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

DATE: March 1, 2024

TO: Josie Sesodia, Director
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

Albara V. Abrams
Broward County Traffic Engineering Division

SUBJECT: Application for New Plat-Letter to Proceed
IMECA (004-MP-23)

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.

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 of Powerline Road. Said non-access line will include corner chord and extend along NW 4th Street for a minimum of 100 feet beyond the end of the corner chord.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

3 Twelve (12) feet of right-of-way to comply with the Broward County Trafficways Plan on Powerline Road, a 144-foot Arterial.

4 Right-of-way for a corner chord based on a 30-foot radius at the intersection of Powerline Road and NW 4th Street.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

5 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.

SIDEWALK REQUIREMENTS (Secure and Construct)

6 Along Powerline Road adjacent to this plat.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

7 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

8 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)

9 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.

10 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

11 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.

12 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.

13 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.

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. Add a "more particularly described as follows" portion to the legal description.
B. Perimeter bearings, distances shall be on all lines.
    2. Add TOTAL distance along perimeter of the Plat.
C. Square footage shall be shown for each parcel. The total acreage shall be accurate to the nearest square foot.
D. Relocate the BASIS BEARING.
E. Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY.

1. Revise the thickness of the boundary for Tract A, so that the ultimate right of way line for the right of way being dedicated by this plat is a thinner line than the east plat limits.
2. Add a bearing and distance to the corner chord portion of the Right-of-way dedication.

F. 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.
   1. 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.
   2. Show TOTAL labels on plat boundary distance dimensions with P.R.M. TO P.R.M. distances on lines where P.R.M.s are shown offset from plat corners.

G. Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown. Show found monumentation at both corners.
   1. Only one land tie with found monumentation is shown on the plat. Must show two.

H. 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.

I. 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. Dedication language shall clearly dedicate all right-of-way and easements shown on the plat.
   1. Revise the dedication language to read "TRACT A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT OF WAY PURPOSES.

B. Proposed right-of-way shall be clearly labeled and dedicated by the plat.
   1. Revise the label for Tract A shown on the plat to read "TRACT A" (Right of Way Dedicated by this Plat).

C. Obtain and provide copy of the latest FDOT Right-of-Way map for Powerline Road (SR 845) adjacent to the plat. Add label for same indicating the State Road designation, roadway section number, sheet number, and the latest date of revision.
    1. Provide copy of the latest FDOT Right-of-Way map for Powerline Road (SR 845)
    2. Correct the label for R/W Map Book 8 Pg 29, it is incorrectly labeled as PB 8 Pg 29.
D. Centerlines of right-of-way and construction (if they are different), shall be shown.
    1. Show Baseline of Survey.

16 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

17 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.
    1. There are abbreviations appearing in the legend that do not appear on the drawing. Review and revise as necessary.
B. Add a note to the Surveyors Notes which states “ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE INDICATED”.
C. Location Map and Scale (Depicting 2 major street names; one North/South and one East/West) shall be shown.
    1. Remove the coordinates shown on the location map.
D. Plat limits shall be labeled and shown with a heavy line.
    1. Revise the thickness of the boundary for Tract A, so that the ultimate right of way line for the right of way being dedicated by this plat is a thinner line than the east plat limits line.
E. Add to NOTE 2. Bearings and State Plane are Based on the NORTH AMERICAN DATUM OF …...?
F. Use the correct line style for R/W and subdivision.
G. Relocate a few texts.
H. No text on the plat drawing should be obstructed or overlapped by lines or other text.

I. Increase text size at the Heading paragraph.
J. Legend must be aligned and in alphabetical order.

18 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