



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NON-VEHICULAR ACCESS LINE

Project Description			
Plat Name:	Coral Hills - Sample	Application Number:	047-MP-16
Application Type:	Non-Vehicular Access Line	Legistar Number:	26-236
Owner/Applicant:	Amera Downtown Development Company, LLC	Commission District:	3
Authorized Agent:	Greenspoon Marder, LLP	Section/Twn./Range:	16/48/41
Location:	Northeast corner of Coral Hills Drive and Sample Road	Folio Number (s):	4841-16-17-0010 4841-16-17-0020
Municipality:	City of Coral Springs	Platted Area:	4.39 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
Meeting Date:	April 14, 2026		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached (**Exhibit 3**). The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

This application is being presented with a companion plat note amendment for the plat.

Plat History and Development Rights			
Plat Board Approval:	August 22, 2017	Plat Book and Page Number:	183-244
Date Recorded:	February 14, 2019	Current Instrument Number:	115617112
Non-Vehicular Access Line (NVAL) Restriction			
Existing NVAL and Conditions:	<p>Along the ultimate right-of-way of Sample Road except at the 50-foot opening with centerline located approximately 25 feet west of the east plat limits. Said non-access line will include a corner chord and extend along Coral hills Drive for a minimum of 100 feet. This opening is restricted to and physically channelized for right turns out only.</p> <p>Approved Conditions Condition 6) A channelized driveway shall consist of one lane with a pavement width of 15 feet, with minimum egress radii of 50 feet.</p>		

	Condition 10) The physical channelization of the driveway in the 50-foot opening on Sample Road as specified under the non-vehicular access line requirements
Proposed NVAL and Conditions:	<p>Close the existing 50-foot access opening and create a new non-vehicular access line along the entire frontage of Sample Road, including the corner chord at the intersection of Sample Road and Coral Hills Drive, and extend along Coral Hills Drive for a minimum of 100 feet.</p> <p>Additionally, eliminate Conditions 6 and 10 approved by the Board on August 22, 2017.</p> <p>Specific location is shown and described in sketch included with Exhibit 3.</p>

1. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and provided comments and recommendations with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum (**Exhibit 4**).

At the time of plat recordation, the previous property owner entered into a Security/Lien Agreement for Required Improvements that was recorded in Instrument #115617113; and posted security in the amount of \$183,144 for construction of certain improvements. The property was not developed as anticipated, and the improvements have not been completed. The improvements listed in this Development Review Report are intended to replace and supersede the previous plat requirements and will be covered under a new Security/Lien Agreement and security. Approval of this replat and subsequent recordation should include authorization for Highway Construction and Engineering Division staff to process a release of the previous Agreement and security.

Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to the NVAL recordation. The use of a non-standard agreement will require independent approval by the County Commission.

The property owners of Coral Hills – Sample Plat (Folio Number 484116170010) must fully execute the Amendment to Nonvehicular Access Lines Agreement (BCF457) and submit it to the Highway Construction and Engineering Division for review and approval.

Additionally, the property owner of the plat must fully execute the Declaration of Restrictive Covenants for Private Roadways and Access (CAF #463), and submit it to the Highway Construction and Engineering Division for review and approval. The agreement shall provide for a vehicular and pedestrian cross access easement between Coral Hills Drive and the proposed opening on the Village Square Plat (BK 73 / PG 4) located approximately 180 feet east of the east plat limit. The dimensions may be modified to more closely approximate the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to recordation of the NVAL agreement.

2. Municipal Review

The City of Coral Springs has submitted a Letter of No Objection dated September 3, 2025, supporting the NVAL

amendment.

RECOMMENDATIONS

Based 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.

[AO]