



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

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

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

Project Description			
Plat Name:	Marquis Apartments	Number:	058-MP-18
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	21-1276
Applicant:	Marquis Partners LTD	Commission District:	2
Agent:	KEITH	Section/Twn./Range:	34/48/42
Location:	South of Hammondville Road, north of Northwest 9 Street and west of Northwest 18 Avenue	Platted Area:	4.2 Acres
Municipality:	Pompano Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	September 9, 2021		

A location map showing this Plat 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:	November 5, 2019	Plat Book and Page Number:	183-368
Plat Recorded:	March 12, 2020	Current Instrument Number:	116407810
Plat Note Restriction			
Original/Current Plat:	100 garden apartment units.		
Existing NVAL:	One 80-foot access for right turns only on Hammondville Road		
Proposed NVAL:	Eliminate the existing access point on Hammondville Road and to obtain a new access shared with the adjacent property. The owners of Renteria Inc. Plat (Plat Book 166 Page 33) are submitting a NVAL opening immediately adjacent which will to provide access to both plats via a roundabout. This proposed NVAL request together with the Renteria Inc Plat NVAL request will consolidate separate access points on the two plats to one central location. Specific locations are shown and described in Exhibit 5 .		
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 May 11, 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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