



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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M E M O R A N D U M

DATE: August 15, 2025

TO: Darby Delsalle, Director
Urban Planning Division

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

SUBJECT: Application for New Plat – Letter to Proceed
Cypress Creek West (013-MP-24)

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.

Note: Any dedications made on the original plat shall be depicted as a separate parcel and duplicated on the face of the current plat.

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 for Cypress Creek Road. Said non-access line will include a corner chord and extend along Andrews Avenue.
- 3 Along the ultimate right-of-way for Andrews Avenue. Said non-access line will include a corner chord and extend along NW 60th Street for a minimum of 150 feet beyond the end of the chord.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 4 Right-of-way for a corner chord based on a 30-foot radius at the intersection of Andrews Avenue and NW 60th Street.
- 5 Right-of-way for a corner chord based on a 35-foot radius at the intersection of Andrews Avenue and Cypress Creek Road.
- 6 Right-of-way for an eastbound right turn lane on Cypress Creek Road at the east plat limits with 150 feet of storage and 50 feet of transition.

ACCESS EASEMENT REQUIREMENTS

- 7 Provide a reciprocal cross-access easement for the plat to the east (Cypress Creek East). to the entire plat Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.
- 8 The aforementioned easement shall be noted within the dedications portion of the plat.

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.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 10 Northbound right turn lane on Andrews Avenue at Cypress Creek Road 150 feet of storage and 50 feet of transition. Secure and Construct as necessary to accomplish this minimum standard.
- 11 Eastbound right turn lane on Cypress Creek Road at the east plat limit with 150 feet of storage and 50 feet of transition.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 12 Along Cypress Creek Road adjacent to this plat.
- 13 Along Andrews Avenue adjacent to this plat.
- 14 Along NW 60th Street adjacent to the Non-Vehicular Access Line.

SIGNALIZATION IMPROVEMENTS (Secure Construction)

- 15 Any necessary modifications to the existing traffic signal at the intersection of Andrews Avenue and NW 60th Street to provide for the required improvements.
- 16 Any necessary modifications to the existing traffic signal at the intersection of Andrews Avenue and Cypress Creek Road to provide for the required improvements.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 17 The developer shall be responsible for replacement of communication conduit/interconnect that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect along Andrews Avenue or Cypress Creek Road shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 18 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

- 19 This plat is a replat of the Lightspeed Broward Center plat (ORB177/P32). At the time of plat recordation, the previous property owner entered into a Security/Lien Agreement for Required Improvements that was recorded in Instrument #44393-1456; and posted security in the amount of \$114,256.00 for construction of certain improvements. The property was not developed as anticipated under the previous plat and the improvements have not been completed. The improvements listed in this Development Review Report are intended to replace and supersede a portion of the previous plat requirements and will be covered under a new Security/Lien Agreement and security. Approval of this replat and subsequent recordation should include authorization for Highway Construction and Engineering Division staff to process a release of the a portion of the previous Agreement and security.
- 20 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)

- 21 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.
- 22 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

- 23 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.
- 24 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>.

- 25 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.

26 SURVEY DATA

- A. PRMs shall be shown at every change of direction, not more than 1,400 feet apart, with a minimum of 4 indicated. PRMs shall be labeled "Found" or "Set". P.C.P.s as appropriate.
- B. Boundary Survey shows many found PRMs while the plat shows those same PRMs as set. Review and revise the plat and/or survey so that they match.
- C. The boundary survey submitted with this plat shall be performed and prepared under the responsible direction and supervision of a professional surveyor and mapper preceding the initial submittal of the plat to the local governing body. This subsection does not restrict a legal entity from employing one professional surveyor and mapper to perform and prepare the boundary survey and another professional surveyor and mapper to prepare the plat.

- 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).

27 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Existing right-of-way shall be identified and verified by instrument.
 - 1. Depict Section Map 86070-2524, Sheet 6 of 15, last revised 06-26-2017 along Cypress Creek Road and N Andrews Avenue.
 - 2. Label the Begin of L.A. (Limited Access R/W line) at the intersection of Cypress Creek Road and N Andrews Avenue, also, label the End of L.A. (Limited Access R/W line) along NW 60th St.
- B. All existing easements shall be clearly labeled and dimensioned.
 - 1. Provide recorded documentation for the easements that were labeled “to be abandoned” on the original plat submittal showing that they have been vacated. The updated title does not list any documents showing that this has taken place. If these easements are not vacated prior to plat recordation they must be shown on the plat.

28 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>

- A. 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. PRMs Verified
 - E. Development Order, Urban Planning Division Director Signature

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- F. Highway Construction and Engineering Director Signature
- G. City/District scanned copy of mylar, as required.