



Resilient Environment Department

URBAN PLANNING DIVISION

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

| Project Description | | | |
|---------------------|---|----------------------|---|
| Plat Name: | Seneca Plat | Number: | 084-MP-95 |
| Application Type: | Amend Non-Vehicular Access Line (NVAL) | Legistar Number: | 21-1779 |
| Applicant: | Southeast Investment, Inc. | Commission District: | 6 |
| Agent: | Bohler FLA, LLC | Section/Twn./Range: | 20/51/42 |
| Location: | North side of Hallandale Beach Boulevard, west of South Park Road | Platted Area: | 6.2 Acres |
| Municipality: | Town of Pembroke Park | Gross Area: | N/A |
| Previous Plat: | N/A | Replat: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Meeting Date: | January 25, 2022 | | |

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

The application is attached as **Exhibit 6**. The Urban Planning Division (UPD) 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: | December 17, 1996 | Plat Book and Page Number: | 165-9 |
| Plat Recorded: | June 17, 1998 | Current Instrument Number: | 107247908 |
| Plat Note Restriction | | | |
| Current Plat: | Parcel A is restricted to 1,500,000 Square feet of industrial use. Parcel A-1 is restricted to 27,000 square feet of office use. Parcel B is restricted to 160,000 square feet of commercial use. | | |
| Existing NVAL: | Parcel B has three (3) openings on Hallandale Beach Boulevard: (1) 50-foot access opening for right turns only located approximately 1,015 feet west of the southeast corner of Parcel B. (2) 80-foot access opening for right turns only located approximately 760 feet west of the southeast corner of Parcel B; and (3) 50-foot access opening for right turns only located approximately 506 feet west of the southeast corner of Parcel B. | | |
| Proposed NVAL: | Parcel B will have four (4) openings on Hallandale Beach Boulevard: Existing openings (1) and (2) remain. (3) Existing 50-foot access opening for right turns only located approximately 506 feet west of the southeast corner of Parcel B is being shifted towards east of plat limits; and | | |

| | |
|--|--|
| | <p>(4) New 50-foot opening for right turns-in, right turns-out, and left turns-in only, with centerline located approximately 196 feet west of the east plat limits, is being added.</p> <p>Specific locations are shown and described in sketches included with Exhibit 6.</p> |
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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 Town of Pembroke Park has adopted Resolution No. 2021-044 on September 8, 2021, approving the application, 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