



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

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DEVELOPMENT REVIEW REPORT FOR A PLATTED NON-VEHICULAR ACCESS LINE AMENDMENT

Plat Name:	Meadow Park	Number:	014-MP-96
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	21-754
Applicant:	Coast Community Church of Ft. Lauderdale, LLC	Commission District:	3
Agent:	Cordova Rodriguez & Associates, Inc.	Section/Twn./Range:	4/48/41
Location:	East side of University Drive, between Holmberg Road and Old Club Road	Platted Area:	18.9 Acres
Municipality:	Parkland	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	June 1, 2021		

A location map depicting Parcel A and Parcel B for 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.

Plat Board Approval:	July 9, 1996	Plat Book and Page Number:	162-7
Plat Recorded:	November 12, 1996	Current Instrument Number:	29033/336
Current Plat:	This plat is restricted to 60,000 square feet of religious institution and 10,000 square feet of day care center use on Parcel A and 45,000 square feet of religious institution (i.e., worship area and administrative offices) and 15,000 square feet of day care/pre-school/religious instruction use on Parcel B.		
Existing NVAL:	Parcel A - Two 80-foot access openings (to remain) Parcel B - One 50-foot right turn only access opening (to remain)		
Proposed NVAL:	Parcel A - One 50-foot right-turn out only opening centered approximately 425 feet south of the northern plat limits. Specific locations are shown and described in sketches 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 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 and the adjacent Broward Municipal Services District have no objection to this request, see **Exhibits 3 and 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.

JWP