



Application Number 025-UP-82

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

<b>INSTRUCTIONS</b>	
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:	
<b>ROADWAY RELATED</b> 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	<b>NON-ROADWAY RELATED</b> 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 <b>black ink</b> .	

<b>Project Information</b>			
Plat/Site Plan Name <b>Country's Point</b>			
Plat/Site Number <b>025-UP-82</b>	Plat Book - Page (if recorded) <b>119/29</b>		
Owner/Applicant/Petitioner Name <b>City of Parkland</b>			
Address <b>6600 N University Dr.</b>	City <b>Parkland</b>	State <b>FL</b>	Zip <b>33067</b>
Phone <b>954.757.4158</b>	Email <b>emichaels@cityofparkland.org</b>		
Agent for Owner/Applicant/Petitioner <b>The Mellgren Planning Group</b>		Contact Person <b>Kaitlyn Forbes</b>	
Address <b>3350 NE 53rd St Ste 101</b>	City <b>Fort Lauderdale</b>	State <b>FL</b>	Zip <b>33309</b>
Phone <b>954 475 3070</b>	Email <b>KForbes@sepiinc.com</b>		
Folio(s) <b>484101013480</b>			
Location <b>North</b> side of <b>Holmberg Road</b> at/between/and <b>SR-7</b> and/of <b>NW 61st Ave</b> <small>north side/corner north      street name      street name / side/corner      street name</small>			

**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).

Land Development Code citation(s)

NA.

Have you contacted anyone in County Government regarding this request?  Yes  No

If yes, indicate name(s), department and date

Karina De Luz (Planning) and DG McGuire (Traffic)

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):

Request to amend the NVAL to accomodate on-site parking for a new City-owned passive park. Requested NVAL opening measures 50' in width and is approximately located 528 feet as measured from the center of the opening to the southwest corner of the boundary. The associated site plan includes a 24-foot wide driveway within the proposed opening.

**REQUIRED DOCUMENTATION**

Submit one (1) original and copy of each document listed below.

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:

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.

Jancy Merando  
Owner/Agent Signature

9/16/2020  
Date

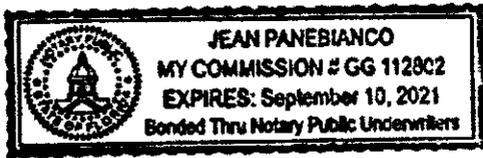
**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 16 day of September, 2020, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

JEAN PANEBIANCO  
Name of Notary Typed, Printed or Stamped

Jean Panebianco  
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

Country's Point

Application Date 10/19/2020

Acceptance Date 10/26/2020

Fee \$2,410

Comments Due 11/16/2020

Report Due 11/26/2020

CC Meeting Date TBD

Adjacent City or Cities Coconut Creek

Plats       Site Plans       City Letter       FDOT Letter

Other:

Distribute To  Engineering       Traffic Engineering       Mass Transit

Other:

Comments

Received By Kaine



**CITY OF PARKLAND**  
**6600 University Drive**  
**Parkland, FL 33067**  
**Office (954) 757-4144 Fax (954) 753-8838**  
**[www.cityofparkland.org](http://www.cityofparkland.org)**

**September 15, 2020**

Karina Da Luz, Planning Section Supervisor  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
1 N. University Dr.  
Plantation, Florida 33324

**Re: City of Parkland NVAL Amendment**

**Dear Ms. Da Luz:**

The City of Parkland has coordinated with Keith Engineering to develop a site plan for a memorial park to be located generally at the northwest corner of Holmberg Road and SR-7. The City of Parkland owns the 2.9 acre property located here, which is identified as BCPA Folio No. 4841-01-01-3480. The property is platted as part of Country's Point, and is recorded in Plat Book 119, Page 29.

As noted, the City proposes to develop a passive park at this location. To accommodate on-site parking, the City Engineering Department has determined that an amendment to the NVAL is required. The amendment grants vehicular access slightly east of the center of the property (approx. 528.42 feet as measured from the center of the opening to the southwest corner of the boundary) by way of a new 50-foot ingress/egress opening, including a 24-foot driveway (right in, right out). The City anticipates the park will primarily be used by immediate local residents, limiting traffic into and out of the site. However, currently, there is no automobile access granted to the site and the City would like to accommodate ADA parking and parking for those with limited mobility.

The project is City sponsored and as such, the City has no objection to, and fully supports, this request for a change to NVAL and respectfully requests that the attached application, accompanied by a check for fees in the amount of \$2,410 be processed. Michele Mellgren, who serves as the City's Planning & Zoning Director, is the point of contact for the City. She can be reached directly at 954-475-3070.

