



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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M E M O R A N D U M

DATE: February 12, 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: Letter to Proceed
First 95 Distribution Center, Phase II (014-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

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 I-95 and the FEC 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.

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. For simplicity, consider revising the description to remove both calls for the east 4.00 feet of the west 26.50 feet of the south 50.00 feet in the applicable portion of the description. Those calls nullify each other.
 2. Review the description for grammatical and spelling errors and revise as necessary.
 3. Revise the description for PARCEL "A" to commence or begin at a plat corner or a corner of a recorded plat; a land corner or fractional section corner. Call out fractional section lines or boundary lines of recorded plats that define the boundary of the parcel.
 4. Show labels on the plat corners and boundary lines that correspond to calls in the description.

- B. Bearings and distances shall be on all lines.
- C. 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>.
 - 1. Provide a Certified Corner Record or an affidavit for the east 1/4 corner of Section 34-48-42.
- D. 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. Depict the entire right-of-way width of N.W. 12TH Terrace, N.W. 10th Street and I-95 adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. Refer to the Adjacent Right-of-Way Report and Title Certificate.
- B. Obtain and provide a copy of the latest FDOT Right-of-Way map for I-95 adjacent to the plat. Add label for same indicating the State road designation, roadway section number, sheet number, and the latest date of revision.
- C. Depict and label with type and recording information for any applicable existing easements within the plat as identified in the title work or provide evidence of their release/vacation.
 - 1. Show the recording information for the instrument that created the 20' ACCESS EASEMENT adjacent to the east plat boundary.
 - 2. Review the document recorded in Instrument #116807364 and revise the plat as necessary. If applicable address the easement in the plat notes.

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:
<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.

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. Physically describe the PRMs. (size, shape, length, disc type, stamping, etc. (Can be addressed in Legend)) Be specific. Identify and describe any monuments set or found that differ from this typical.
 - 1. Show the length of the PRMs as per F.S. 177.031.
- C. Location Map and Scale (Depicting 2 major street names; one North/South and one East/West) shall be shown.
 - 1. Show the name of the southerly east – west street that provides access to the plat via N.W. 12TH Avenue and N.W. 12TH Terrace.
- D. No text on the plat drawing should be obstructed or overlapped by lines or other text.

7 SIGNATURE BLOCKS

- A. The Surveyor's Certification shall be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177.
- B. 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, Florida Statutes.
 - 1. Remove the reference to Part 1 from this signature block.
- C. 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".
- D. 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 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.