



Resilient Environment Department

URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

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

Plat Name:	BF Pompano Plat	Number:	013-MP-10
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	23-2151
Applicant:	1380 Ocean Associates LLC	Commission District:	4
Agent:	Stephanie J. Toothaker, Esq. Toothaker.org	Section/Twn./Range:	06/49/43
Location:	Both east and west sides of SR A1A South Ocean Drive between Terra Mar Drive and southeast 13 th Street	Platted Area:	4.4 acres
Municipality:	Pompano Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	December 12, 2023		

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

The application is attached (**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.

Plat Board Approval:	March 29, 2011	Plat Book and Page Number:	180-1
Plat Recorded:	October 11, 2011	Current Instrument Number:	117113776
Existing NVAL:	<p>Along the east ultimate right-of-way line for A1A:</p> <ul style="list-style-type: none"> A 50-foot opening with centerline located approximately 68 feet south of the north plat limits. This opening is restricted to right turns only. A 50-foot opening with centerline located approximately 34 feet north of the south plat limits. This opening is restricted to right turns only. <p>Along the west ultimate right-of-way line for A1A:</p> <ul style="list-style-type: none"> A 50-foot opening with centerline located approximately 43 feet south of the north plat limits. This opening is restricted to for right turns only. A 50-foot opening with centerline located approximately 27 feet north of the south plat limits. This opening is restricted to right turns only. 		
Proposed NVAL:	<p>Along the east ultimate right-of-way line for A1A:</p> <ul style="list-style-type: none"> A 30-foot opening with centerline located 24 feet south of the north plat limits. A 40-foot opening with centerline located 36 feet north of the south plat limits. 		

	<p>Along the west ultimate right-of-way line for A1A:</p> <ul style="list-style-type: none">• A 30-foot opening with centerline located 52 feet south of the north plat limits.• A 30-foot opening with centerline located approximately 25 feet north of the south plat limits.
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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 (**Exhibit 5**). This request shall meet the standards of the Broward County Land Development Code at the time of permit.

This project is located on State Road A1A. Florida Department of Transportation (FDOT) has issued a pre-application letter (**Exhibit 4**). 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”.

2. Municipal Review

The City of Pompano Beach submitted a City Letter of No objection dated August 10, 2023, supporting the application (**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.

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