegation request to revise the "NVAL" (non-vehicular access line) on a recorded plat adjacent to the municipal limits of Fort Lauderdale:

Plat name: Ravenswood FLL Airport Redevelopment (Plat 2)
Plat No. 011-UP-93

Written comments must be received on or before **March 18, 2019**

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at padminfo@broward.org.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Jean-Paul W. Perez at 954-357-6637 (or jpperez@broward.org).

Sincerely,

JEAN-PAUL W. PEREZ
Digitally signed by
JEAN-PAUL W. PEREZ
Date: 2019.03.14
09:12:08 -04'00'

Jean-Paul W. Perez, Senior Planner
Planning and Development Management Division



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

March 14, 2019

Leslie A. Del Monte
Division of Planning and Urban Design
2600 Hollywood Boulevard, Room 315
Hollywood, FL 33021

RE: Municipal notification of a delegation request to revise the "NVAL" (non-vehicular access line) on a recorded plat adjacent to the municipal limits of Hollywood:

Plat name: Ravenswood FLL Airport Redevelopment (Plat 2)
Plat No. 011-UP-93

Written comments must be received on or before **March 18, 2019**

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at padminfo@broward.org.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Jean-Paul W. Perez at 954-357-6637 (or jpperez@broward.org).

Sincerely,

JEAN-PAUL
W. PEREZ
Jean-Paul W. Perez, Senior Planner
Planning and Development Management Division

Digitally signed by
JEAN-PAUL W. PEREZ
Date: 2019.03.14
09:12:51 -04'00'



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

MEMORANDUM

DATE: February 15, 2019

TO: Josie Sesodia, Director
Planning and Development Management Division

FROM: David (D.G.) McGuire, Project Manager
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Delegation Request: Modify Conditions of Plat Approval
(Amendment to Non-Vehicular Access Line)
Ravenswood FLL Airport Redevelopment Plat 2 (011-UP-93)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend the non-vehicular access line (NVAL) along SW 42nd Street adjacent to the plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed NVAL amendment subject to the following:

NON-VEHICULAR ACCESS LINE AMENDMENT RESOLUTION

1. The property owners of that portion of Parcel "F" as described within the application shall fully execute a Resolution amending the nonvehicular access line.
2. The applicant shall prepare the legal descriptions for the Exhibits to the NVAL Amendment Resolution according to the details outlined in this report.

NON-VEHICULAR ACCESS LINE REQUIREMENTS

3. Exhibit "C" to the NVAL Amendment Resoution shall describe and illustrate a new non-vehicular access line along SW 42nd street adjacent to the plat except at the following openings:
 - a. A 40-foot opening with centerline located approximately 1584 feet east of the west parcel ("F") limit.

This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.

dgm