



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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M E M O R A N D U M

DATE: September 22, 2020

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
Circle S Estates (039-MP-19)

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

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

- 2 Along the ultimate right-of-way of Dykes Road (SW 160 Avenue). Said non-access line will include corner chords and extend along SW 49th Street for a minimum of 100 feet.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3 Fifty-five-feet (55) of right-of-way to comply with the Broward County Trafficways Plan on Dykes Road (SW 160 Avenue), a 110-foot Arterial.
- 4 That portion of right-of-way for an expanded intersection on Dykes Road (SW 160 Avenue) at Griffin Road.
- 5 Right-of-way for a corner chord based on a 30-foot radius at the intersection of Dykes Road (SW 160 Avenue) and SW 49th Street.
- 6 Right-of-way for a north bound right turn lane on Dykes Road (SW 160 Avenue) at SW 49th Street with 150 feet of storage and 50 feet of transition.

BUS SHELTER REQUIREMENTS (Easement)

- 7 A 6-foot-wide x 20 feet long bus shelter easement on Dykes Rd (SW 160 Ave) commencing 650 feet south of the north plat limit and continuing south for 42 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 8 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)

- 9 Northbound right turn lane on Dykes Road (SW 160 Avenue) at SW 49th Street with 150 feet of storage and 50 feet of transition.
- 10 Southbound left turn lane on Dykes Road (SW 160 Avenue) at SW 49th Street with 200 feet of storage and 50 feet of transition.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 11 Along Dykes Road (SW 160 Avenue) adjacent to this plat. Pursuant to Section 5-195 (a)(17)b) of the Land Development Code of Broward County, sidewalk construction adjacent to trafficways may be waived, in whole or in part, by the Planning and Development Management Division Director if conditions warrant.

*** Subject to Waiver***

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 12 An 8 foot wide x 40 foot long expanded sidewalk with a maximum cross slope of 2% for the bus landing pad (design must extend to the face of curb and gutter) on Dykes Rd (SW 160 Ave) commencing 650 feet south of the north plat limit and continuing south for 40 feet. Design is subject to review by the Service and Capital Planning Section of the Transit Division and the Paving and Drainage Section of the Highway Construction and Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 13 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

- 14 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.

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)

- 15 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

- 16 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.
- 17 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>.

- 18 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.

19 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. Show labels on plat boundary lines that correspond to calls in the description.
 - a. Label the south plat boundary line as the SOUTH LINE OF THE NORTH 149.80' OF TRACT 30, SEC. 33-50-40.
 - b. Label the SOUTH LINE SEC. 28-50-40/NORTH LINE SEC. 33-50-40 east of this plat, on Sheet 5.
- B. Permanent control points shall be set on the centerline of the right-of-way at the intersection and terminus of all streets, at each change of direction, and no more than 1,000 feet apart, as per Florida Statutes, Chapter 177.091(8). Show P.C.P.s as appropriate. The centerlines of all streets shall be shown as follows: noncurved lines: distances together with either angles, bearings, or azimuths; curved lines: arc distances, central angles, and radii, together with chord and chord bearing or azimuths, as per Florida Statutes, Chapter 177.091(22). Completely dimension the centerline segments of the interior rights-of-way created by this plat.
- C. Bearings, angles, and dimensioning shall be shown for each lot or parcel. Curvilinear lot lines shall show the radii, arc distances, and central angles. Completely dimension the segments of lot lines that abut right-of-way lines created by the plat.
- D. Radial lines (or non-radial lines) shall be so designated. This may be addressed in the Legend.
- E. Full dimensioning and square footage shall be shown on all dedicated right(s)-of-way.
- 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. 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>.
- G. The surveyor shall submit digital plat information after all corrections are completed and Highway Construction & Engineering Division staff requests digital information.

- H. Add labels to the two right-of-way parcels created by this plat to differentiate them. (e.g. R/W PARCEL 1 and R/W PARCEL 2)
- I. Show complete geometry on all centerlines, right-of-way lines, lot lines and parcel boundary lines that cross match lines between sheets with (TOTAL) labels, on all sheets where those lines appear.
- J. Review the following on Sheet 2 and revise as necessary:
 - 1. Show the 811.73' distance dimension on the west plat boundary between the southwest corner of the plat and the north line of Section 33-50-40.
 - 2. Remove the 517.15' and 294.58' distance dimensions.
 - 3. Show the line between the additional right-of-way and TRACT "S" as a solid line.
- K. Review the following on Sheet 3 and revise as necessary:
 - 1. Show the 674.93' distance dimension as the length of the north plat boundary line.
 - 2. Show 610.76' as a (PRM TO PRM) distance.
 - 3. Move the 64.17' distance dimension on the north line of the right-of-way parcel to inside the parcel. Additionally, show it as a (PRM TO PRM) distance, if applicable.
- L. On Sheet 5, review the placement of the curve geometry on the south line of Lot 13. It appears that the L=243.52' (TOTAL) geometry should be within TRACT "S" and the L=183.31' applies to Lot 13. Revise as necessary.
- M. Explain or remove the depiction of the dashed-line triangle having a line dimension of 30.90' adjacent to the northwest corner of LOT 42.

20 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Owner dedication language shall clearly dedicate all right(s)-of-way, easements, and special purpose parcels shown on the plat.
 - 1. Revise the bus shelter easement dedication to read: "The BUS SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES"
 - 2. Revise the name of the owner to read: 15990 GRIFFIN **ROAD** LLC, as shown on the vesting deed.

21. 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>

22 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.

1. Revise the first item in the Legend to indicate that the Nails W/ LB271 Discs are **P.C.P.s**. Define P.C.P. in the Legend.
- B. Show the right-of-way lines created by this plat as solid lines, with a thinner line weight used for the plat boundary lines.
- C. Identify that part of Tract 30 in Section 33-50-40 per P.B. 2, PG. 17, M.D.C.R. not within this plat or within the southerly abutting plats as a PORTION of said Tract 30.
- D. Plat limits shall be shown with a heavy line.
- E. No text on the plat drawing should be obstructed or overlapped by lines or other text.

23 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.