



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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M E M O R A N D U M

DATE: March 10, 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: Application for New Plat – Letter to Proceed
SEFL (024-MP-19)

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

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:

- 1 Along the ultimate right-of-way for CSX Railroad Seaboard Airline Railway.

GENERAL RECOMMENDATIONS

- 2 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.

LTP MYLAR 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.

3 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 drawing, reverse the direction of the radial bearing on the west end of the south plat boundary line to match the description.
- B. The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary.
- C. Tie the FOUND 4"x4" CONCRETE MONUMENT STAMPED PRM LB6860 which is 5' south of the northeast corner of PARCEL "B" per P.B. 172, PG. 132, B.C.R. to this plat by means of bearing – distance dimensions.
- 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. 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: <https://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.

4 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Owner dedication language shall clearly dedicate all right(s)-of-way, easements, and special purpose parcels shown on the plat.
- B. Existing right(s)-of-way shall be identified and verified by instrument.
 - 1. Show the recorded instrument that is the source of right-of-way for the former CSX Railroad.
- C. All proposed easements shall be clearly labeled and dimensioned. Utility easements should be dedicated to the public (or to the City/Town – but not to any specific utility company). Utility easements created by the plat shall not be located within any road right-of-way.
 - 1. There is a 10' access easement shown on the plat that is shown as being created by both the plat and separate instrument. It should be created by one or the other but not both. Dimension the easement if it is created by this plat. Review and revise as necessary.

5 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:

<https://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>

6 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. Location Map and Scale (Depicting 2 major street names; one North/South and one East/West) shall be shown. Review the Location Map for incorrect street names. Additionally, verify the designation of the 40' Ingress/Egress Easement that is east of the northeast corner of this plat as SW 9th Street. Review and revise as necessary.
- C. No text on the plat drawing should be obstructed or overlapped by lines or other text.

7 SIGNATURE BLOCKS

- A. The plat shall include space for signature by the **Highway Construction and Engineering** Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes.
 - 1. In the Highway Construction and Engineering Division signature block replace Richard Tornese's info with:
 - Alejandro S. Perez
 - Acting County Engineer
 - Professional Engineer
 - Florida Registration Number 33217
- B. 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"

C. The plat shall include proper dates for signatures.

8 HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES (These items are required for plat recordation but are completed by County staff)

- A. Planning Council Administrator 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 & Redevelopment Director signature
- F. Engineering Director Signature
- G. City/District scanned copy of mylar, as required.