



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

Project Description			
Plat Name:	Hurok	Number:	029-MP-19
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	23-071
Applicant:	US Gateway Investments, LLC	Commission District:	8
Agent:	Tiffany Crump, Keith	Section/Twn./Range:	34/48/42
Location:	Northeast corner of North Powerline Road and Northwest 9 Street	Platted Area:	4.2 Acres
Municipality:	City of Pompano Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
Meeting Date:	June 6, 2023		

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

The application is attached as **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.

Platting History and Development Rights			
Plat Board Approval:	March 31, 2020	Plat Book and Page Number:	183-446
Plat Recorded:	November 3, 2020	Current Instrument Number:	116838404
Plat Note Restriction			
Existing NVAL:	A 50-foot-wide access opening along North Powerline Road located 55 feet south of the northern plat limits (to be closed).		
Proposed NVAL:	Close the existing opening and create two (2) new access openings: 1. A 90-foot-wide ingress and egress opening along Powerline Road with a centerline 45 feet south of the northern plat limits, for right turns only. 2. A 164-foot-wide opening located 100 feet east of the northwest corner chord along Northwest 9 Street. Specific location is shown and described in sketch included with Exhibit 6 .		
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 4**. This request shall meet the standards of the Broward County Land Development Code at the time of permit.

This project is located on North Powerline Road (SR 845), which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-application 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 5**.

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 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