



Public Works and Environmental Services Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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M E M O R A N D U M

DATE: April 24, 2026

TO: Darby Desalle, Director
Housing and Urban Planning Division

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

Jason McKoy, Staff Engineer
Capital Programs Division, Broward County Transportation Department

SUBJECT: Application for New Plat – Letter to Proceed
Beach Gateway (007-MP-25)

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.

This memorandum is in response to the submittal of a Letter of Objection with a corresponding Project Update submittal.

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 have 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 Federal Highway except at 20-foot opening with centerline located approximately 237 feet north of the end of the proposed corner chord at Hibiscus Street. Said non-access line will include a corner chord and extend along Hibiscus Street for a minimum of 100 feet. The 20-foot opening is restricted to and shall be labeled as "INGRESS ONLY".
- 3 Along the ultimate right-of-way for Hallandale Beach Boulevard except at a 65-foot opening located at the east plat limits. Said non-access line will include corner chord(s) at the intersection of Federal Highway and Hallandale Beach Boulevard and on the west side of the 65-foot opening.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 4 Right-of-way for a corner chord based on a 35-foot radius at the intersection of Federal Highway and Hallandale Beach Boulevard.
- 5 Right-of-way for corner chords based on a 30-foot radius at the intersection of Federal Highway and Hibiscus Street.
- 6 Right-of-way for corner chords on the western side of the 65-foot opening on Hallandale Beach Boulevard.
- 7 Right-of-way necessary for an eastbound right turn lane on Hallandale Beach Boulevard at the 65-foot opening with 135 feet of storage and 50 feet of transition.

ACCESS EASEMENT REQUIREMENTS

- 8 Provide a 24-foot-wide ingress/egress easement in the 20-foot and 65-foot openings on Federal Highway and Hallandale Beach Boulevard, respectively. The dimensions shall be consistent with the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.
- 9 Provide a 24-foot-wide cross access easement in the 65-foot opening and ending 250 feet south of the ultimate right-of-way line. A 24-foot connection to the east property line at the furthest limits of the easement. The length of the cross-access easement may be modified prior to plat approval to more accurately reflect the site plan upon review and approval by the Highway Construct and Engineering Division.

BUS SHELTER REQUIREMENTS (Easement)

- 10 Eight (8) feet by twenty (20) feet Mass Transit Bus Shelter Easement dedicated to Broward County (to be set behind proposed bus landing pad area) for proper purposes on Hallandale Beach Boulevard beginning approximately 110 feet East of the West plat limits and continuing East for twenty (20) feet.
- 11 Existing bus shelter to be coordinated with the City of Hallandale beach for removal and temporary reinstallation.

ACCESS REQUIREMENTS

- 12 The minimum distance from the non-vehicular access line of Federal Highway, at any ingress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 40 feet.
- 13 The minimum distance from the non-vehicular access line of Hallandale Beach Boulevard, at the 65-foot opening, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 80 feet.
- 14 If a gate is provided, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround before the gate is required.
- 15 A channelized driveway shall consist of one lane with a pavement width of 15 feet, with minimum entrance radius of 50 feet.
- 16 For the two-way driveway that will be centered in a 65-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 17 The physical channelization of the driveway in the 20-foot opening on Federal Highway as specified under the non-vehicular access line requirements.
- 18 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)

- 19 Eastbound right turn lane on Hallandale Beach Boulevard at the 65-foot opening with 135 feet of storage and 50 feet of transition.
- 20 Modifications to the intersection of Hallandale Beach Boulevard and the 65-foot opening as required by FDOT.
- 21 Modifications to the intersection of Federal Highway and Hibiscus Street to create a protected right turn lane for the intersection of Federal Highway and Hallandale Beach Boulevard. The total length of the right turn lane will be determined by FDOT after analysis of the Traffic Study.

EXPANDED SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 22 A minimum eight (8) feet wide sidewalk (with F curb and gutter) to be constructed on Hallandale Beach Boulevard beginning approximately 70 feet East of the West plat limits and continuing East for sixty (60) feet for ADA compliance.

BUS SHELTER REQUIREMENTS (Secure and Construct)

- 23 An eight (8) feet by twenty (20) feet reinforced concrete bus shelter pad area (to be set behind proposed bus landing pad area) for proper purposes on Hallandale Beach Boulevard beginning approximately 110 feet East of the West plat limits and continuing East for twenty (20) feet.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 24 Along Federal Highway adjacent to this plat.
- 25 Along Hallandale Beach Boulevard adjacent to this plat.

SIGNALIZATION IMPROVEMENTS (Secure Construction)

- 26 Any necessary modifications to the existing traffic signal at the intersection of Federal Highway and Hallandale Beach Boulevard to provide for the required improvements and in the amount of \$150,000.
- 27 Any necessary modifications to the existing traffic signal at the intersection of Hallandale Beach Boulevard and the 65-foot opening to provide for the required improvements and in the amount of \$150,000.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 28 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

- 29 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#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)

- 30 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.

- 31 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

- 32 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.

- 33 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>.

- 34 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.

35 SURVEY DATA

- A. Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY.
- B. The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary. Depict found monumentation on the line and reset PRM.
- C. P.R.M.s shall be shown at every change of direction, not more than 1,400 feet apart, with a minimum of 4 indicated. P.R.M.s shall be labeled "Found" or "Set". P.C.P.s as 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. 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>.
- E. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

36 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Obtain and provide copies of the latest FDOT Right-of-Way maps for E. Hallandale Beach Blvd (SR 858) and S. Federal Highway (SR 5) adjacent to the plat.

37 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>

38 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, Urban Planning Division Director Signature
- F. Highway Construction and Engineering Director Signature