



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  
Persaud Acres (032-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 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.
- 2 Additional time is required for the review of either submitted or requested information before the Division can provide appropriate plat 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:

- 3 Access to the aforementioned trafficway has been denied because the minimum Application Submission Requirements as described in Section 5-189 have not been met. An application for plat approval shall be submitted to the Planning and Redevelopment Division accompanied by the following:

Submit a current Boundary Survey (no older than six (6) months) that shows the following:

- a) The location of all existing structures, paved areas, and recorded easements on the property.
- b) Existing roadway details adjacent to the property including, but not limited to, rights-of-way, pavement widths, lane widths, markings, sidewalks, driveways (curb cuts), curbs and gutters, turn lanes, bus bays, medians, median openings, traffic signals and signal equipment, street lights, pull boxes, utility poles and utility equipment, drainage structures, and fire hydrants.

## F.S. 177 PLAT REVIEW COMMENTS initial FS 177 comments by PSM

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](mailto: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.

## 1. 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. Include the area of the plat boundary in the description.
- B. Bearings, angles, and dimensioning shall be shown for each lot or parcel. Curvilinear lot lines shall show the radii, arc distances, and central angles. Radial lines will be so designated.
- C. Permanent Reference Monuments (PRM) shall be shown at every change of direction, not more than 1,400 feet apart. Permanent Reference Monuments shall be labeled "Found" or "Set". Permanent Control Points (PCP) shall be shown, if appropriate.
- 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: <http://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.

## 2. 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.
  - 1. There is no right of way being dedicated by this plat, remove the right of way dedication language.
- B. Mortgagee dedication language shall clearly join in the dedications indicated on the plat, if applicable.
  - 1. Remove the portion of the mortgagee dedication which states: Provided, that nothing herein shall be deemed to constitute a waiver of any rights reserved or granted to the Mortgagee (or similarly situated parties) in said instruments.
- C. Proposed right(s)-of-way shall be clearly and distinctly labeled and dedicated by the plat.
  - 1. Since there is no right of way being dedicated by this plat, remove the right of way dedication language.

- D. Depict the entire right-of-way width of N.W. 124<sup>th</sup> 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. Refer to the Title Certificate and Adjacent Right-of-Way Report.
- E. 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. Revise the dedication language for the drainage easement to state it is dedicated to the public for proper purposes

### 3. 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>

### 4. 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. Clear overlapping text and linework.
- C. Remove Note 5. A) If a building permit... and 5. B) If construction of... These notes are no longer shown on plats.
- D. Define the label “D.O.P. ACRES II, SITE DATA RECORD SITE 8 as it applies to the southerly east adjoiner and cite the source of the designation.

### 5. 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. Revise the reviewing Engineer’s signature block to replace Alejandro Perez’s information with  
Richard Tornese  
Director  
Florida Professional Engineer  
Florida Registration Number 40263

6. 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.