



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:	United States Postal Service Plat	Number:	133-MP-88
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	20-1023
Applicant:	Lennar Homes, Inc.	Commission District:	8
Agent:	Greenspoon Marder, LLP	Section/Twn./Range:	16/51/40
Location:	East side of Southwest 160 Avenue, between Southwest 3 Street and Pines Boulevard	Platted Area:	13.8 Acres
Municipality:	Pembroke Pines	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	April 6, 2021		

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

The Application is attached as **Exhibit 6**. 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:	November 8, 1988	Plat Book and Page Number:	137-18
Plat Recorded:	December 23, 1988	Current Instrument Number:	88516420
Plat Note Restriction			
Original and Current Plat:	Parcels A-1 and A-2B is restricted to 130,000 square feet of commercial use, and Parcel A-1A is restricted to 5,000 square feet of commercial use, and Parcel A-2A is restricted to 125 detached single-family units.		
Existing NVAL:	A 50-foot opening with centerline located 40 feet from the south plat limits restricted to right turns only.		
Proposed NVAL:	A 50-foot opening with centerline located 136 feet from the south plat limits restricted to emergency access right turns only.  All other openings approved for the Plat remain unchanged.  Specific locations are shown and described in <b>Exhibit 6</b> .		
Extensions:	Not Applicable		

**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 5**. This request shall meet the standards of the Broward County Land Development Code at the time of permit.

This project is located on, Pines Boulevard which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-approval letter, see **Exhibit 4**.

**2. Municipal Review**

The City of Pembroke Pines has adopted a Resolution, No. 3717 on September 16, 2020 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.

KDL