



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: December 30, 2019

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 (003-MP-19)

The Highway Construction and Engineering Division, Traffic Engineering, and the Transportation Department, Transit Division have reviewed the application for a new plat – Project Update Sheet and Letter of Objection. 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

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following comments:

- 2 Along the ultimate right-of-way for Seabreeze Boulevard except:
 - A) A 30-foot opening with centerline located approximately 15 feet south of the north plat limits.
 - B) A 40-foot opening with centerline located approximately 58 feet north of the south plat limits

These openings are restricted to right turns only.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3 Sufficient Right-of-Way (ranging between 20.65-feet and 20.55-feet) to comply with the Broward County Trafficways Plan on Seabreeze Boulevard, an 85-foot Collector.
- 4 The right-of-way to be dedication to meet the Trafficways Plan is located along a roadway functionally classified as a State of Florida right-of-way. The area to be dedicated shall be noted on the plat as a distinct parcel and specific dedication language shall be provided on the dedication page of the plat. Sufficient right-of-way may be provided in the form of an easement with proper authorization from the Florida Department of Transportation. Please contact the State or the County for the specific conveyance text.

ACCESS REQUIREMENTS

- 5 The minimum distance from the non-vehicular access line of Seabreeze Boulevard, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 25 feet.
- 6 For the two-way driveways on Seabreeze Boulevard: the driveway shall be centered, have a minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 7 A driveway at the 30-foot opening, centered on the opening with a minimum pavement width shall be 24 feet and a minimum entrance radius shall be 30 feet.
- 8 A driveway at the 40-foot opening, centered on the opening with a minimum pavement width shall be 24 feet and a minimum entrance radius shall be 30 feet.
- 9 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.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 10 Along Seabreeze Boulevard adjacent to this plat.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 11 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 minimum security amount for pavement markings and signs is \$1,000.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 12 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.
- 13 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)

- 14 Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review for conformance to Plat recommendations, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County.

GENERAL RECOMMENDATIONS

- 15 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.
- 16 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>.

- 17 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.

18 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. A closure of the plat boundary as determined by Broward County Highway Construction and Engineering Division staff exceeds the .03' tolerance called for in Broward County Land Development Code Sec. 5-189(a)(24). Provide a closure report, with the area(s), of the plat boundary and any parcels created by the plat. Review and revise as necessary.
- C. Full dimensioning and square footage shall be shown on all dedicated right-of-way. Review the geometry on the curved portion of the right-of-way easement abutting State Road A1A created by the plat. The radius distance on the west side of the easement appears not to be concentric with the existing right-of-way line. Review and revise as necessary.
- D. Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown. Show found monumentation at both corners.
- E. Tie all found monumentation shown on the plat drawing to the plat boundary by way of bearing – distance dimensions. For clarity, show the geometry along centerlines, baselines, right-of-way lines and extension of plat/parcel boundaries wherever possible
- F. Depict the relationship between the FOUND PK NAIL NO ID, N55°47'12"E, 1.00' of the northeast corner of Lot 2, Block 2 per P.B. 1, PG. 16, B.C.R. on the east side of SEABREEZE BOULEVARD and the adjacent SET P.C.P. at the intersection of the east right-of-way line and the north line of said Lot 2. If the P.C.P. is at the lot corner, label it as such.
- 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).

19 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language.
 - 1. Submit documentation from FDOT accepting the right-of way as an easement.
 - 2. Submit documentation from FDOT accepting the Dedication Language shown on the plat.
- B. Proposed right-of-way shall be clearly labeled and dedicated by the plat.

- C. Depict the entire right-of-way width of Seabreeze Boulevard 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. Provide copies of the instruments recorded in C.C.M.B. 26 shown as sources of right-of-way for Seabreeze Boulevard.
- D. Obtain and provide copies of the latest FDOT Right-of-Way maps for Seabreeze Boulevard adjacent to the plat. Add labels for same indicating the State road designations, roadway section numbers, sheet numbers, and the latest dates of revision.
- E. Show a bearing on the 63.12' distance dimension between non-concentric curves on the right-of-way lines for SEABREEZE BOULEVARD adjacent to the north plat boundary line or remove the dimension and associated leader arrows.
- F. Define the north-south location of the 67.98' distance dimension between non-parallel lines in the right-of-way for SEABREEZE BOULEVARD adjacent to the south plat boundary line.
- G. Depict and label with type, width, and recording information for any applicable existing easements within the plat as identified in the title work or provide evidence of their release/vacation.

20 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>

Note: The Title Certificate submitted with the mylar is addressed to the City of Fort Lauderdale it needs to be addressed to Broward County. Revise prior to plat recordation.

21 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. There is a plat in progress (BEACH BOYS PLAZA, 055-MP-18) adjacent to this plat, on the east side of Seabreeze Boulevard. If that plat is recorded before this one it must be identified by name and recording information.

22 SIGNATURE BLOCKS

- A. 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:
 - All applicable 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.
- B. The plat shall include proper dates for signatures.

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.