

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers
FROM/PHONE: Mark A. Kutney, AICP (797-1101)
SUBJECT: Resolution - Plat Amendment

DG 2-1-01, Peico Estates Plat - 12981 SW 26 Street, Generally located in the southeast corner of SW 26 Street and SW 130 Avenue.

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE DELETION OF CERTAIN COUNTY ENGINEERING REQUIREMENTS PERTAINING TO THE "PEICO ESTATES PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The applicant proposes the deletion of certain County plat approval conditions applicable only to County Trafficways, and relating to SW 26 Street such as the non-vehicular access line along the north limits, 50 foot access easements governing residential driveway locations, and the bonding requirements for pavement marking and signage requirements, as noted in the Broward County Development Review report (relevant portion attached). Southwest 26 Street now meets Town requirements for local roadways, and it is noted the roadway and improvements are completed.

PREVIOUS ACTIONS: None

CONCURRENCES:

The Engineering Department recommends approval of the proposed request.

FISCAL IMPACT: Not Applicable

RECOMMENDATION(S): Motion to approve.

Attachment(s): Resolution, Planning report, Justification, Broward County Engineering requirements, Plat, Land Use map, Subject Site map, and Aerial.

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE DELETION OF CERTAIN COUNTY ENGINEERING REQUIREMENTS PERTAINING TO THE "PEICO ESTATES PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the subdivision plat known as Peico Estates Plat was recorded in the public records of Broward County in Plat Book 146, Page 17; and

WHEREAS, Broward County imposed certain engineering related conditions on approval of this plat due to SW 26 Street being a Trafficway; and

WHEREAS, Broward County Planning Council removed SW 26 Street from the Trafficway Plan in April of 1998; and

WHEREAS, the owners desire to delete certain County Trafficway requirements associated with said plat; and

WHEREAS, Broward County requires the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission; and

WHEREAS, the Town of Davie finds the request consistent with Town Engineering standards and requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed deletion of certain County roadway requirements shown on the Peico Estates Plat, the proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2001.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2001.

Application #: DG 2-1-01
Peico Estates Plat

Revisions: April 2, 2001

Exhibit "A"

Original Report Date: March 20, 2001

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

Applicant Information

Owner:

Name: Wilson Heights Dev.
Corp.

Address: 3842 West 16 Avenue
Park Road, Suite 408

City: Hialeah, FL 33012

Phone: (305) 362-4512

Agent:

Name: Pillar Consultants, Inc.

Address: 5400 S. University Dr., Suite 101

City: Davie, FL 33328

Phone: (954) 680-6533

Background Information

Application Request: The applicant proposes the deletion of certain County plat approval conditions relating to SW 26 Street such as the non-vehicular access line along the north limits, 50 foot access easements governing residential driveway locations, and the bonding requirements for pavement marking and signage, as the Town removed SW 26 Street from the Broward County Trafficways Plan.

Address/Location: 12981 SW 26 Street, Generally located on the southeast corner of SW 26 Street and SW 130 Avenue.

Land Use Plan Designation: Residential (1 du/ac)

Zoning: A-1, Agricultural (1 du/ac)

Existing Use: Vacant Land

Approved Use: 10 Single Family units

Parcel Size: 9.44 net acres

Surrounding Land Use:

North: Peico Estates II, Single family residential development under construction
South: Stonebrooke Estates, Single family residential development under construction
East: Single Family Residence
West: SW 130 Avenue, Whispering Pines Residential Development

Surrounding Zoning:

North: A-1, Agricultural District
South: E, Estate District
East: AG, Agricultural District
West: R-1, Estate Dwelling District

Zoning History

Related Zoning History: None

Previous Requests on same property: The subject plat was recorded on November 29, 1990, Plat Book 146, Page 17 of the Broward County records.

Town Council approved a site development plan to construct 20 custom single family homes, with associated landscaping on 20 acre parcel, on October 7, 1995, with conditions. The site plan encompasses Peico Estates and Peico Estates II plats.

Summary of Significant Development Review Agency Comments

Engineering Division recommends approval.

Applicable Codes and Ordinances The subject delegation request pertains to Broward County engineering requirements for regional Trafficways. Town engineering requirements for local roads still apply.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 2 which generally includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by Nob Hill Road and Pine Island Road. The predominant existing and planned land use in single-family residential at a density of one dwelling unit per acre. The Broward County Landfill site, now closed, is programmed for redevelopment as a park site. The Boy Scout Camp is Located to the north of the landfill site and is also used for recreational and open space purposes. A major land holding, Imagination Farms, constitutes the last remaining dairy operation in

Davie and has developed half of the site with 400 single-family residences. Several larger parcels are currently being platted, in preparation for marketing or development as estate residences and

commercial projects.

Broward County Comprehensive Plan: The Broward County Comprehensive Plan requires that any changes to a plat be reviewed and approved or disapproved by the municipality, and with final approval by Broward County Commission.

Flexibility Zone: The proposed plat is in Flexibility Zone 113.

Concurrency Considerations: None

Applicable Goals, Objectives & Policies: None

Staff Analysis

The applicant proposes the deletion of certain County platting requirements for SW 26 Street such as non-vehicular access lines, 50 foot access easements, and the bonding requirements for pavement marking and signage. This request is required by the County in order to refund the bonds associated with the delineated roadway improvements and to eliminate restrictions imposed by Broward County which are no longer applicable since SW 26 Street was removed from the County Trafficways Plan. At the time the County reviewed the plat, SW 26 Street was on the County Trafficways Plan. Because this roadway was considered a major thoroughfare and at the same time a residential neighborhood, the non-vehicular access lines and 50 foot access easements were required along the north limits of the site to specifically delineate the location of driveways. The pavement markings and signage were required at the intersection of SW 26 Street and SW 130 Avenue to clearly identify the intersection for public safety. The pavement markings, signage and roadway improvements have been completed and are existing, as noted in the Broward County Development Review report.

