



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
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DEVELOPMENT REVIEW REPORT FOR A PLAT NON-VEHICULAR ACCESS LINE AMENDMENT

Project Description			
Plat Name:	Renteria Inc., Plat	Number:	004-MP-97
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	20-1674
Applicant:	City of Pompano Beach	Commission District:	2
Agent:	KEITH	Section/Twn./Range:	34/48/42
Location:	South side of Hammondville Road, north of Northwest 9 Street and West of Northwest 18 Avenue	Platted Area:	5.1 acres
Municipality:	Pompano Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	November 4, 2021		

A location map showing this Plat and parcels designated within the plat for the purpose of assigning development entitlement is attached as **Exhibit 2**.

The Application is attached as **Exhibit 5**. The Planning and Development Management Division (PDMD) 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:	August 26, 1997	Plat Book and Page Number:	166-33
Plat Recorded:	February 25, 1999	Current Instrument Number:	117323596
Plat Note Restriction			
Current Note:	Restricted to 15,000 square feet of community facility use on Parcel A and no development on Parcel B.		
Existing NVAL:	43.02-foot opening on the west plat limits on Hammondville Road.		
Proposed NVAL:	<p>Create two new openings in the NVAL:</p> <p>33-foot opening, for right-in, left-in ingress only and 25-foot opening at the east plat limits for right-out only. Specific locations are shown and described in Exhibit 5.</p> <p>The existing 43.02-foot wide opening on the west limits will be closed.</p> <p>There is also a companion application for a non-vehicular access line amendment to provide access via the roundabout on the Marquis Apartment Plat. The proposed access point will consolidate separate access points on the two plats to one central location.</p>		
Extensions:	A Waiver of Extension was granted until January 20, 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.

2. **Municipal Review**

The City of Pompano Beach has submitted a letter dated September 20, 2021, supporting the application, which is attached in **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, 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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