



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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M E M O R A N D U M

DATE: February 8, 2023

TO: Josie Sesodia, Director
Urban Planning Division

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

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Delegation Request: Modify Conditions of Plat Approval
(Amendment to a Notation on the Face of the Plat)
Lauderhill Shoppes No. Three (039-DU-49)

The Highway Construction and Engineering reviewed the application for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend a notation 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 notation amendment subject to the following:

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BROWARD COUNTY TRAFFICWAYS

1. The property owners of Lauderhill Shoppes No. Three (Folio Numbers 494125320030 and 494125320010) shall comply with the Broward County Trafficways Plan pursuant to Policy 2.17.1-6. Based solely on the plat, as no survey was submitted, the existing right-of-way width from the centerline to the current property line is 60 feet. Within this portion of State Road 7, the plan requires a width of 150 feet for the mainline and 175 feet at intersections. At a minimum an additional 15 feet of right-of-way is required for compliance with the Plan.

dgm