



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 Industrial Park third Addition	Number:	010-UP-81
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	22-1923
Applicant:	Festival Real Estate, LLC	Commission District:	2
Agent:	D.E.T. Strategic Consultants, LLC	Section/Twn./Range:	21/48/42
Location:	South side of West Sample Road, between Florida's Turnpike and North Powerline Road	Platted Area:	82.3 Acres
Municipality:	City of Pompano Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
Meeting Date:	March 14, 2023		

A location map showing the parcels designated within the plat for the purpose of assigning development entitlement is attached, see **Exhibit 2**.

The application is attached as **Exhibit 7**. 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:	June 2, 1981	Plat Book and Page Number:	111-33
Plat Recorded:	November 18, 1981	Current Instrument Number:	81317814
Plat Note Restriction			
Existing NVAL:	Tract B only - An existing 35-foot opening with centerline located approximately 316 feet south of the north plat limits, restricted to right turns only.		
Proposed NVAL:	Tract B only: 1. An 85-foot opening with centerline located approximately 456 feet west of the centerline of Northwest 27 Avenue, restricted to right turns only. 2. The existing 35-foot opening with centerline located approximately 316 feet south of the north plat limits, restricted to right turns only will remain. Specific location is shown and described in sketch included on Exhibit 7 .		
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 West Sample Road (SR 834), which is a State Roadway. Florida Department of Transportation (FDOT) has issued an approval letter (See attached FDOT Letter). 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," see **Exhibit 6**.

2. Municipal Review

The City of Pompano Beach has no objection to this request, see **Exhibit 3**.

3. Adjacent City

Notification was sent to the Broward Municipal Services District. No objections were received, see **Exhibit 4**.

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