



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: December 22, 2023

TO: Josie Sesodia, Director
Urban Planning Division

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

SUBJECT: Application for New Plat – Letter to Proceed
Homes at Parkland Royale (026-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

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 Loxahatchee Road except at the following:
 - A) A 100-foot opening with centerline located approximately 194 feet east of the west plat limits.
 - B) A 174-foot opening with centerline located approximately 258 feet west of the east plat limits.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3 Six (6) feet of right-of-way along certain portions of the northern property line to comply with the Broward County Trafficways Plan on Loxahatchee Road, a 94-foot Collector.
- 4 Right-of-way for an eastbound right turn lane on Loxahatchee Road at the 100-foot opening with 150 feet of storage and 50 feet of transition.

***** Recommended for Waiver by the Board of County Commissioners *****

- 5 Right-of-way for an eastbound right turn lane on Loxahatchee Road at the 174-foot opening with 150 feet of storage and 50 feet of transition.

***** Recommended for Waiver by the Board of County Commissioners *****

ACCESS REQUIREMENTS

- 6 The minimum distance from the non-vehicular access line of Loxahatchee Road, at the 174-foot opening, to any gate, the outer edge of any interior service drive, or any parking space with direct access to such driveway shall be 150 feet.

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- 7 The minimum distance from the non-vehicular access line of Loxahatchee Road, at the 100-foot opening, to any gate or any parking space with direct access to such driveway shall be 150 feet. This includes any gate for Tract P (Park).
 - 8 Any driveway in the 100-foot opening(s): shall be centered in the opening, shall consist of a minimum of a single 12-foot-wide egress lane and a single 16-foot-wide ingress lane, with minimum entrance radius of 40 feet.
 - 9 Any driveway in the 174-foot opening(s): shall be centered in the opening, shall consist of a minimum of a single 12-foot-wide egress lane and two 16-foot-wide ingress lanes, with minimum entrance radius of 40 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 10 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)

- 11 Eastbound right turn lane on Loxahatchee Road at the 100-foot opening with 150 feet of storage and 50 feet of transition.

***** Recommended for Waiver by the Board of County Commissioners *****

- 12 Eastbound right turn lane on Loxahatchee Road at the 100-foot opening with 150 feet of storage and 50 feet of transition.

***** Recommended for Waiver by the Board of County Commissioners *****

SIDEWALK REQUIREMENTS (Secure and Construct)

- 13 Along Loxahatchee Road adjacent to this plat.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

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 As previously noted, this plat is a replat of Sabra Plat No. 1. At the time of plat recordation, the previous property owner entered into a Security/Lien Agreement for Required Improvements that was recorded in Instrument #49070-0945; and posted security in the amount of \$12,300.00 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.
- 15 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 (BCF#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)

- 16 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.
- 17 Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

GENERAL RECOMMENDATIONS

- 18 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.
- 19 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>.

- 20 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.

21 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. Explain how ORB.49340-1818 affects Tracts 18 & 23 as this document makes no reference to those Tracts. Contact the Plat Section Surveyor (954 577 4606) to discuss.
 - 2. In the legal description and plat subtitle Delete the additional page numbers listed in Plats PB.180, PG.87 and PB.183, PG.49.
- B. 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>.
- C. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

22 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

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- A. Dedication language shall clearly dedicate all right-of-way and easements shown on the plat.
1. Revise the dedication language for the Non-exclusive Access Easement to state whom it is dedicated to.
 2. Revise the dedication language for the Utility Easement to state whom it is dedicated to.
 3. Provide confirmation of the creation of the Homeowner's Association (The HOMES AT SABRA ROYALE HOMEOWNERS ASSOCIATION, INC) referenced in the Dedication.
- B. All proposed easements shall be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City/Town – but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.

23 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>

24 DRAFTING AND MISCELLANEOUS DATA

- A. Lots and blocks of adjacent recorded plats, giving plat book and page number along with names of such plats shall be identified. Adjacent unplatted parcels shall be identified as "Acreage" or "Unplatted".
1. Show lots including lot numbers of Parkland Bay PB 183 Page 49 shown on pages 3 and 11 adjacent to this plat.
 2. Show lots including lot numbers of Parkland Royale PB 182 Page 60 shown on page 11 adjacent to this plat.

25 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:

"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"

Revise the note on the plat to match the text above.

- 26 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