



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: February 2, 2020

TO: Josie Sesodia, Director
Planning and Development Management Division

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

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Application for New Plat – Letter to Proceed
Tuscan Isles (031-MP-18)

The Highway Construction and Engineering Division, Traffic Engineering, and the Transportation Department, Transit Division have reviewed the application for a new plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), and any previously recorded plats.

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.

RATIONAL NEXUS REVIEW

- 1) This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code. Staff has made a finding that the proposed development meets the threshold for rational nexus and this report includes right-of-way dedication requirements.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following comments:

- 1) Along the ultimate right-of-way for Bass Creek Road, an 85-foot to 110-foot arterial, except at 150-foot opening with centerline located approximately 1224 feet east of the west plat limits.

Said non-access line will include corner chords at the 150-foot opening.

Said non-access line will include a corner chord at the intersection of SW 172nd Avenue.

- 2) Along the ultimate right-of-way of SW 172 Avenue, an 80-foot collector, except at a 110-foot opening with centerline located approximately 540 feet north of the south plat limits. This access shall align with the 80-foot access to Everglades High School.

This opening is restricted to right turns-in, right turns-out, and left turns-out only.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3) Seventy (70) feet of right-of-way to comply with the Broward County Trafficways Plan on Bass Creek Road, an 85-foot Arterial.
- 4) Twenty Five (25) feet of right-of-way to comply with the Broward County Trafficways Plan on SW 172 Avenue, an 80-foot Collector.
- 5) Dedicate the right-of-way necessary to provide a roundabout at the intersection of Bass Creek Road and SW 172 Avenue. Design of the roundabout shall be subject to the review and approval of the Highway Construction and Engineering Division.
- 6) Right-of-way for corner chords based on a 30-foot radius at the 150-foot opening on Bass Creek Road.
- 7) Right-of-way for corner chord based on a 35-foot radius at the intersection of Bass Creek Road and SW 172 Avenue.
- 8) Right-of-way for an eastbound right turn lane on Bass Creek Road at the 150-foot opening with 150 feet of storage and 50 feet of transition.
- 9) Right-of-way for a southbound right turn lane on SW 172 Avenue at the 110-foot opening with 150 feet of storage and 50 feet of transition.

ACCESS REQUIREMENTS

- 10) The minimum distance from the non-vehicular access line of Bass Creek Road, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway or card reader for any gated entrances shall be 100 feet.
- 11) Any driveway in the 110-foot or 132-foot opening: shall be centered in the opening, shall consist of a minimum of two ingress lanes, one shall be 12 feet in width, and the other shall be 16-foot-wide, with minimum entrance radii of 40 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 12) Two lanes on Bass Creek Road consistent with the specific roadway plan adopted by the Planning Council on August 26, 2004, as amended on January 24, 2019.
- 13) A roundabout at the intersection of Bass Creek Road and SW 172 Avenue. Design of the roundabout shall be subject to the review and approval of the Highway Construction and Engineering Division.
- 14) A 150-foot driveway on Bass Creek Road with centerline located approximately 1224 feet east of the west plat limits.
- 15) A 110-foot driveway on SW 172 Avenue with centerline located approximately 540 feet north of the south plat limits. This access shall align with the 80-foot access to Everglades High School.
- 16) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 17) An eastbound right turn lane on Bass Creek Road at the 150-foot opening with 150 feet of storage and 50 feet of transition.
- 18) A southbound right turn lane on SW 172 Avenue at the 110-foot opening with 150 feet of storage and 50 feet of transition.
- 19) Westbound left turn lane on Bass Creek Road at the 150-foot opening with 200 feet of storage and 50 feet of transition.
- 20) Modification of the existing roadway markings at the west plat limits on Bass Creek Road.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 21) Along Bass Creek Road adjacent to this plat.
- 22) Along SW 172 Avenue adjacent to this plat.

