



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NON-VEHICULAR ACCESS LINE

Project Description			
Plat Name:	BW Andrews	Application Number:	008-MP-19
Application Type:	Non-Vehicular Access Line	Legistar Number:	25-809
Owner/Applicant:	SATFAM 1NA, LLC	Commission District:	8
Authorized Agent:	Bohler Engineering FL, LLC	Section/Twn./Range:	34/48/42
Location:	Northwest corner of West Atlantic Boulevard and North Andrews Avenue	Folio Number (s):	4842-34-46-0010
Municipality:	City of Pompano Beach	Platted Area:	2.2 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
Meeting Date:	August 21, 2025		

A location map of the plat is attached as **Exhibit 2**.

The application is attached (**Exhibit 3**). The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Platting History and Development Rights			
Plat Board Approval:	February 11, 2020	Plat Book and Page Number:	183-382
Date Recorded:	April 13, 2020	Current Instrument Number:	116457455
Existing NVAL :	Along the ultimate right-of-way for West Atlantic Boulevard (SR 814) except at a 40-foot opening with centerline located approximately 48 feet east of the west plat limit.		
Proposed NVAL:	Close the existing 40-foot access opening. Specific location is shown and described in sketch included with Exhibit 3 .		

1. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the proposed NVAL Amendment and recommend **approval** subject to the conditions contained in the attached memorandum (**Exhibit 4**). This request shall meet the standards of the Broward County Land Development Code at the time of permit.

Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The use of a non-standard agreement will require independent approval by the County Commission.

This project is located on West Atlantic Boulevard, which is a State Road. Florida Department of Transportation (FDOT) has issued an Approval Letter with conditions. Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards." This determination will expire on September 30, 2025, and an updated FDOT letter is required prior to NVAL approval.

2. Municipal Review

The City of Pompano Beach has submitted a Letter of No Objection dated December 19, 2024, supporting the NVAL amendment.

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.

[AO]