



Application Number 014-MP-96

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application to Change or Waive Requirements of the Broward County Land Development Code

INSTRUCTIONS

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

ROADWAY RELATED

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, bus bays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

NON-ROADWAY RELATED

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or print legibly in **black ink**.

Project Information

Plat/Site Plan Name

Meadow Park

Plat/Site Number

014-MP-96

Plat Book - Page (if recorded)

162 page 7

Owner/Applicant/Petitioner Name

Coastal Community Church of Ft. Lauderdale, Inc.

Address

6800 North University Drive

City

Parkland

State

FL

Zip

33067

Phone

954-801-1011

Email

tj@coastalcommunity.tv

Agent for Owner/Applicant/Petitioner

Cordova Rodriguez & Associates, Inc.

Contact Person

Rosana D. Cordova, P.E., A.I.C.P., LEED, AP

Address

6941 S.W. 196th Avenue, #28

City

Pembroke Pines

State

FL

Zip

33332

Phone

954-880-0180

Email

rcordova@craengineering.com

Folio(s)

4841 04 07 0010

Location

east side of University Dr. at/between/and Holmberg Rd and/of County line
north side/corner north street name street name / side/corner street name

Proposed Changes	
Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).	
Staff Recommendation No(s).	Non-Vehicular Access Line - No. 1
Land Development Code citation(s)	n/a
Have you contacted anyone in County Government regarding this request?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, indicate name(s), department and date	David McGuire, January 2020
Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):	
This request is for the amendment of the non-vehicular access line along University Dr. The church is proposing an additional right turn only exit from the parking lot. Due to the wedge-shape property, the right-turn exit will assist with the exiting of the property after church services.	

REQUIRED DOCUMENTATION
Submit one (1) original and copy of each document listed below.
<ol style="list-style-type: none"> 1. Narrative clearly describing proposed changes. Be sure to include detailed information of opening location, size, etc. 2. Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request. 3. Agreement and Title Opinion for staff review (contact staff for more information). 4. A valid pre-application approval letter from the Florida Department of Transportation, if applicable. 5. Approved or recorded plat. (A survey and site plan may be accepted for single family and duplex applications. Please consult with Planning and Development Management Division staff.) 6. A check for the application fees (if applicable) made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.
For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:
<ol style="list-style-type: none"> 1. The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale. 2. Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale. 3. A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.
For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Planning and Development Management staff to determine any additional required documentation.
All documents listed must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Scott Marks _____ Date 1/20/21 _____
Owner/Agent Signature Date

Scott Marks

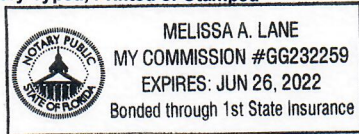
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 20 day of JANUARY, 2021, who is personally known to me | has produced _____ as identification.

MELISSA A. LANE
Name of Notary Typed, Printed or Stamped

Melissa A. Lane
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type/Title of Request

NVAL Revision

Application Date <u>2/17/2021</u>	Acceptance Date <u>2/17/2021</u>	Fee <u>\$2,410</u>
Comments Due <u>3/16/2021</u>	Report Due <u>TBD</u>	CC Meeting Date <u>TBD</u>
Adjacent City or Cities <u>BMSD</u>		
<input checked="" type="checkbox"/> Plats	<input checked="" type="checkbox"/> Site Plans	<input checked="" type="checkbox"/> City Letter
<input type="checkbox"/> FDOT Letter		
<input checked="" type="checkbox"/> Other: <u>Narrative, NVAL sketches, and LPOA for agent</u>		
Distribute To		
<input checked="" type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Traffic Engineering	<input checked="" type="checkbox"/> Mass Transit
<input type="checkbox"/> Other:		
Comments <u>N/A</u>		
Received By <u>Karina da Luz, Planning Section Supervisor</u>		

February 12, 2021

Ms. Jo Sesodia, Director
Environmental Protection and
Growth Management Department
Planning and Development Management Division
1 N. University Drive, #102A
Plantation, FL 33324

Re: Meadow Park Plat, Plat Bk 162, Pg 7 (014-MP-96)
NVAL Amendment Narrative
Coastal Community Church Phase 2
CRA Project No. 19-196.02

Dear Ms. Sesodia:

The Applicant, Coastal Community Church of Ft. Lauderdale, LLC, is requesting to amend the Non-Vehicular Access Line (NVAL) on the Meadow Park Plat, Plat Book 162, Page 7, to accommodate a northern-most driveway for a right turn only egress. The applicant proposes a break in the NVAL that measures 50 feet in width and will accommodate site egress via the City approved right-turn only driveway. This request satisfies a condition of site plan approval.

