



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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M E M O R A N D U M

DATE: January 20, 2021

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
Mapleridge Racetrac (001-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 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 Griffin Road (SR 818) except at a 50-foot opening with centerline located approximately 150 feet west of the east plat limits. Said non-access line will include a corner chord at the intersection of Griffin Road (SR 818) and SW 40th Avenue. This opening is restricted to right turns only.
- 3 Along the ultimate right-of-way of SW 40th Avenue except at the following:
 - A) a 48-foot opening with centerline located approximately 274 feet south of the north plat limits. This opening is restricted to right turns only.
 - B) A 50-foot opening at the south plat limits.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 4 Dedicate the right-of-way necessary to provide a 40-foot half from the centerline of the existing roadway on SW 40th Avenue, an 80-foot collector, to conform to the Broward County Trafficways Plan or verify that it exists prior to plat recordation.
- 5 Right-of-way for a corner chord based on a 30-foot radius at the intersection of SW 40th Avenue and Griffin Road (SR 818).
- 6 Right-of-way for a northbound right turn lane on SW 40th Avenue at the intersection of Griffin Road (SR 818) and SW 40th Avenue from the 50-foot opening at the south plat limits.

SIDEWALK REQUIREMENTS FOR BUS LANDING PAD (Dedicate)

- 7 A 3-foot-wide x 60-foot-long paved bus landing pad (8-foot total expanded sidewalk) on Griffin Road commencing 65 feet east of the west plat limits and continuing east for 40 feet.

BUS SHELTER EASEMENT REQUIREMENTS (Dedicate)

- 8 A 6-foot-wide x 20-feet-long bus shelter easement on Griffin Road commencing 104 feet east of the west plat limits and continuing east for 20 feet.

ACCESS REQUIREMENTS

- 9 The minimum distance from the non-vehicular access line of Griffin Road (SR 818), 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 30 feet.
- 10 The minimum distance from the non-vehicular access line of SW 40th Avenue, at any driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet.
- 11 For the two-way driveway that will be centered in any opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 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.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 13 Northbound right turn lane on SW 40th Avenue at the intersection of SW 40th Avenue and Griffin Road (SR 818) from the intersection to the 50-foot opening at the south plat limits.

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

- 14 An eastbound combination bus bay/right turn lane on Griffin Road commencing at 10 feet east of the west plat limit with 50 feet transition and continuous storage through the 50-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 Division and the Permits Section of the Florida Department of Transportation.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 15 Along Griffin Road (SR 818) adjacent to this plat.

- 16 Along SW 40th Avenue adjacent to this plat.

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 17 An 8 foot wide x 60 foot long expanded sidewalk for the bus landing pad (design must extend to the face of curb and gutter) on Griffin Road commencing 65 feet east of the west plat limits and continuing east for 60 feet . Design is subject to review by the Service and Capital Planning Section 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.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 18 The developer shall be responsible for replacement of communication conduit/interconnect/Signal that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect along Griffin Road (SR 818) shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 19 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

- 20 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.

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. Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown. Show found monumentation at both corners.
 - 1. Identify a corner of the underlying plat where monumentation was found, to be shown as a second tie corner.
- 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).

27 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Depict the entire right-of-way width of Griffin Road and SW 40th Avenue adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
NOTE: Verify the width of the right-of-way created by the plat recorded in P.B. 2, PG. 32, D.C.R. and revise as necessary.
- B. Obtain and provide a copy of the instrument recorded in Clerk of Court document 95-13 shown as a source of right-of-way for SW 40th Avenue.
- C. Show the following on Griffin Road and SW 40th Avenue: Centerlines of right-of-way and construction (if they are different), widths, bearings and distances.

28 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>

- A. The Dedication on the original mylar shall be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat shall be executed in the presence of two witnesses for each signature. Property owned by corporations shall be executed by at least one of the

following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer shall also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat shall be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust shall provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.

1. The Title Work and vesting deed for Maple Ridge Property Owners Association states it is a Florida Nonprofit Corporation. Review and revise the plat mylar.

29 DRAFTING AND MISCELLANEOUS DATA

- A. Adjacent plats shall be identified or identified as “Acreage.”
 1. Review the identification of the parcel east of and abutting the northerly east line of this plat and revise as necessary.
- B. Correct the sheet numbers on the mylar.

30 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. Remove the reference to Part 1 from the signature block.
- 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 Application 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"

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. Development Order, Planning & Development Management Division Director Signature
- E. Highway Construction and Engineering Director Signature
- F. City/District scanned copy of mylar, as required.