



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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M E M O R A N D U M

DATE: May 3, 2023

TO: Josie Sesodia, Director
Urban Planning Division

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

SUBJECT: Delegation Request: Modify Conditions of Plat Approval
(Amendment to the Note)
FERNANDER/WRIGHT SUBDIVISION (034-MP-92)

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 REQUIREMENTS

- 1 The minimum distance from the non-vehicular access line of NW 15th Street, at any ingress or egress driveway, to the outer edge of any interior service drive, gate, or parking space with direct access to such driveway shall be 80 feet.

SCHOOL ZONE FLASHER IMPROVEMENTS (Secure and Construct)

- 2 In the event that developer is able to demonstrate that the proposed school will not generate any pedestrian traffic to or from the site, the security for this requirement may be waived by the Traffic Engineering Division. a "WAIVER OF SCHOOL ZONE FLASHER REQUIREMENT AGREEMENT" shall be recorded and establish an obligation running with the property for installation school zone flashers in the future in the event that pedestrian traffic to the school site warrants installation at a later date. The developer of this plat shall be responsible for all costs related to installation of overhead Mast Arm Solar School Flashers on NW 15th Street. The security amount, as determined by the Traffic Engineering Division, shall be provided to Broward County for installation of the required school zone flasher equipment. Prior to the installation of school zone flasher improvements, plans shall be submitted to the Traffic Engineering Division for review and approval, and the developer shall be responsible for obtaining all necessary permit from the governing agency(ies).

GENERAL RECOMMENDATIONS

- 3 Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 4 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. No Note Amendment agreement may be recorded before the School Flasher Waiver Agreement is recorded.

dgm