The opening is locating approximately 199.77 feet south of the northernmost tip of the property. The opening is 50' wide and will accommodate a right turn only driveway for exiting the site.

Should you have any questions or require additional information, please do not hesitate to call.

Sincerely,



Rosana D. Cordova, P.E., A.I.C.P., LEED AP

c:\crabroward01\m-proj-admin-rdc\19-196.02-ccc-ph2-adm\plat amendment\2021-01-25-nval-to county\2021-02-16-delivered to county\2021-02-16-rev-nval-narrative.docx

Broward Office

6941 SW 196th Avenue, Suite 28
Pembroke Pines, FL 33332
Office 954.880.0180 Fax-954.880.0181

Miami-Dade Office

1031 Ives Dairy Road Suite, 228
Miami, FL 33179
Office 786.287.2530 Fax 866.682.8126

EXHIBIT "B"

DESCRIPTION:

A NON-VEHICULAR ACCESS LINE LYING WITHIN PARCEL A, MEADOW PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 162, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE ALONG THE SOUTH LINE OF SAID PARCEL A, NORTH 89°09'13" EAST A DISTANCE OF 30.48 FEET TO THE POINT OF BEGINNING #1 OF SAID NON-VEHICULAR ACCESS LINE; THENCE NORTH 22°23'57" EAST A DISTANCE OF 112.59 FEET TO THE POINT OF TERMINUS #1 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 22°23'57" EAST A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING #2 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 22°23'57" EAST A DISTANCE OF 158.12 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 4,227.40 FEET AND A CENTRAL ANGLE OF 05°46'38"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 426.25 FEET TO THE POINT OF TERMINUS #2 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'03", A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING #3 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°29'42", A DISTANCE OF 626.79 FEET TO THE EAST LINE OF SAID PARCEL A AND THE POINT OF TERMINUS #3 OF SAID NON-VEHICULAR ACCESS LINE.

SAID NON-VEHICULAR ACCESS LINE LYING AND BEING IN THE CITY OF PARKLAND, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF MEADOW PARK RECORDED IN PLAT BOOK 162, PAGE 7, BROWARD COUNTY PUBLIC RECORDS. THE SOUTH LINE OF PARCEL A OF SAID PLAT IS SHOWN TO BEAR NORTH 89°09'13" EAST.
5. EASEMENTS SHOWN HEREON PER MEADOW PARK, RECORDED IN PLAT BOOK 162, PAGE 7, BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE SHOWN.
6. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.
7. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

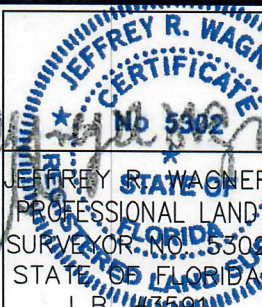
I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 16, 2020. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

