



Public Works Department
HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
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MEMORANDUM

DATE: December 27, 2024

TO: Josie Sesodia, Director
Urban Planning Division

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

SUBJECT: Delegation Request: Modify Conditions of Plat Approval
(Amendment to Non-Vehicular Access Line)
BF Pompano plat (013-MP-10)

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 non-vehicular access line (NVAL) requirements. 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 NVAL amendment subject to the following:

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

1. At the time of plat recordation, the property owner entered into a Security/Lien Agreement for Required Improvements that was recorded in Instrument #117180379; and posted security in the amount of \$65,200 for construction of certain improvements. The property was not developed as anticipated under the previous Nonvehicular Access Line (NVAL) requirements (Instrument #117180470) and the improvements have not been completed. The revised NVAL was recorded in Instrument #119596773 and requires no improvements as noted within the Development Review Report and previously approved by the Board on December 12, 2023. Board approval of this delegation request to modify the conditions of approval should include authorization for Highway Construction and Engineering Division staff to process a release of the previous Agreement (Instrument #117180379) and security.

dgm