



Resilient Environment Department

URBAN PLANNING DIVISION

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**DEVELOPMENT REVIEW REPORT FOR A PLATTED MODIFICATIONS TO CONDITIONS OF PLAT APPROVAL
AMENDMENT**

Project Description			
Plat Name:	Elwira	Number:	016-MP-21
Application Type:	Amend Right-of-Way Dedication	Legistar Number:	23-845
Applicant:	Flooring World J&K, LLC	Commission District:	8
Agent:	Pulice Land Surveyor, Inc	Section/Twn./Range:	27/48/42
Location:	Southeast corner of Powerline Road and Northwest 16 Street	Platted Area:	0.8 Acres
Municipality:	Pompano Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
Meeting Date:	June 13, 2023		

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

Platting History and Development Rights			
Plat Board Approval:	October 25, 2022	Plat Book and Page Number:	N/A
Plat Recorded:	N/A	Current Instrument Number:	N/A
Plat Note Restriction			
Existing Right-of-Way Dedication:	The plat was approved with a requirement of a right-of-way dedication from Highway Construction and Engineering Division to be as follow: Forty-five (45) feet of right-of-way to comply with the Broward County Trafficways Plan on Powerline Road, a 200-foot arterial.		
Proposed Right-of-Way Dedication:	Upon a further review of the arterial being 144-foot, the applicant is proposing to shift the east line of the Forty-five (45) feet of right-of-way dedication to the west by 6 feet, thereby amending the requirement of the right-of-way dedication from Highway Construction and Engineering Division to be as follow: Thirty-nine (39) feet of right-of-way to comply with the Broward County Trafficways Plan on Powerline Road, a 144-foot arterial at this location. Specific location is depicted in Exhibit 3.		
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 (**Exhibit 4**). This request shall meet the standards of the Broward County Land Development Code at the time of permit.

2. Municipal Review

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

AO