**Sincerely,**

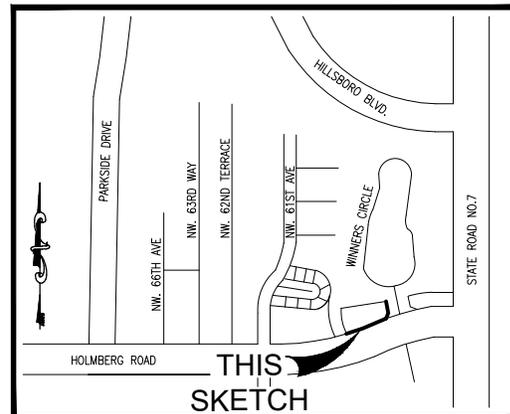
**Nancy Morando**  
City Manager

**LEGAL DESCRIPTION:**

THAT CERTAIN NON-VEHICULAR ACCESS LINE LYING ALONG THE EASTERLY AND SOUTH LINES OF PARCEL 2, PARK, COUNTRY'S POINT, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2, PARK; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARK AND SAID NON-VEHICULAR ACCESS LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 11°51'44" EAST, 45.83 FEET; (2) SOUTH 32°08'05" WEST, 41.68 FEET TO A POINT ON SAID NON-VEHICULAR ACCESS LINE AND NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1969.86 FEET (A RADIAL LINE FROM SAID POINT BEARS SOUTH 13°50'38" EAST) SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID PARCEL 2, PARK AND THE NORTH RIGHT OF WAY LINE OF HOLMBERG ROAD; THENCE ALONG SAID SOUTH LINE, SAID NORTH RIGHT OF WAY AND SAID NON-VEHICULAR ACCESS LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 13°42'39" AND AN ARC DISTANCE OF 471.38 FEET TO A POINT OF TANGENCY; (2) SOUTH 62°25'19" WEST, 224.19 FEET TO POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

SAID LANDS LYING IN THE CITY OF PARKLAND, BROWARD COUNTY, FLORIDA.



**LOCATION MAP:**  
NOT TO SCALE

**SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF SOUTH 89°00'25" EAST ALONG THE NORTH LINE OF PARCEL "2", PARK, COUNTRY'S POINT, AS RECORDED IN PLAT BOOK 119, ON PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=100' OR SMALLER.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MAY 12, 2020 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

MICHAEL M. MOSSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 5660  
STATE OF FLORIDA

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED  
BY MICHAEL M. MOSSEY ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**SKETCH & DESCRIPTION**

NON-VEHICULAR ACCESS LINE  
LYING ALONG THE EAST & SOUTH  
LINES OF PARCEL 2, PARK  
COUNTRY'S POINT  
P.B. 119, PG. 29, B.C.R.  
CITY OF PARKLAND, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500

SHEET 1 OF 2

DRAWING NO. 10718.07 SKETCH & DESCRIPTION.DWG

DATE 5/12/20

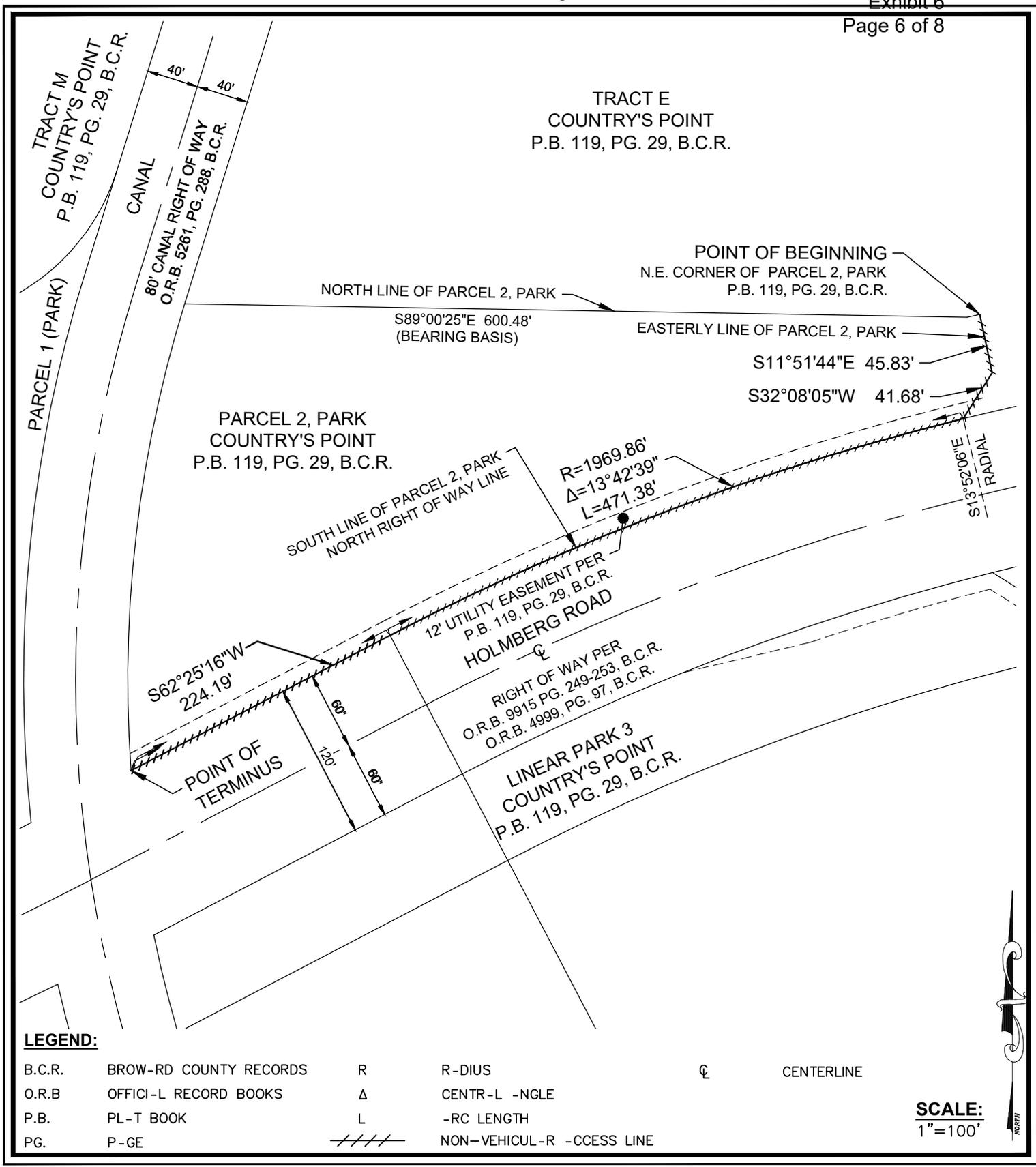
SCALE 1"=100'

