



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: January 8, 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: Letter To Proceed
BW Andrews (008-MP-19)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the Development Review Report for the subject plat. Pursuant to the request by the applicant, staff reviewed the information contained in the request, the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that the DRR may be amended address the applicant's specific request and that new or amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed request subject to the following:

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 Andrews Avenue except at a 55-foot opening with centerline located approximately 324 feet south of the north plat limit.

This opening is restricted to right turns only.

- 3 Along the ultimate right-of-way for Atlantic Boulevard (SR 814) except at a 40-foot opening with centerline located approximately 48 feet east of the west plat limit.

This opening is restricted to right turns only.

The opening on Atlantic Boulevard (SR 814) is subject to the approval of the Florida Department of Transportation. The applicant should consult with and obtain approval of the Florida Department of Transportation. Please contact the District Access Management Engineer, at 777-4350 to discuss permissible access.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 4 Right-of-way for a south bound right turn lane on Andrews Avenue at the 50-foot opening with 150 feet of storage and 50 feet of transition.

SIDEWALK REQUIREMENTS FOR BUS LANDING PAD (Dedicate)

- 5 A 2-foot-wide x 40-foot-long paved bus landing pad (8-foot total expanded sidewalk) on Atlantic Boulevard (SR 814) commencing 50 feet west of the east plat limit and continuing west for 40 feet.

BUS SHELTER REQUIREMENTS (Easement)

- 6 An 8-foot-wide x 20 feet long bus shelter easement on Atlantic Boulevard (SR 814) commencing 70 feet west of the east plat limit and continuing west for 20 feet.

ACCESS EASEMENT REQUIREMENTS

- 7 Provide a 25-foot wide ingress/egress easement centered approximately 19.5 feet north of the southern boundary of the 55-foot opening on Andrews Avenue and extending to the west plat limits. The dimensions may be modified to more closely approximate the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.
- 8 Provide a 30-foot wide by 115-foot deep ingress/egress easement in the 40-foot opening on Atlantic Boulevard (SR 814). The dimensions may be modified to more closely approximate the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.
- 9 Provide a 25-foot-wide access easement connecting the northern 25 feet of the aforementioned easement to the west plat limit. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.

ACCESS REQUIREMENTS

- 10 The minimum distance from the non-vehicular access line of any roadway, 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.
- 11 For the two-way driveway that will be centered in the 40-foot opening on Atlantic Boulevard and for the two-way driveway that will be centered on a point approximately 19.5 feet north of the southern boundary of the 55-foot opening on Andrews Avenue: the minimum pavement width for both driveways shall be 24 feet, the minimum entrance radii for Andrews Avenue shall be 35 feet and the minimum entrance radii for Atlantic Avenue shall be 25 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 12 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.

BUS SHELTER RELOCATION/ REPLACEMENT (Secure and Construct)

- 13 Install a new pre-fabricated bus shelter or relocate the existing pre-fabricated bus shelter (as determined by BCT) to the dedicated bus shelter easement. This work shall be coordinated with the Service and Capital Planning of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division and the Permits Section of the Florida Department of Transportation.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 14 Southbound right turn lane on Andrews Avenue at the 55-foot opening with 150 feet of storage and 50 feet of transition.

COMBINATION BUS BAY/RIGHT TURN LANE (Secure and Construct)

- 15 A westbound combination bus bay/right turn lane on Atlantic Boulevard commencing at the end of curve with 60 feet transition and continuous storage through the 40-foot opening. Design is subject to review by the Service and Capital Planning Section of the Division, the Paving and Drainage Section of the Highway Construction and Engineering and the Permits Section of the Florida Department of Transportation.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 16 Along Atlantic Boulevard (SR 814) adjacent to this plat.
- 17 Along Andrews Avenue adjacent to this plat.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 18 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

- 19 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.
- 20 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)

- 21 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.
- 22 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

- 23 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.
- 24 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>.

- 25 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.

26 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. Cite the source of the bearings based on at State Plane Coordinate System shown on the plat. Show monumented control points, with their coordinates and ties to the plat. If a subscription RTK network was used to determine the coordinates, identify the source of the network and date of acquisition.
- C. Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown. Describe the monumentation at the land corners shown on the plat.
- D. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).
- E. Explain the depiction of two bearings on the Historic FDOT Baseline of Survey for State Road 814. Review and revise as necessary.

27 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Depict the entire right-of-way width of Andrews Avenue Extension and State Road 814 (Atlantic 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.
- 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.
 1. State to whom the Cross-Access Easements are dedicated to
- C. Review the instrument recorded in O.R.B. 5047, PG. 64, B.C.R. shown as a source of right-of-way for Atlantic Boulevard. That document does not appear to apply to this plat. Revise as necessary.

- D. Obtain and provide copies of the latest FDOT Right-of-Way maps for Andrews Avenue Extension and State Road 814 adjacent to the plat. Add labels for same indicating the State road designation, roadway section number, sheet number, and the latest date of revision.

28 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A. 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>

The title certificate or an attorney's opinion of title shall be updated to reflect a comprehensive search of the Public Records within 30 days prior to plat recordation. If the updated title shows any change to property ownership, then a new dedication on the plat mylar shall be executed by the new owner(s) with the proper acknowledgements. If the updated title shows any changes to or additional mortgage holders, then a new Mortgagee consent shall be executed with the proper acknowledgements.

29 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. In the Legend, indicate that the CCRs are *Florida Department of Environmental Protection Certified Corner Records*.

30 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.

31 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.