



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:	Palm Aire Cypress Course Estates 4 th Section	Number:	126-MP-81
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	20-1290
Applicant:	City of Pompano Beach	Commission District:	2
Agent:	KEITH	Section/Twn./Range:	05 & 08/49/42
Location:	Northwest corner of Northwest 21 Avenue and McNab Road	Platted Area:	15 Acres
Municipality:	Coconut Creek	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	September 10, 2020	Action Deadline:	N/A

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:	April 6, 1982	Plat Book and Page Number:	118-36
Plat Recorded:	January 18, 1984	Current Instrument Number:	115316831
Plat Note Restriction			
Original Plat:	1,000 high-rise units on 66.8 acres.		
Current Note:	208 one-bedroom garden apartments, 172 two-bedroom garden apartments and 36 three-bedroom garden apartments on Parcels 1, 2 and 3. Tract A-1 is restricted to a Special Residential Facility Category 3 as defined by the Broward County Land Use Plan with 440 sleeping rooms (220 unit equivalents) and a 151 bed nursing home. The units constructed on this plat are either to be solely occupied by persons 62 years of age or older; or at least 80% of the units are to be occupied by at least one person 55 years of age or older per unit. Tract A-2 is restricted to 28 single family units. Tract A-3 is restricted to a 20,000 square foot fire station.		
Existing NVAL:	No openings in the NVAL have been currently approved on Tract A-3.		
Proposed NVAL:	Request is for three (3) new openings in the NVAL on Tract 3-A to provide access and on-site circulation for a proposed Fire Station located at the NW		

	<p>corner of NW 21 Avenue and McNab Road.</p> <ol style="list-style-type: none"> 1) NW 21 Avenue 53 feet wide, located 21.03 feet north of the NW corner; 2) NW 21 Avenue 25 feet wide, located 83.06 feet north of the fire access; 3) McNab Road 32 feet wide, located 134.78 feet west of the NW corner. <p>Specific locations are shown and described in Exhibit 5.</p>
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 submitted a letter dated May 12, 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.

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