FIELD BK. N/A

DWG. BY DDB

CHK. BY MMM

DATE	REVISIONS



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P.B. 119, PG. 29, B.C.R.

CITY OF PARKLAND, BROWARD COUNTY, FLORID-

**KEITH**

301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 10718.07 SKETCH & DESCRIPTION.DWG

DATE 5/12/20

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BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2, PARK, POINT OF BEGINNING # 1; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARK AND SAID NON-VEHICULAR ACCESS LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 11°51'44" EAST, 45.83 FEET; (2) SOUTH 32°08'05" WEST, 41.68 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1969.86 FEET (A RADIAL LINE FROM SAID POINT BEARS SOUTH 13°52'06" EAST) SAID POINT BEING ON THE SOUTH LINE OF SAID PARCEL 2, PARK AND THE NORTH RIGHT OF WAY LINE OF HOLMBERG ROAD; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SAID NON-VEHICULAR ACCESS LINE, SAID SOUTH LINE AND SAID NORTH RIGHT OF WAY, HAVING A CENTRAL ANGLE OF 04°08'05" AND AN ARC DISTANCE OF 142.15 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A", AND POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A", ON SAID NORTH RIGHT OF WAY AND SAID SOUTH LINE OF PARCEL 2, PARK, BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1969.86 FEET (A RADIAL LINE FROM SAID POINT BEARS SOUTH 18°00'11" EAST); THENCE SOUTHWESTERLY, ALONG SAID SOUTH LINE, SAID NORTH RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 01°27'16" AND AN ARC DISTANCE OF 50.00 FEET TO POINT OF BEGINNING # 2; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY, SAID SOUTH LINE AND SAID NON-VEHICULAR ACCESS LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 08°07'18" AND AN ARC DISTANCE OF 279.23 FEET TO A POINT OF TANGENCY; (2) SOUTH 62°25'16" WEST, 224.19 FEET TO POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

SAID LANDS LYING IN THE CITY OF PARKLAND, BROWARD COUNTY, FLORIDA.

**SURVEY NOTES:**

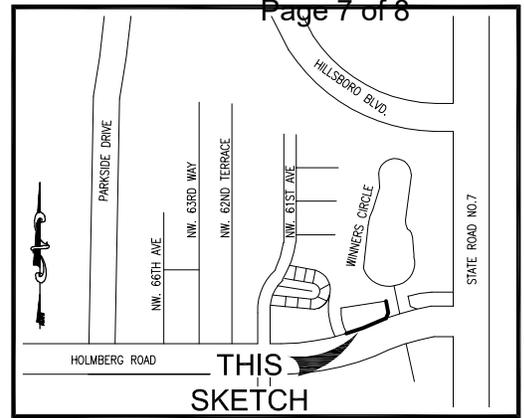
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KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

MICHAEL M. MOSSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
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**LOCATION MAP:**  
NOT TO SCALE

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SHEET 1 OF 2

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DATE 5/12/20

SCALE 1"=100'

FIELD BK. N/A

DWG. BY DDB

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DATE	REVISIONS
08/31/20	ADD OPENING TEXT

