



Public Works and Environmental Services 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: June 29, 2026

TO: Darby Delsalle, Director
Housing and Urban Planning Division

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

Jason McKoy, Staff Engineer
Capital Programs Division, Broward County Transportation Department

SUBJECT: Application for New Plat – Letter to Proceed
Racetrack Logistics (031-MP-25)

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.

The boundary of the plat shall be expanded to include the driveway entrances. Per the agent, the area encompassing the right turn lane shall be dedicated under separate board action. A recommendation has been added requiring completion of this process prior to recordation of this plat.

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 SW 3rd Street except at the following:
 - A) A 140-foot opening with centerline located approximately 509 feet west of the east plat limits. This opening shall be restricted to right turn in, right turns out and left turns in only and noted as such on the plat.
 - B) An 80-foot opening with centerline located approximately 1162 feet west of the east plat limits.
 - C) A 75-foot opening with centerline located approximately 1664 feet west of the east plat limits. This opening is restricted to right turns only and noted as such on the plat.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3 Right-of-way for a corner chord based on a 30-foot radius at the 80-foot opening on the east side only.
- 4 Right-of-way for an eastbound right turn lane on SW 3rd Street at the 75-foot opening with 150 feet of storage and 50 feet of transition. The dedication shall continue through the opening and include sufficient space for the pedestrian sidewalk connection.
- 5 Right-of-way for an eastbound right turn lane on SW 3rd Street at the 80-foot opening with 150 feet of storage and 50 feet of transition. The dedication shall continue through the opening and include sufficient space for the pedestrian sidewalk connection.
- 6 Right-of-way for an eastbound right turn lane on SW 3rd Street at the 140-foot opening with 150 feet of storage and 50 feet of transition. The dedication shall continue through the opening and include sufficient space for the pedestrian sidewalk connection.

ACCESS REQUIREMENTS

- 7 The minimum distance from the non-vehicular access line of SW 3rd Street, at the 75-foot opening, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet.
- 8 The minimum distance from the non-vehicular access line of SW 3rd Street, at the 80-foot opening, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 150 feet.
- 9 The minimum distance from the non-vehicular access line of SW 3rd Street, at the 140-foot opening, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 200 feet.
- 10 For the two-way driveway that will be centered in a 140-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radius shall be 50 feet.
- 11 For the two-way driveway that will be centered in a 75-foot and 80-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radius shall be 30 feet.

SIGNALIZATION IMPROVEMENTS (Secure Construction)

- 12 The owner of the plat shall be responsible for 50 percent of the installation cost of a traffic signal at the intersection of SW 3rd Street and the 80-foot opening in the amount of \$300,000. Replace the existing the signalization agreement with a new signal agreement with the current owners of the plat.

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

- 13 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 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.

- 14 As previously noted in Staff Recommendation number 12, this plat is a replat of a portion of the POMPANO PARK PLAT (Bk 137, Pg 33) and a portion of the POMPANO PARK RACING PLAT (Bk 181, Pg 22) and a portion of the POMPANO RACING II PLAT (Bk 183, Pg 531). At the time of plat recordation, the previous property owner entered into a Security/Lien Agreement for Required Improvements that was recorded in Instrument number 119181599; and posted security in the amount of \$300,000 (dollars) for construction of certain improvements. The property was not developed as anticipated under the previous plat and the improvements have not been completed. The improvements listed in this Development Review Report are intended to replace and supersede the previous plat requirements and will be covered under a new Security/Lien Agreement and security. Approval of this replat and subsequent recordation should include authorization for Highway Construction and Engineering Division staff to process a release of the previous Agreement and security.

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).
 - i. State of Florida Department of Transportation:
 - ii. "Roadway and Traffic Design Standards."
 - iii. "Standard Specifications."
 - iv. "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>.

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.

17 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. Review boundary survey and include 'More Particularly described as" legal description, survey must match with Plat and Opinion of Title.
 - 2. Review legal description and delete additional page numbers in Plat Book & Pages.
 - 3. Review and clarify, as there is a discrepancy between the drawing distance and the legal distance regarding the distance shown in "Detail A"
 - 4. Also, missing one Call N89°40'35"E, 3.69'
 - 5. Add the word "FEET" in the call of the 80' access opening (S R/W line of SW 3rd Street)
- B. Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY.
- 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>.
 - 1. Submit affidavits for the submitted CCR's.
- D. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

18 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>

19 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.