7939 - EXISTING NVAL.DWG

SHEET 1 OF 4



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



JEFFREY R. WAGNER
CERTIFICATE
No. 5302
STATE OF FLORIDA
PROFESSIONAL LAND SURVEYOR
L.B. #3599

DATE	11/3/2020
DRAWN BY	der
E.B./ PG.	NONE
SCALE	NONE
JOB NO.	7939

**COASTAL COMMUNITY CHURCH OF FT. LAUDERDALE
EXISTING NON-VEHICULAR ACCESS LINE
SKETCH AND DESCRIPTION**

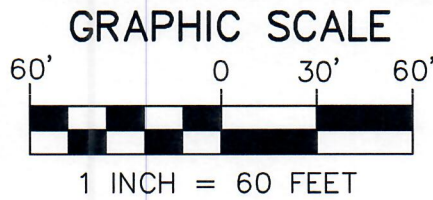
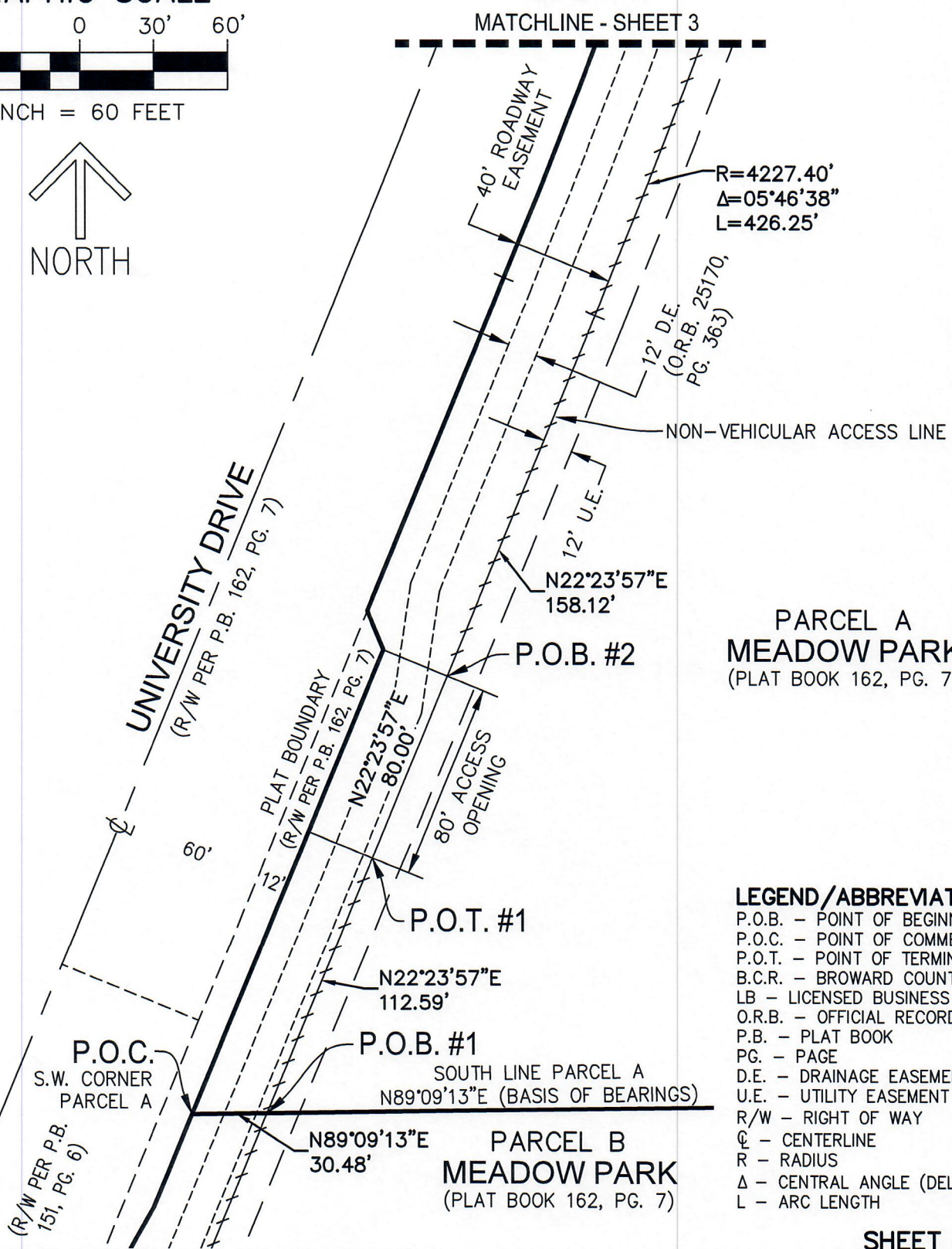


EXHIBIT "B"

MATCHLINE - SHEET 3



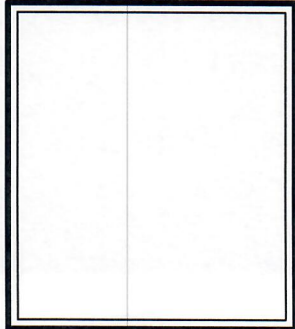
PARCEL A MEADOW PARK
(PLAT BOOK 162, PG. 7)

LEGEND/ABBREVIATIONS:
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 P.O.T. - POINT OF TERMINIUS
 B.C.R. - BROWARD COUNTY RECORDS
 LB - LICENSED BUSINESS
 O.R.B. - OFFICIAL RECORDS BOOK
 P.B. - PLAT BOOK
 PG. - PAGE
 D.E. - DRAINAGE EASEMENT
 U.E. - UTILITY EASEMENT
 R/W - RIGHT OF WAY
 C - CENTERLINE
 R - RADIUS
 Δ - CENTRAL ANGLE (DELTA)
 L - ARC LENGTH

