



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: April 28, 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
Sonata (028-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 Dixie Highway. Said non-access line will include corner chord(s) and extend along NW 8th Court and NW 9th Street for a minimum of 100 feet.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2 Right-of-way for a corner chord based on a 30-foot radius at the intersection of Dixie Highway and NW 8th Court.
- 3 Right-of-way for a corner chord based on a 30-foot radius at the intersection of Dixie Highway and NW 8th Street.

SIDEWALK REQUIREMENTS FOR BUS LANDING PAD (Dedicate)

- 4 A 2-foot-wide x 60-foot-long paved bus landing pad (8-foot total expanded sidewalk) on Dixie Highway commencing 30 feet south of the north plat limits (measured from the intersection of the extended east north plat limit and extended north east plat limit) and continuing south for 60 feet.

BUS SHELTER REQUIREMENTS (Easement)

- 5 A 6-foot-wide x 20-feet long bus shelter easement on Dixie Highway commencing 60 feet south of the north plat limits (measured from the intersection of the extended east north plat limit and extended north east plat limit) and continuing south for 20 feet.

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 6 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 Dixie Highway commencing 30 feet south of the north plat limits (measured from the intersection of the extended east north plat limit and extended north east plat limit) and continuing south for 60 feet. Design is subject to review by the Service and Capital Planning Section of the Transit Division and the Paving and Drainage Section of the Highway Construction and Engineering Division.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 7 Along Dixie Highway adjacent to this plat.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 8 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 minimum-security amount for pavement markings and signs is \$1,000.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 9 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)

- 10 Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review for conformance to Plat recommendations and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County.
- 11 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

- 12 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.
- 13 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>.

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.

14 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 clarity and simplicity, provide "MORE PARTICULARLY DESCRIBED AS" metes and bounds paragraphs in the description.
 - 2. Quantify the parcels referenced by Official Records and Right-of-Way Map.
 - 3. Provide a copy of the unrecorded plat of SYLVANIA referenced in the description.

4. Revise the bearings on the plat boundaries to run all in a clockwise or counterclockwise direction and to match the "MORE PARTICULARLY DESCRIBED AS" descriptions.
5. Include the municipality, County, and state, as well as the plat area in the description.
- B. Fully dimension all the parcels created by the plat.
- C. Plat boundary perimeter closure shall be within +/- 0.03 feet.
 1. Provide closure reports, with areas, of the parcels created by the plat.
- D. Full dimensioning and square footage shall be shown on all right-of-way dedicated by this plat.
- E. P.R.M.s shall be shown at every change of direction, not more than 1,400 feet apart. P.R.M.s shall be labeled "Found" or "Set". P.C.P.s shall be shown as appropriate.
 1. Show P.R.M.s offset from the corners of PARCEL "B" abutting Dixie Highway, adjacent to the found FDOT monuments. Offset monuments must be on or within the plat boundary. Show the offset direction and distance from the applicable plat corner to the offset P.R.M.s. Indicate they are on the plat boundary line, if applicable.
 2. Show the offset direction and distance for the P.R.M. at the northernmost northeast corner of PARCEL "B".
- F. 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>.
- G. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

15 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Obtain and provide copy of the latest FDOT Right-of-Way map for Dixie Highway adjacent to the plat. Add label for same indicating the State road designation, roadway section number, sheet number, and the latest date of revision.
- B. Centerlines of right-of-way and construction (if they are different) shall be shown.
- C. All existing easements as identified in the title work shall be clearly labeled and dimensioned.
 1. Review the document recorded in ORB 38597 PG1455 and revise the plat as necessary.

16 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>

17 DRAFTING AND MISCELLANEOUS DATA

- A. 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. Revise the Abbreviation PBR to PBCR in the legend so that it matches the plat drawing.
- B. In the Owner's Dedication block correct the spelling of Sonata.
- C. In the plat notes remove the following two notes:
If a building permit for a principal ... and
If construction of project water lines...
These notes are no longer shown on plats.
- D. No text on the plat drawing should be obstructed or overlapped by lines or other text.
- E. Show Detail "A" at a standard engineering scale.

18 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, Florida Statutes.
 - 1. Revise the reviewing Engineer's signature block to replace Alejandro Perez's information with
Richard Tornese
Director
Florida Professional Engineer
Florida Registration Number 40263

19 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.