



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A PLATTED NON-VEHICULAR ACCESS LINE AMENDMENT

Project Description			
Plat Name:	Pembroke Lakes South	Number:	146-MP-81
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	22-360
Applicant:	Dania Beach Marina Corp.	Commission District:	7
Agent:	Turner Planning Solutions, LLC	Section/Twn./Range:	33/50/42
Location:	East side of South Flamingo Road between Pembroke Road and the Pines Boulevard	Platted Area:	2.7 Acres
Municipality:	City of Pembroke Pines	Gross Area:	N/A
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
Meeting Date:	September 8, 2022		

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

The application is attached as **Exhibit 5**. The Urban Planning Division (UPD) 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:	September 20, 1983	Plat Book and Page Number:	119-1
Plat Recorded:	February 17, 1984	Current Instrument Number:	113524656
Plat Note Restriction			
Existing NVAL:	1) A 60-foot access opening centered 230' the north of Tract C-2.		
Proposed NVAL:	1) Eliminate existing 60-foot-wide access opening with centerline located approximately 141 feet north of the northern end of the corner chord. 2) A 36-foot access opening with centerline located approximately 232-feet north of Tract C-2, this opening will be restricted to right turn in only. Specific location is shown and described in sketch included with Exhibit 5 .		
Extensions:	A Waiver of Extension was granted until September 16, 2022.		

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. This project is located on Southwest Flamingo Road, which is a State Roadway. Florida Department of Transportation (FDOT) has issued a permit valid until September 15, 2022.

2. Municipal Review

The City of Pembroke Pines 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 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.

DP