SHEET 2 OF 4

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 CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

COASTAL COMMUNITY CHURCH OF FT. LAUDERDALE
 EXISTING NON-VEHICULAR ACCESS LINE
 SKETCH AND DESCRIPTION

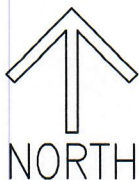


DATE	11/3/2020
DRAWN BY	der
F.B./ PG.	NONE
SCALE	AS SHOWN
JOB NO.	7939

GRAPHIC SCALE



1 INCH = 60 FEET



NORTH

MATCHLINE - SHEET 4

UNIVERSITY DRIVE
(R/W PER P.B. 162, PG. 7)

PLAT BOUNDARY
(R/W PER P.B. 162, PG. 7)

40' ROADWAY EASEMENT

R=4227.40'
Δ=08°29'42"
L=626.79'

P.O.B. #3

R=4227.40'
Δ=01°05'03"
L=80.00'

80' ACCESS OPENING

P.O.T. #2

NON-VEHICULAR ACCESS LINE

PARCEL A
MEADOW PARK
(PLAT BOOK 162, PG. 7)

30'

NORTH SPRINGS IMPROVEMENT DISTRICT
(O.R.B. 20423, PG. 88 B.C.R.)

R=4227.40'
Δ=05°46'38"
L=426.25'

12' D.E.
(O.R.B. 25170,
PG. 363)

12' U.E.

MATCHLINE - SHEET 2

LEGEND/ABBREVIATIONS:

- P.O.B. - POINT OF BEGINNING
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- R/W - RIGHT OF WAY
- CL - CENTERLINE
- R - RADIUS
- Δ - CENTRAL ANGLE (DELTA)
- L - ARC LENGTH

SHEET 3 OF 4



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
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PHONE (561)-392-1991 / FAX (561)-750-1452

