



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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M E M O R A N D U M

DATE: April 19, 2023

TO: Josie Sesodia, 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
Frontier Square Plat (038-MP-22)

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 for Davie Road except at 60-foot opening with centerline located approximately 94 feet south of the north plat limits. Said non-access line will include a corner chord and extend along Orange Drive for a minimum of 100 feet.

This opening is limited to right turns only.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3 Right-of-way for a corner chord based on a 30-foot radius at the intersection of Davie Road and Orange Drive.

ACCESS REQUIREMENTS

- 4 The minimum distance from the non-vehicular access line of Davie Road, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet.
- 5 For the two-way driveway that will be centered in a 60-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

TRAFFICWAYS IMPROVEMENTS (Construct)

- 6 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 (Construct)

- 7 Along Davie Road adjacent to this plat.

PAVEMENT MARKINGS AND SIGNS (Construct)

- 8 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.

GENERAL RECOMMENDATIONS

- 9 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.
- 10 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>.

- 11 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.

12 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. Show labels on the plat boundary lines that correspond to calls for those lines in the “more particularly described as follows” portion of the description.
 - 2. In the “more particularly described as follows” portion of the legal description correct the spelling of feet in the 4th sentence “ a distance of 330.56 feet...”
- B. Show the offset direction and distance on offset P.R.M.s. Indicate that offset P.R.M.s are online or show ties from the monuments to the applicable plat boundary line.
- C. The platting surveyor shall submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. 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>.
 - 1. An affidavit was submitted for the SE corner of the SE ¼ 27-50-41. Submit one for the NE corner of the SE ¼ 27-50-41.
- D. The surveyor shall submit digital plat information after all corrections are completed and Highway Construction & Engineering Division staff requests digital information.

13 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Owner dedication language shall clearly dedicate all right(s)-of-way, easements, and special purpose parcels shown on the plat.
 - 1. Revise the dedication language for Parcel D to read: THE ADDITIONAL RIGHT OF WAY PARCEL D IS DEDICATED TO THE TOWN OF DAVIE FOR PROPER PURPOSES.
 - 2. Add dedication language for Parcel D to the Dedication Block for Flash Management, Inc.
- B. Proposed right(s)-of-way shall be clearly and distinctly labeled and dedicated by the plat.
 - 1. Revise the NVAL location so that it is at the ultimate right of way line of Davie Road.
 - 2. Review the depiction of Parcel C right of way dedication (Right-of-way for a corner chord based on a 30-foot radius) and the NVAL location.

14 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A. 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>

15 DRAFTING AND MISCELLANEOUS DATA

- A. Clear overlapping linework and text.
- B. The Planning and Development Management Division file number 032-MP-22 shall be shown inside the border in the lower right-hand corner on each page.

16 SIGNATURE BLOCKS

- A. The Surveyor's Certification shall be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity, if any. A professional surveyor and mapper practicing independently of a legal entity shall include his or her address.
 - 1. Remove "Part 1" after Chapter 177 from the Surveyors Certification
- B. The plat shall include space for signature by the Highway Construction and Engineering Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes.

1. Remove "Part 1" after Chapter 177 from this signature block.

17 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.