



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

M E M O R A N D U M

DATE: July 22, 2021

TO: Josie Sesodia, Director
Planning and Development Management Division

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

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Application for New Plat (Letter to Proceed)
Wilton Residential Corp Plat (001-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.

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. Identify the block corner 450.09' east of the northeast corner of Lot 1 of this plat.
- C. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).
- D. 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. Revise the bearing direction in Note 1 so that it matches the drawing.

3 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Depict the entire right-of-way width of N.E. 21 Street, N.E. 21 Court and N.E. 3 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.
 1. The plat recorded in P.B. 21, PG. 44, B.C.R. did not create the right-of-way for the south half of N.E. 21 Street.
 2. Review the instrument recorded in Deed Book 555, Page 105, B.C.R. as it pertains to right-of-way for N.E. 3 Avenue.
 3. Show the names for N.E. 21 Street and N.E. 3 Avenue as shown on P.B. 9, PG. 2, B.C.R., in addition to the current names for those roads.

Review the above comments and revise, as necessary.

4 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A. The Adjacent Right-of-Way report is incomplete. It does not document the full rights-of-way adjacent to the plat. This report is to be a search of the adjacent right-of-way to determine its full width and the instruments that created it.
- B. Review and revise the report prior to plat recordation.
- C. 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. Identify the parcels north of N.E. 21 Court, south of N.E. 21 Street and west of N.E. 3 Avenue opposite this plat.
 - 1. Add the names of these plats to their identification.
- B. Remove Note 5. IF A BUILDING PERMIT... and Note 6. IF CONSTRUCTION OF... These notes are no longer shown on plats.

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. Revise the reviewing Engineer's signature block to replace Alejandro Perez's information with:
Richard Tornese
Director
Professional Engineer
Florida Registration Number 40263

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. Development Order, Planning & Development Management Division Director Signature
- E. Highway Construction and Engineering Director Signature
- F. City/District scanned copy of mylar, as required.