COASTAL COMMUNITY CHURCH OF FT. LAUDERDALE
EXISTING NON-VEHICULAR ACCESS LINE
SKETCH AND DESCRIPTION

DATE 11/3/2020

DRAWN BY der

F.B./ PG. NONE

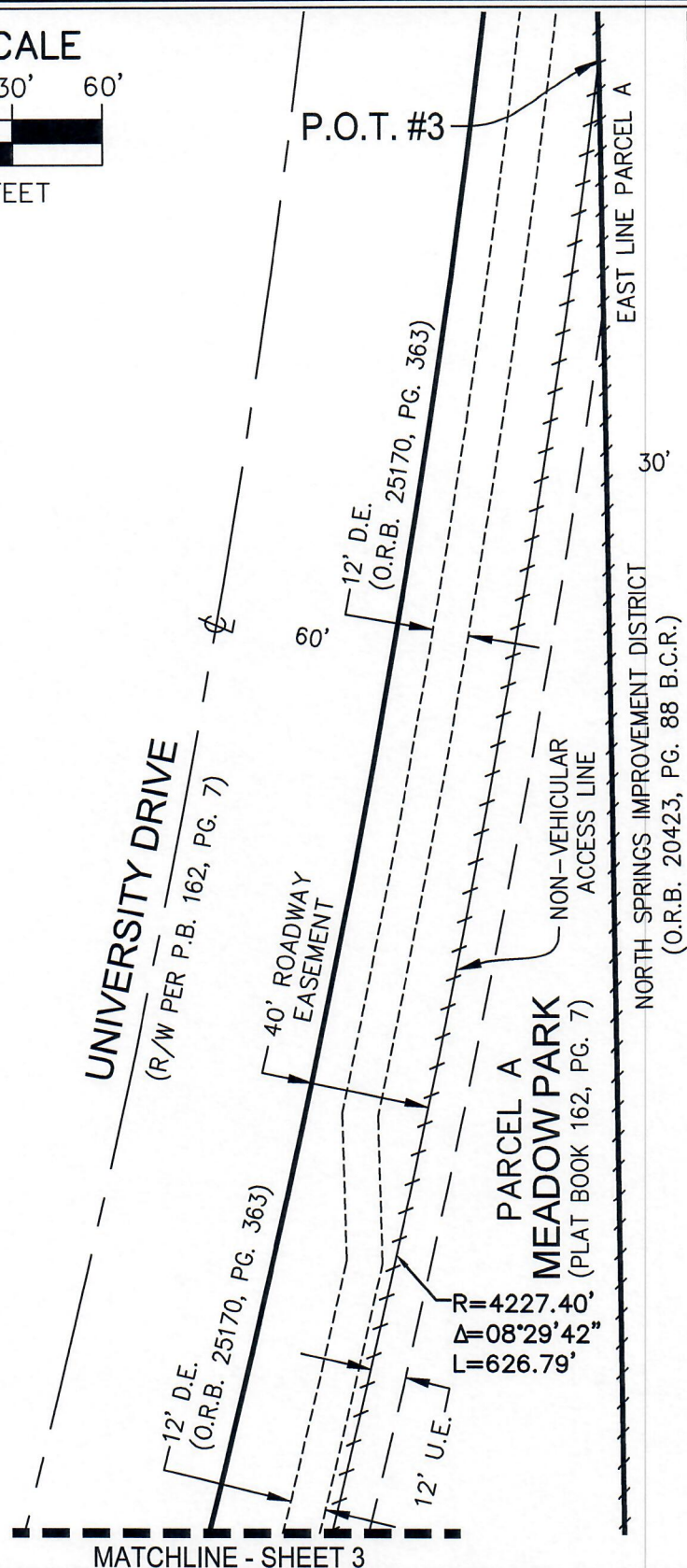
SCALE AS SHOWN

JOB NO. 7939

GRAPHIC SCALE



1 INCH = 60 FEET



LEGEND/ABBREVIATIONS:

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SHEET 4 OF 4



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

COASTAL COMMUNITY CHURCH OF FT. LAUDERDALE
 EXISTING NON-VEHICULAR ACCESS LINE
 SKETCH AND DESCRIPTION

DATE 11/3/2020

DRAWN BY der

F.B./ PG. NONE

SCALE AS SHOWN

JOB NO. 7939

EXHIBIT "C"

DESCRIPTION:

A NON-VEHICULAR ACCESS LINE LYING WITHIN PARCEL A, MEADOW PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 162, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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SAID NON-VEHICULAR ACCESS LINE LYING AND BEING IN THE CITY OF PARKLAND, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
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7939 - AMENDED NVAL.DWG

SHEET 1 OF 4

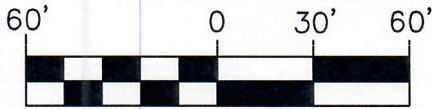
CAULFIELD & WHEELER, INC. CIVIL ENGINEERING - LAND SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452

JEFFREY R. WAGNER CERTIFICATE No 5302 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR SURVEYOR NO. 5302 STATE OF FLORIDA L.B. #3591

Table with 2 columns: Field Name and Value. Fields include DATE (11/3/2020), DRAWN BY (der), F.B./ PG. (NONE), SCALE (NONE), JOB NO. (7939).

