



Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**

1 N. University Drive, Box 102A, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

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

Project Description			
Plat Name:	621 NE 1st Avenue Development	Number:	004-MP-19
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	21-1455
Applicant:	Glenn Speck	Commission District:	2
Agent:	Keith and Associates, Inc.	Section/Twn./Range:	35/48/42
Location:	Southeast corner of Northeast 8 <sup>th</sup> Street and North Dixie Highway	Platted Area:	0.78 Acres
Municipality:	City of Pompano Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	October 5, 2021		

A location map showing this Plat 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:	October 15, 2019	Plat Book and Page Number:	183/387
Plat Recorded:	April 14, 2020	Current Instrument Number:	116457676
Plat Note Restriction			
Original and Current Plat:	Plat is restricted to 22,000 square feet of Warehouse use.		
Existing NVAL:	Non-vehicular access line along the Railroad right-of-way shall remain with no modifications.		
Proposed NVAL:	Add a 24-foot wide opening, with centerline located approximately 18 feet east of the west plat limits, along NE 8 Street.  Specific locations are shown and described in sketches included with <b>Exhibit 5</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 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 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