



Public Works Department

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

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**M E M O R A N D U M**

DATE: August 2, 2022

TO: Josie Sesodia, Director  
Urban Planning Division

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

Amir Al Ali, Planner  
Transportation Department, Service Development

SUBJECT: Application for New Plat-Letter to Proceed  
Bristol Reserve (025-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 RECOMMENDATIONS

- 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](mailto: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. Full dimensioning and square footage shall be shown on all right-of-way dedicated by this plat.
- C. 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. As the southerly east plat boundary line is longer than 1,400 feet, another P.R.M. must be shown on that line.
- D. Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown.
  1. Show found monumentation at NW corner of SW  $\frac{1}{4}$  13-50-40.
  2. Show a bearing and distance from the SW corner to the W  $\frac{1}{4}$  corner of sec. 13-50-40.
- E. The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary.

Consider using the west line of Section 13-50-40 as referenced by found monumentation as the Basis of Bearings reference line. Show bearing – distance ties from the reference points to the corresponding land corners, as well as State Plane Coordinates on the reference points.

- F. All interior excepted parcels shall be clearly indicated and labeled as: “NOT A PART OF THIS PLAT.”
  - 1. Remove this label for the identification of the adjacent plat HAN MI BAPTIST CHURCH PB 178 PG 104 BCR.
- G. 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>.
- H. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

### 13 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Depict the entire right-of-way width of Flamingo Road, S.W. 26<sup>th</sup> Street, S.W. 121<sup>st</sup> Avenue and S.W. 122<sup>nd</sup> Avenue 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.
- B. Obtain and provide copy of the latest FDOT Right-of-Way map for Flamingo Road (SR 823) adjacent to the plat. Add label for same indicating the State Road designation, roadway section number, sheet number, and the latest date of revision.
- C. All existing easements shall be clearly labeled and dimensioned. Refer to the Title Certificate.
- D. If appropriate, add a statement to the plat notes to address the Maintenance Agreement recorded in O.R.B. 31669, PG. 981, B.C.R.

### I. 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>

- A. Acknowledgments and seals are required for each signature.
  - 1. Review the name of the record owner in the acknowledgement block and revise the plat, as necessary.

J. DRAFTING AND MISCELLANEOUS DATA

- A. Revise the text for “POINT OF BEGINNING 3” to make it less bold so that it matches the text “LESS OUT PORTION”.

K. 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, Urban Planning Division Director Signature
- F. Highway Construction and Engineering Director Signature
- G. City/District scanned copy of mylar, as required.