



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

MEMORANDUM

DATE: March 3, 2026

TO: Darby Delsalle, 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

SUBJECT: Application for New Plat – Letter to Proceed
Cove at Fort Lauderdale (009-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.

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.

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 for Federal Highway except at the following:
 - A) A 20-foot opening with centerline located approximately 43 feet south of the north plat limits. This opening is restricted to and physically channelized for right turns IN only. This opening shall be labeled on the plat as restricted to “RIGHT TURNS IN ONLY”.
 - B) A 20-foot opening with centerline located approximately 120 feet south of the north plat limits. This opening is restricted to and physically channelized for right turns OUT only. This opening shall be labeled on the plat as restricted to “RIGHT TURNS OUT ONLY”.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3 Zero to ten (10) feet of right-of-way to comply with the Broward County Trafficways Plan on Federal Highway, a 120- foot Arterial.

EXPANDED SIDEWALK FOR BUS LANDING PAD (Easement)

- 4 A three by sixty (3 x 60) feet Mass Transit Bus Shelter Easement dedicated to Broward County for proper purposes on Federal Highway (US-1) beginning approximately 100 feet North of the South-East corner plat limits and continuing north for sixty (60) feet for ADA compliance.

BUS SHELTER REQUIREMENTS (Easement)

- 5 A nine by twenty (9 x 20) feet Mass Transit Bus Shelter Easement dedicated to Broward County for proper purposes on Federal Highway (US-1) beginning approximately 100 feet North of the South-East corner plat limits (behind the proposed Bus Landing Pad Easement) and continuing north for twenty (20) feet for ADA compliance.

ACCESS REQUIREMENTS

- 6 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 60 feet.
- 7 A channelized driveway shall consist of one lane with a pavement width of 15 feet, with minimum entrance radius of 30 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 8 The physical channelization of the driveways in the 20-foot openings on Federal Highway as specified under the non-vehicular access line requirements.
- 9 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)

- 10 Along Federal Highway adjacent to this plat.

EXPANDED SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 11 A minimum eight (8) feet wide sidewalk (with F curb and gutter) constructed within the public right-of-way and adjacent to the curb of Federal Highway (US-1) beginning approximately 100 feet North of the South-East corner plat limits and continuing north for sixty (60) feet for ADA compliance. All designs are subject to review by the Capital Delivery Section of the Transit Division and the Paving and Drainage Section of the Highway Construction and Engineering Division.

BUS SHELTER REQUIREMENTS (Secure and Construct)

- 12 A reinforced concrete bus shelter pad constructed within the Bus Shelter Pad Easement and consistent with the minimum requirements noted within the typical Broward County Transit Nine (9) foot shelter foundation details, located on Federal Highway (US-1) beginning approximately 100 feet North of the South-East corner plat limits and continuing north for twenty (20) feet. Construction shall include a minimum twenty (20) foot wide sidewalk connecting the bus shelter pad to the public sidewalk.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 13 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

- 14 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)

- 15 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.

GENERAL RECOMMENDATIONS

- 16 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.
- 17 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>.

- 18 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.

19 SURVEY DATA

- A. Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY.
- B. 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.
- C. Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown. Show Found monumentation.
- D. 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. Show found monumentation on the line.
- E. 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>.
- F. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

20 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Dedication language shall clearly dedicate all right-of-way and easements shown on the plat.
- B. Mortgagee dedication shall clearly join in the dedication of right-of-way.
- C. Proposed right-of-way shall be clearly labeled and dedicated by the plat.

- D. Existing right-of-way shall be identified and verified by instrument.
- E. Review and fix the R/W width at US#1 50' & 10' (new dedication) to match with the south R/W label information.
- F. Centerlines of right-of-way and construction (if they are different), shall be shown.
 - 1. Depict Baseline and Centerline and show with different line styles and symbols.
- G. Submit sheet 5 of 31 of FDOT R/W Map Section 86020-2508 shown on the plat for review.

21 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>

22 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