



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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M E M O R A N D U M

DATE: March 25, 2021

TO: Josie Sesodia, Director
Urban Planning Division

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

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Application for New Plat-Letter to Proceed
Park Place Homes (007-MP-21)

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.

STAFF COMMENT

- 1 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 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.

2 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.
- B. Plat boundary perimeter closure shall be within +/- 0.03 feet
- C. P.R.M. coordinates shall be accurate within +/- 0.05 feet.
- D. Square footage shall be shown for each parcel. The total area shall be accurate to the nearest square foot.
- E. Full dimensioning and square footage shall be shown on all -of-way dedicated by this plat.
- F. P.R.M.s shall be shown at every change of direction, not more than 1,400 feet apart. P.R.M.s shall be labeled "Found" or "Set".
 1. Show bearing - distance ties from the northwest plat corner to the offset P.R.M.s at the northwesterly corners of Lot 1.
- G. Provide closure reports, with areas, of the parcels created by this plat.
- H. Revise the coordinates as necessary, based on the above comment.
- I. 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: <http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>.
- J. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

3 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Dedication language shall clearly dedicate all right-of-way, specific purpose parcels and easements shown on the plat.

1. Add dedication language for the UE shown on the plat.
- B. Depict the entire right-of-way width of N.W. 118th Avenue and N.W. 8th Street 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 Title Certificate and Adjacent Right-of-Way Report.
- C. Verify the location of the centerline of N.W. 8th Street. Review the plats recorded in P.B. 2, PG. 17, D.C.R. and P.B. 1, PG. 5A, B.C.R and revise, as necessary.
- D. All existing easements shall be clearly labeled and dimensioned. Refer to the Title Certificate and Adjacent Right-of-Way Report.
- E. The 4'utility easement per ORB 18912 Pg. 221 appears to be located within the proposed right-of-way for SW 118th Avenue to be dedicated by this plat. As the easement was granted to the City of Plantation, and SW 118th Ave is a local road, the City of Plantation has jurisdiction over it. Submit documentation from the City of Plantation to confirm review and approval of the configuration as it is depicted on the plat.

4 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

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://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>

5 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. Adjacent plats shall be identified or unplatted parcels shall be identified as "Acreage."
 1. identify the plat recorded in PB 166 Pg 13 BCR located to the SE of this plat
- C. The Planning & Development Management file number 007-MP-21 shall be shown inside the border in the lower right-hand corner on each page.
 1. Revise this number on the first page of the mylar.
- D. No text on the plat drawing should be obstructed or overlapped by lines or other text.

6 SIGNATURE BLOCKS

- A. The plat shall include space for signature by the Highway Construction and Engineering Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Florida Statutes.
 1. Add a space for Highway Construction and Engineering Division Director's seal
- B. If applicable, the plat shall include space for approval of Drainage District, City, special improvement district, or taxing district (including space for seals). The language preceding the designated municipal official's signature on the plat drawing shall include the following wording:

"Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance"

1. Revise the plat so that it matches the above text.

C. The plat shall include proper dates for signatures.

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

- A. Planning Council Executive Director or Designee 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 & Development Management Division Director Signature
- F. Highway Construction and Engineering Director Signature
- G. City/District scanned copy of mylar, as required.