



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:	Pompano Park Racino Plat	Number:	058-MP-07
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	23-1928
Applicant:	Pompano Park JV Northwest Corner LLC and Topgolf USA PPB LLC	Commission District:	8
Agent:	Keith and Associates	Section/Twn./Range:	03/49/42
Location:	South of Race Track Road/Southwest 3 Street, between Powerline Road and the C.S.X. Railroad	Platted Area:	149.53 Acres
Municipality:	City of Pompano Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	November 12, 2024		

A location map showing this Plat is attached (**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.

Platting History and Development Rights			
Plat Board Approval:	April 14, 2009	Plat Book and Page Number:	181-22
Date Recorded:	January 07, 2014	Current Instrument Number:	119194357
Plat Note Restriction			
Existing NVAL:	A non-vehicular access line (NVAL) along SW 3 Street (Race Track Road) except at a 220-foot opening with centerline 120 feet east of the west plat boundary on SW 3 Street. The NVAL shall extend south along both sides of the access roadway for a minimum of 359 feet.		
Proposed NVAL:	A non-vehicular access line (NVAL) along SW 3 Street (Race Track Road) except at a 210-foot opening with centerline 115 feet east of the west plat boundary on SW 3 Street. The NVAL shall extend south along the west side of the 210-foot opening a minimum of 300 feet and along the east side of the 210-foot opening a minimum of 100 feet. Specific location is shown and described in sketch included with Exhibit 3 .		
Waiver:	A Waiver of Extension was granted until February 25, 2025		

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 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 the NVAL amendment recordation.

2. Municipal Review

The City of Pompano Beach has no objection to this request (**Exhibit 5**).

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