



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
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DEVELOPMENT REVIEW REPORT FOR A PLAT NON-VEHICULAR ACCESS LINE AMENDMENT

Project Description			
Plat Name:	Country's Point	Number:	025-UP-82
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	20-2349
Applicant:	City of Parkland	Commission District:	3
Agent:	The Mellgren Planning Group	Section/Twn./Range:	01/48/41
Location:	West of N. State Road 7 between Hillsboro Boulevard and Sawgrass Express Way	Platted Area:	238.9 Acres
Municipality:	City of Parkland	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	January 26, 2020		

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

The Application is attached as **Exhibit 6**. The Planning and Development Management Division (PDMD) 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 7, 1983	Plat Book and Page Number:	119-29
Plat Recorded:	April 2, 1984	Current Instrument Number:	84111461
Plat Note Restriction			
Original and Current Plat:	This plat is restricted to 161 single family units, 185 patio homes, 396 multi-family units; commercial use on Parcels 1 and 2; 15,760 square feet of commercial on Parcel 3; 18,504 square feet of commercial on Parcel 4; and 10 single family units on Parcels 10 and 11.		
Existing NVAL:	No openings along Holmberg Road, Parcel 2 only.		
Proposed NVAL:	Allow for a 50-foot opening for right-in and right-out from Holmberg Road, including a 24-foot right-in and right-out driveway for Parcel 2 only. Specific locations are shown and described in 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 5**. This request shall meet the standards of the Broward County Land Development Code at the time of permit.

2. Municipal Review

The City of Parkland is the applicant and has submitted a letter dated September 15, 2020 supporting the application, **Exhibit 3**. The City intends to develop a passive park with on-site parking at this location. Adjacent City of Coconut Creek indicate no objection to this request, 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.

KDL