



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: 07/20/2022

TO: Josie Sesodia, Director  
Urban Planning Division

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

Amir Al Ali, Planner  
Transportation Department, Service Development

SUBJECT: Application for New Plat - Letter to Proceed  
Henza Plat (007-MP-22)

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](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. Verify the identification of the quarter–section line which is the south boundary line of this plat. Review and revise the label for that line, as necessary.
- B. 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.
  1. Review the location of the arrow indicating the West line of Section 28-49-42 and revise, as necessary.
  2. Add a bearing and distance along West line of Section 28-48-42 per Charlton Davis Broward County Resurvey.
  3. Show Northing and Easting at both SW and NW corners of Section 28-29-42 (Basis of bearing)
  4. Was any evidence of monumentation found at the West  $\frac{1}{4}$  corner of Section 28-49-42 and at the SW and SE corners of Block 2 PB 21 Pg 24 BCR.
- C. 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>.

- D. 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.

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. Remove the Flood Zone info from the plat. This info is not shown on plats.
- C. Show the boundary lines of the lots1-4 of this plat as solid lines

6 SIGNATURE BLOCKS

- A. The plat shall include space for signature by the **Highway Construction and Engineering Division** Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Florida Statutes.
  - 1. In the Highway Construction Engineering Division signature block replace Robert Legg Jr's info with:  
Roberto Chavez  
Professional Surveyor and Mapper  
Florida Registration No. LS7280
- B. The plat shall include space for signature by the **Broward County Resilient Environment Department**.
  - 1. Revise this signature block name to: Broward County Resilient **Environment** Department.

- 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, Urban Planning Division Director Signature
  - F. Highway Construction and Engineering Director Signature