COASTAL COMMUNITY CHURCH OF FT. LAUDERDALE AMENDED NON-VEHICULAR ACCESS LINE SKETCH AND DESCRIPTION

GRAPHIC SCALE

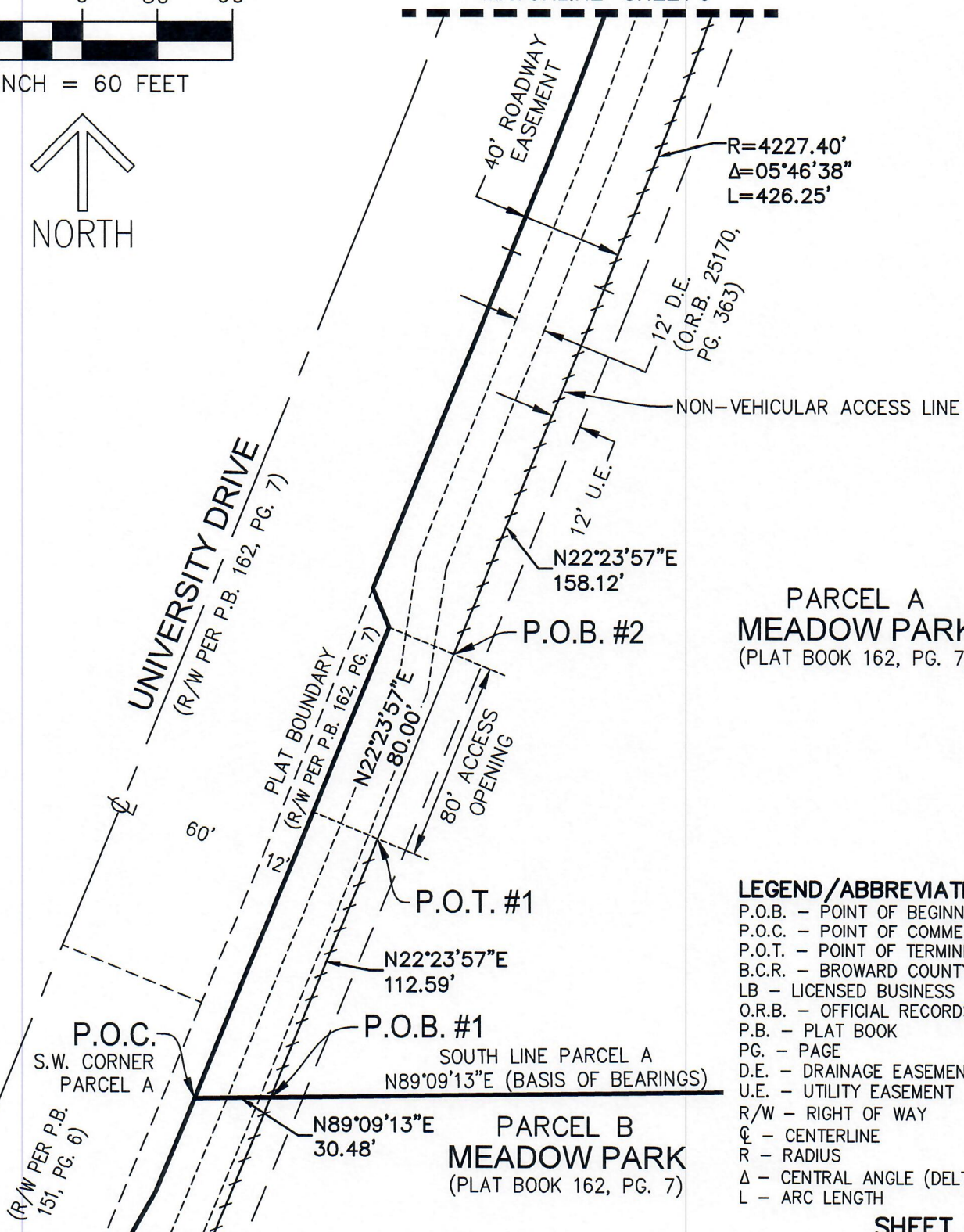


1 INCH = 60 FEET



EXHIBIT "C"

MATCHLINE - SHEET 3



PARCEL A
MEADOW PARK
(PLAT BOOK 162, PG. 7)

- LEGEND/ABBREVIATIONS:**
- P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.T. - POINT OF TERMINIUS
 - B.C.R. - BROWARD COUNTY RECORDS
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SHEET 2 OF 4



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

COASTAL COMMUNITY CHURCH OF FT. LAUDERDALE
AMENDED NON-VEHICULAR ACCESS LINE
SKETCH AND DESCRIPTION

DATE 11/3/2020

DRAWN BY der

F.B./ PG. NONE

SCALE AS SHOWN

JOB NO. 7939

GRAPHIC SCALE



1 INCH = 60 FEET



NORTH

MATCHLINE - SHEET 4

UNIVERSITY DRIVE
(R/W PER P.B. 162, PG. 7)

PLAT BOUNDARY
(R/W PER P.B. 162, PG. 7)

40' ROADWAY EASEMENT

R=4227.40'
Δ=05°06'35"
L=377.01'

P.O.B. #3

R=4227.40'
Δ=01°05'03"
L=80.00'

80' ACCESS OPENING

P.O.T. #2

NON-VEHICULAR ACCESS LINE

PARCEL A
MEADOW PARK
(PLAT BOOK 162, PG. 7)

R=4227.40'
Δ=05°46'38"
L=426.25'

12' D.E.
(O.R.B. 25170,
PG. 363)

12' U.E.

MATCHLINE - SHEET 2

30'

NORTH SPRINGS IMPROVEMENT DISTRICT
(O.R.B. 20423, PG. 88 B.C.R.)

