



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: May 5, 2022

TO: Josie Sesodia, Director
Urban Planning Division

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

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Application for New Plat – Letter to Proceed
Kingfisher Reserve (019-MP-20)

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 RECOMMENDATIONS

- 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.

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. 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. On the plat drawing, show labels on Tract lines and Tract corners that are called out in the description.
 2. There is text in the legal description overlapping the border on the plat mylar. Review and revise.
- B. Bearings, angles, and dimensioning shall be shown for each lot or parcel. Curvilinear lot lines shall show the radii, arc distances, and central angles. Radial lines will be so designated.
 1. Fully dimension the parcels created by the plat. Radial/non-radial lines can be addressed in the Legend. Label lines intersecting curves that differ from the Legend.
- C. Show dimensions on lot lines, parcel lines and centerlines on all sheets where the lines cross match lines between sheets, with (TOTAL) labels on all sheets.
- D. 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>.

- E. 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, special purpose parcels and easements shown on the plat.
 - 1. Provide confirmation of the creation of the Homeowner's Association (Kingfisher Estates Homeowners Association, Inc.) referenced in the Dedication.
 - 2. As there are two Landscape Parcels shown on the plat, revise the dedication accordingly.

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.
 - 1. Add the symbol for PCP as shown on the plat to the legend.
 - 2. Revise the definition for State Plane Coordinates to indicate that N = NORTHING and E = EASTING.
- B. Tabular data shall be verified.
- C. No text on the plat drawing should be obstructed or overlapped by lines or other text.
- D. Correct the sheet numbers shown for the match lines.
- E. Correct the sheet numbers for the "See Easement Details" label on page 4.
- F. Correct sheet 1 of 5 on page one of the plat.
- G. Identify the parcel east of Lot 25 and south of the cul-de-sac at the southeast corner of the plat.
- H. Remove "NOT INCLUDED" from the label for the portion of the underlying TRACT 60 outside the boundary of this plat.
- I. Revise the labels for the Private Road/Access Easement to include the term "PER THIS PLAT".

- J. In Surveyor's Note #1, verify the name of the applicable Western Broward Resurvey and revise, as necessary.
- K. Identify the apparent easements per P.B. 92, PG. 15, B.C.R. that abut S.W. 103rd Avenue and S.W. 57th Court.
- L. On Sheet 5, identify or remove the apparent construction line east of PARCEL 'A' and north of Lots 1 – 8.

5 SIGNATURE BLOCKS

- A. The plat shall include space for signature by the Highway Construction and Engineering Division Acting County Engineer and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, ~~Part 4~~, Florida Statutes.
 - 1. Replace Alejandro S. Perez info with:
Richard Tornese
Director
Professional Engineer
Florida Registration Number 40263
 - 2. Remove the reference to PART 1 from the H.C.E.D. signature line.
- B. The plat shall include space for signature by the Broward County Resilient Environment Department

6 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.