



Public Works Department

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

**MEMORANDUM**

DATE: October 14, 2024

TO: Josie Sesodia, Director  
Urban Planning Division

FROM: David (D.G.) McGuire, Manager  
Plat Section, Highway Construction and Engineering Division

Jason McKoy, Staff Engineer  
Capital Programs Division, Broward County Transportation  
Department

SUBJECT: Delegation Request: Modify Conditions of Plat Approval  
(Amendment to the Note)  
441 South LTD II Plat (092-MP-84)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend the note on the face of the plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed Note amendment subject to the following:

#### ACCESS EASEMENT REQUIREMENTS

1. Provide a 24-foot-wide ingress/egress easement in the existing 50-foot opening on State Road 7 and extend the easement through to the west plat limits. 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 plat recordation.

#### GENERAL REQUIREMENTS

2. The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 18 months of approval of this Delegation Request. Failure to complete this process within the 18-month time frame shall render the approval of this Delegation Request null and void.
3. If processed concurrently, no Note Amendment may be recorded at public record until the NVAL agreement has been recorded or they may be recorded concurrently.

dgm