SCHOOL FLASHER (Secure and Construct)

- 23) The developer shall be responsible for replacement of school flasher that is damaged by construction of the required improvements. The security amount for school flasher along SW 172 Avenue shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 24) Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 25) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 26) The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:
 - A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
 - B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
 - C) All forms are available on the Highway Construction & Engineering Division's web page at:
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

- 27) The construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

GENERAL RECOMMENDATIONS

- 28) 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.
- 29) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
- A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
 - 1) State of Florida Department of Transportation:
 - 2) "Roadway and Traffic Design Standards."
 - 3) "Standard Specifications."
 - 4) "FDOT Transit Facilities Guidelines."
 - B) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website:
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

- 30) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant shall request a current tax letter be forwarded from the Revenue Collection Division to HCED Plat Section.

F.S. 177 LTP MYLAR PLAT REVIEW COMMENTS

The following comments note the corrections necessary for the plat mylar to comply with the requirements of Florida Statutes Chapter 177. If additional clarification is necessary, please contact Jason Espinosa at (954) 577-4593 or via email at JESPINOSA@BROWARD.ORG.

Please note that additional changes made to the plat mylar beyond this list of corrections may necessitate additional review time; delay recordation; and result in additional review fees.

All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted.

31) SURVEY DATA

- A. The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description.
 - 1. Revise the description to read partly as follows: TRACTS 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15 AND 16, AND (or TOGETHER WITH) THE 15 FOOT RIGHT-OF-WAY WEST OF AND ABUTTING TRACTS 11-16.
 - 2. Revise the plat subtitles as necessary, based on the above comment.
- B. Provide a closure report, with the area, of the right-of-way parcel created by the plat. Review and revise as necessary.
- C. Square footage shall be shown for each parcel. The total acreage shall be accurate to the nearest square foot.
- D. Provide a Boundary Survey that matches the plat.
- E. Address the following on Sheet 5:
 - 1. Show a distance dimension on the south line of Lot 54, Block 1.
- F. The platting surveyor shall submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor shall submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at the following website:
<http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>
- G. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

32) RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language. Mortgagee dedication shall clearly join in the dedication of right-of-way.

1. The Tuscan Isles Homeowners Association, Inc. does not appear in the Florida Department of State Divisions of Corporations website. Provide verification of the creation of this entity prior to plat recordation or revise the Dedication as necessary.
- B. Proposed right-of-way shall be clearly labeled and dedicated by the plat.
- C. Depict the entire right-of-way width of N.W.172ND Avenue and Bass Creek Road adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. Refer to the Adjacent Right-of-Way Report.
- D. Review the instrument recorded in O.R.B. 40347, PG. 882, B.C.R. That document appears not to affect this plat. Review and revise as necessary. Additionally, verify the easterly extent of the 30' FPL Easement per O.R.B. 17127, PG. 162, B.C.R. abutting this plat and revise as necessary.
- E. Depict and label with type, width, and recording information for any applicable existing easements within the plat as identified in the title work or provide evidence of their release/vacation.

33) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A. The title shall be updated for review of any agreements and the recordation process. Standard format for Title Certificates, Opinions of Title, the Adjacent Right-of-way Report, and a Guide to Search Limits of Easements and Right-of-way may be obtained by contacting the Highway Construction & Engineering Division or by visiting our web site: <http://bcegov2.broward.org/bcengineering/index.asp>

34) DRAFTING AND MISCELLANEOUS DATA

- A. Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B. Revise the line weight and line type for the match lines to more clearly differentiate them from the plat boundary lines.
- C. No text on the plat drawing should be obstructed or overlapped by lines or other text.
- D. Revise the Location Map to show a label for Bass Creek Road.

35) SIGNATURE BLOCKS

- A. The Surveyor's Certification shall be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. Remove the reference to PART 1 of Florida Statutes Chapter 177 from the Certification.

- B. In the Highway Construction and Engineering Division signature block replace Richard Tornese's info with:

Alejandro S. Perez, Acting County Engineer Professional Engineer
Florida Registration Number 33217

- 36) HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES (These items are required for plat recordation but are completed by County staff)

- A. Planning Council Administrator Signature
- B. Completion of all POSSE Inputs; Impact Fee and Security reports printed
- C. County Surveyor Signature
- D. PRM's Verified
- E. Development Order, Planning & Redevelopment Director signature
- F. Engineering Director Signature
City/District scanned copy of mylar, as required.