



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

Project Description			
Plat Name:	Maimonides Day School Campus Two	Number:	003-MP-06
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	21-656
Applicant:	Maimonides-Shalom Academy, Inc	Commission District:	7
Agent:	Greenspoon Marder LLP	Section/Twn./Range:	31/50/42
Location:	East side of Southwest 40 Avenue, between Southwest 51 Street and Southwest 54 Street	Platted Area:	6.8 Acres
Municipality:	Dania Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	September 9, 2021		

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

The application is attached as **Exhibit 5**. 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:	August 15, 2006	Plat Book and Page Number:	176-116
Plat Recorded:	November 17, 2006	Current Instrument Number:	106606445
Plat Note Restriction			
Original and Current Plat:	This plat is restricted to 85,000 square feet of school use (10,810 square feet of Pre-K; 17,546 square feet of elementary school; and 56,644 square feet of secondary school). This plat is restricted to 99,000 square feet of private school.		
Existing NVAL:	A 50-foot opening with centerline located approximately 90 feet south of the north plat limits. This opening is restricted to out only A 50-foot opening located at the south plat limits. This opening is restricted to in only.		
Proposed NVAL:	A 50-foot opening with centerline located approximately 90 feet south of the north plat limits restricted to right turns only. A 50-foot opening located at the south plat limits. This opening is restricted to right turns in only. Specific locations are shown and described in sketches included with Exhibit 5 .		

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.

2. Municipal Review

The City of Dania Beach has adopted a Resolution No. 2021-061 on April 27, 2021, supporting the application, which is attached in **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