Public Works Department
HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
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M E M O R A N D U M

DATE: March 15, 2024

TO: Josie Sesodia, Director
Urban Planning Division

FROM: David (D.G.) McGuire, Manager
Plat Section, Highway Construction and Engineering Division

SUBJECT: Delegation Request: Modify Conditions of Plat Approval
(Amendment to Non-Vehicular Access Line)
Dick Lloyd Plat (015-MP-81)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend the non-vehicular access line (NVAL) along South Park Road adjacent to the plat. Our review included the information contained within the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed NVAL amendment subject to the following:

NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

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. The property owners of Dick Lloyd Plat (Folio Number 5142170500010) must fully execute the Amendment to Nonvehicular Access Lines Agreement - City (BCF457A) and submit it to the Highway Construction and Engineering Division for review and approval.

2. The applicant must prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.

3. An Opinion of Title from an attorney or a Title Certificate from a title company must be submitted with the NVAL Amendment Agreement and must include the following information:

    a. Same legal description as the affected portion of the recorded plat.
    b. Record owner(s) name(s).
    c. Mortgage holder(s) name(s) If none, it should so state.
    d. Date through which records were searched (within 30 days of submittal).
    e. Original signature and/or seal.

4. For properties held by partnerships or trusts, the applicant must submit copies of the partnership or trust documents, or an opinion from an attorney familiar with the partnership or trust listing the partner(s) or trustee(s) who may execute agreements and deeds.

NON-VEHICULAR ACCESS LINE REQUIREMENTS

5. Exhibit "C" to the NVAL Amendment Agreement shall describe and illustrate a new non-vehicular access line along South Park Road adjacent to the plat except at the following openings:

    a. An existing 50-foot opening with centerline located approximately 395 feet south of the north plat limits.

        This opening shall be labeled on Exhibit C: RIGHT TURNS IN, LEFT TURNS IN, AND RIGHT TURNS OUT ONLY ACCESS.

    b. A 40-foot opening with centerline located approximately 744 feet south of the north plat limits.

        This opening shall be labeled on Exhibit C: FULL ACCESS.

c. An existing 80-foot opening centered approximately 1585 feet south of the north plat limits. No modification to the existing access easement is allowed.

This opening shall be labeled on Exhibit C: FULL ACCESS.

ACCESS REQUIREMENTS

6. The minimum distance from the ultimate right-of-way line of South Park Road, at any driveway, to the outer edge of any interior service drive, gate, or parking space with direct access to such driveway shall be 100 feet.

7. For the two-way driveway that will be centered in the 40-foot and 50-foot openings: the minimum pavement width shall be 24 feet and the minimum entrance radius shall be 30 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

8. 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.

9. The removal of the existing southbound left turn lane and median opening located approximately 545 feet south of the intersection of Hollywood Boulevard and South Park Road. This dimension is measured from centerline to centerline. All necessary curbing, soil, sod, irrigation, and plantings shall be installed to remove the opening and restore the median.

TURN LANE IMPROVEMENTS (Secure and Construct)

10. Southbound left turn lane on South Park Road at the 50-foot opening with 200 feet of storage and 50 feet of transition.

11. Southbound left turn lane on South Park Road at the 40-foot opening with 200 feet of storage and 40 feet of transition.

12. Modification of the median at the 50-foot opening limiting egress to right turns only.

SIDEWALK REQUIREMENTS (Secure and Construct)

13. Along South Park Road adjacent to this plat.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

14. 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

15. 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 (BCF#450A) 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)

16. 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.

GENERAL RECOMMENDATIONS

17. 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.

18. 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.

19. The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 18 months of approval of this Delegation Request. Failure to complete this process within the 18-month time frame shall render the approval of this Delegation Request null and void.

20. If processed concurrently, no Note Amendment may be recorded at public record until the NVAL agreement has been recorded or they may be recorded concurrently.

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