LEGEND/ABBREVIATIONS:

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINIUS
- B.C.R. - BROWARD COUNTY RECORDS
- LB - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- R/W - RIGHT OF WAY
- ℄ - CENTERLINE
- R - RADIUS
- Δ - CENTRAL ANGLE (DELTA)
- L - ARC LENGTH

SHEET 3 OF 4



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

COASTAL COMMUNITY CHURCH OF FT. LAUDERDALE
AMENDED NON-VEHICULAR ACCESS LINE
SKETCH AND DESCRIPTION

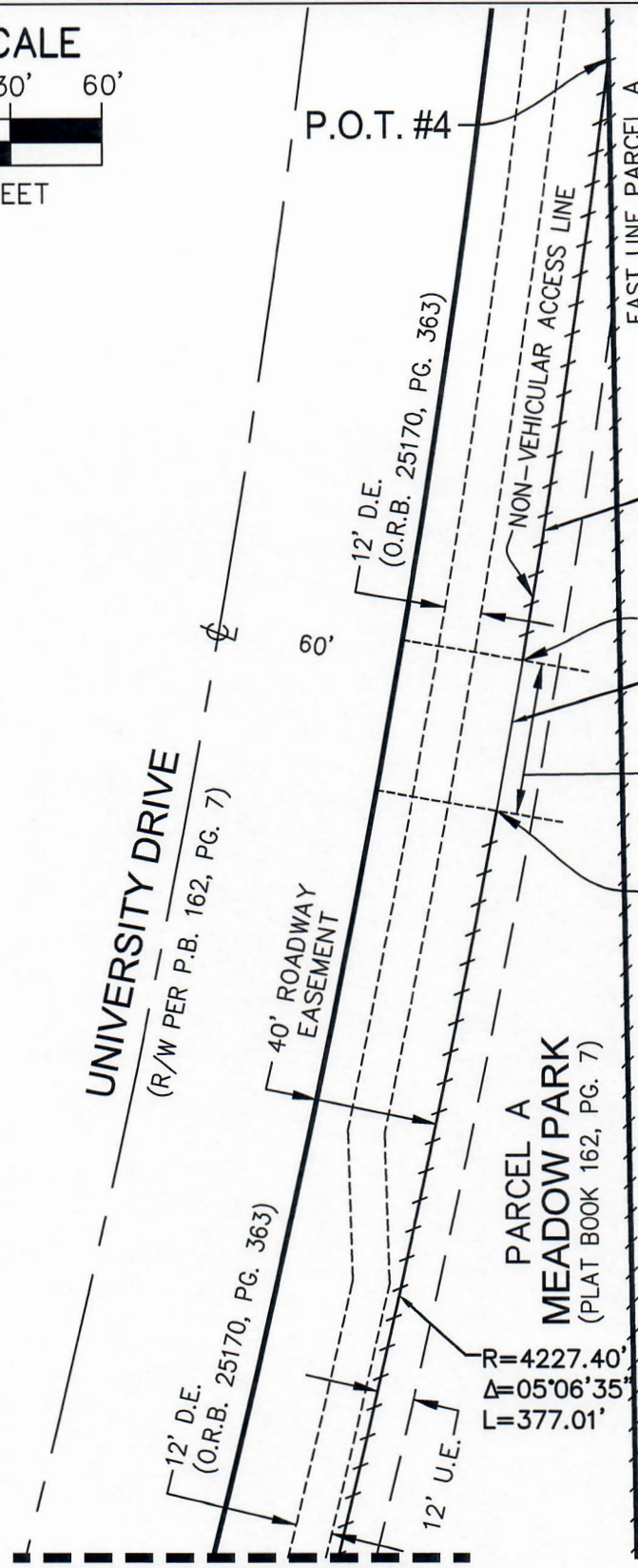
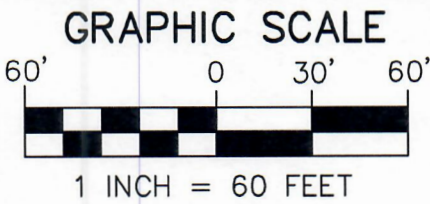
DATE 11/3/2020

DRAWN BY der

F.B./ PG. NONE

SCALE AS SHOWN

JOB NO. 7939



R=4227.40'
Δ=02°42'27"
L=199.77'

P.O.B. #4

R=4227.40'
Δ=00°40'40"
L=50.00'

50' ACCESS OPENING
(RIGHT TURNS OUT ONLY)

P.O.T. #3

60'
NORTH SPRINGS IMPROVEMENT DISTRICT
(O.R.B. 20423, PG. 88 B.C.R.)

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MATCHLINE - SHEET 3

SHEET 4 OF 4



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