



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 22, 2024

TO: Josie Sesodia, Director  
Urban Planning Division

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

SUBJECT: Modification to the Recommendations of Approval  
Pines & 72nd (015-MP-22)

The Highway Construction and Engineering Division, Traffic Engineering, and the Transportation Department, Transit Division have reviewed the application for a modification to the right of way requirements approved by the Broward County Board of County Commissioners on April 16, 2024. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), and any previously recorded plats.

The applicant submitted a traffic study analyzing the traffic impacts of the development proposed for this plat. Staff of the Public Works Department have determined that the traffic study demonstrates that the volume of traffic accessing the site from the proposed 40-foot opening on 72<sup>nd</sup> Avenue will not adversely affect traffic conditions without the construction of a right turn lane. This determination provides the basis for the County Commission to waive the right turn lane construction requirements pursuant to the Broward County Land Development Code.

All recommendations remain as previously approved with the exception of item number 13 which is recommended for waiver approval.

As a result of our review, staff has determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code.

STAFF RECOMMENDATIONS

...

TURN LANE IMPROVEMENTS (Secure and Construct)

...

- 13 Northbound right turn lane on SW 72nd Avenue at the 40-foot opening with 150 feet of storage and 50 feet of transition.

**\*\*\* Recommended for Waiver by the Board of County Commissioners \*\*\***

...