



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:	Horn Plat No. 2	Number:	118-MP-84
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	21-007
Applicant:	Pompano Beach Community Redevelopment Agency	Commission District:	2
Agent:	Turner Planning Solutions, LLC	Section/Twn./Range:	33/48/42
Location:	East side of Northwest 31 Avenue, between Northwest 3 Street and Northwest 4 Street, and Northwest 5 Street and Northwest 6 Court	Platted Area:	3.3 Acres
Municipality:	Pompano Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	April 6, 2021		

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

The Application is attached as **Exhibit 6**. 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:	January 17, 1985	Plat Book and Page Number:	129-47
Plat Recorded:	January 27, 1987	Current Instrument Number:	87035901
Plat Note Restriction			
Original and Current Plat:	42,500 square feet of office and retail use.		
Existing NVAL:	Parcel A: 50-foot opening on NW 6 Court and a 50-foot opening on NW 6 Street.  Parcel B: 50-foot opening on NW 6 Street and a 50-foot opening on NW 5 Street.  Parcel C: 50-foot opening on NW 4 Street and a 50-foot opening on NW 3 Street.		
Proposed NVAL:	Parcel A: Relocate the existing 50-foot access opening along the north plat limits centered approximately 124 feet west of the east plat limits to be		

	<p>centered approximately 117 feet west of the east plat limits; and relocate the existing 50-foot access opening along the south of plat limits centered 124 feet west of the east plat limits to be centered approximately 120 feet west of the east plat limits.</p> <p>Parcel B: Relocate the existing 50-foot accesses opening along the north plat limits centered approximately 33 feet west of the east plat limits to be centered 39 feet west of the east plat limits; and relocate the existing 50-foot access opening along the south plat limits centered approximately 133 feet west of the east plat limits to be centered 79 feet west of the east plat limits.</p> <p>Parcel C: Relocate the existing 50-foot access opening along the north plat limits center approximately 132 feet west of the east plat limits to be center 25 feet west of the east plat limits; and relocate the existing 50-foot along the south plat limits opening centered approximately 82 feet west of the east plat limits to be centered approximately 93 feet west of the east plat limits.</p> <p>Specific locations are shown and described in <b>Exhibit 6</b>.</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 5**. This request shall meet the standards of the Broward County Land Development Code at the time of permit.

This project is located on, Northwest 31 Avenue which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-approval letter, see **Exhibit 4**.

**2. Municipal Review**

The City of Pompano Beach has no objection to this request, 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, 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.