



Public Works and Environmental Services 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: December 8, 2025

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
Cypress (014-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.

The applicant has submitted a traffic study analyzing the traffic impacts of the development proposed for this plat. Staff of the Public Works Department have determined that the traffic study demonstrates that the volume of traffic accessing the site from the proposed 40-foot opening on Andrews Avenue will not adversely affect traffic conditions without a constructed southbound right turn lane. This determination provides the basis for the County Commission to waive the right turn lane construction requirements pursuant to Section 5-182.5 of the Broward County Land Development Code. Sufficient throat length has been recommended to allow for additional storage at the entrances as larger moving vehicles may be accessing the site.

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.

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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:

- 1 Along the ultimate right-of-way for the north side of McNab Road except at 40-foot opening with centerline located approximately 231 feet east of the west plat limits.
- 2 Along the ultimate right-of-way for the south side of McNab Road except at 40-foot opening with centerline located approximately 106 feet east of the west plat limits.
- 3 Along the ultimate right-of-way for Andrews Avenue except at 60-foot opening with centerline located approximately 341 feet south of the north plat limits.

ACCESS REQUIREMENTS

- 4 The minimum distance from the non-vehicular access line of McNab Road, at any driveway, to the outer edge of any interior service drive, gate, parking attendant stop point, or parking space with direct access to such driveway shall be 150 feet.
- 5 The minimum distance from the non-vehicular access line of Andrews Avenue, at any driveway, to the outer edge of any interior service drive, gate, parking attendant stop point, or parking space with direct access to such driveway shall be 100 feet.
- 6 For the two-way driveway that will be centered in any opening on McNab Road: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.
- 7 For the two-way driveway that will be centered in any opening on Andrews Avenue: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 8 Right-of-way for a westbound right turn lane on McNab Road at the 40-foot opening with 150 feet of storage and 50 feet of transition.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 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.

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TURN LANE IMPROVEMENTS (Secure and Construct)

- 10 Northbound left turn lane on Andrews Avenue at the 60-foot opening with 200 feet of storage and 50 feet of transition. Reduce the median opening to minimum necessary to accommodate the left turns into the openings on both sides of Andrews Avenue.
- 11 Westbound right turn lane on McNab Road at the 40-foot opening with 150 feet of storage and 50 feet of transition.
- 12 Westbound left turn lane on McNab Road at the 40-foot opening with 200 feet of storage and 50 feet of transition.
- 13 Southbound right turn lane at the 60-foot opening on Andrews Avenue with 150 feet of storage and 50 feet of transition.

***** Recommended for Waiver by the Board of County Commissioners *****

SIDEWALK REQUIREMENTS (Secure and Construct)

- 14 Along Andrews Avenue and adjacent to this plat.
- 15 Along McNab Road and adjacent to this plat.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 16 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

- 17 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.

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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)

- 18 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.
- 19 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.

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GENERAL RECOMMENDATIONS

20 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.

21 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>.

22 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.

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All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted.

23 SURVEY DATA

- A. 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>.
- B. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

24 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Review and explain the difference in the south portion of W McNab Rd. R/W, 106 feet R/W per FDOT Map vs two labels of 53 feet and 53.50 feet.

25 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>

26 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
- G. City/District scanned copy of mylar, as required.