In April of 1998, Broward County Planning Council approved the request to remove SW 26 Street from the Broward County Trafficways Plan together with the requested SW 14 Street amendment. The minimum local roadway width is 50 feet, and as an 80-foot wide local road, SW 26 Street meets the Town's engineering requirements.

Staff finds the delegation request is consistent with the Town of Davie local road requirements and engineering standards.

Findings of Fact

The proposed change is not contrary to the Land Development Code or the adopted Comprehensive Plan, as amended, or any element or portion thereof and satisfies Town engineering standards and requirements.

Staff Recommendation

Recommendation: Based upon the above and the positive findings of fact, staff recommends **approval** of application number DG 2-1-01.

Exhibits

Resolution, Planning Report, Justification letter, Broward County Engineering requirements, Plat, Land Use Map, Subject Site, and Aerial

Prepared By: _____

Reviewed By: _____

PILLAR

CONSULTANTS
INC.

Lic. #QB-0015697

(VIA HAND DELIVERY)

March 21, 2001

Mr. Mark Kutney, Director
Town of Davie
Development Services Department
6591 Orange Drive
Davie, FL 33314-3399

Re: Trail Ridge
Peico Estates, Plat Book 146, Page 17

Dear Mr. Kutney:

Broward County Traffic Engineering has removed S.W. 26th Street from the Broward County Trafficways Plan. Therefore, we are submitting this delegation request for the above referenced project for deletion of all non-vehicular access lines and access easements required by the plat. In addition, we are requesting the deletion of all bonded plat required improvements for S.W. 26th Street. The items in the Broward County Development Review Report for which we are requesting deletion are Staff Recommendation Nos. 1, 4 and 5 which are listed as follows in the same respective order.

The non-vehicular access line and access easement requirements for which we are requesting deletion are described below:

I. NON-VEHICULAR ACCESS LINE REQUIREMENTS

Along the ULTIMATE right-of-way line of S.W. 26 Street, including the chord(s), and extending along S.W. 130 Avenue and S.W. 127 Avenue for a minimum distance of 100 feet, except for five 50 foot openings with centerlines located approximately 225.37, 475.37, 725.37, 975.37 and 11225.37 feet east of the west plat limits. Said non-vehicular access line will extend southerly along the proposed access easements, for a minimum distance of 25 feet.

**General Contracting • Design/Build • Construction Management
Consulting Engineers • Planners • Surveyors**

5400 SOUTH UNIVERSITY DRIVE, SUITE 101 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323

4. ACCESS EASEMENT REQUIREMENTS

50 feet wide by 50 feet deep, as measured from the ULTIMATE right-of-way line, on S W. 26 Street at all 50 foot openings

The "bond for and construct" improvements for which we are requesting deletion from the plat requirements are described below:

5. PAVEMENT MARKINGS AND SIGNS (Bond for and Construct)

A pavement marking and signage plan, three copies, including cost estimate shall be provided to the traffic Engineering Division. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. No bond amounts shall be released without approved Pavement Marking and Signing plans. No bonds shall be released without field inspection and final approval by the Division of all materials, installations and locations.

NOTE: The amounts required for pavement markings and signs are not included in the guaranty amounts required for roadway improvements, turn lane improvements, etc. as calculated for and specified in the Development Review Report for this project.

If you have any questions, please feel free to give us a call.

Sincerely,
Pillar Consultants, Inc.



Gary Fish
GF:egf
8815211

Broward County Requirements

2 of 6

PEICO ESTATES
167-MP-89

STAFF COMMENTS

- 1) Staff recommendations pertaining to this plat are based on the use being 10 detached single family units.
- 2) This plat was reviewed at the Development Review Committee meeting of August 3, 1989.
- 3) Trafficways approval valid for 6 months. Approval received August 31, 1989.
- 4) Applicant has been informed that any development must conform to the Tree Preservation Code No. 33 1/2 if any trees are to be removed or relocated.
- 5) Applicant has been informed that the septic tank must be limited to domestic waste only.
- 6) Applicant has been informed that an E.Q.C.B. Dredge & Fill License may be required.
- 7) Surface water management plans for this plat must meet the criteria of the Central Broward Drainage District. A surface water management permit must be obtained from this district prior to any construction.
- 8) Applicant has been informed that this plat was reviewed without the benefit of a site plan.
- 9) The attached comments have been received from the Town of Davie.
- 10) Applicant has been informed that the Health Department must perform a Subdivision Analysis prior to the County Commissions approval of this plat. The Health Department objects to this plat until such time that the Subdivision Analysis has been performed. For further information please contact Mr. David Bissett at 467-4845.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

- 1) Along the ULTIMATE right-of-way line of S.W. 26 Street, including the chord(s), and extending along S.W. 130 Avenue and S.W. 127 Avenue for a minimum distance of 100 feet, except for five 50 foot openings with centerlines located approximately 225.37, 475.37, 725.37, 975.37 and 1225.37 feet east of the west plat limits. Said non-vehicular access line will extend southerly along the proposed access easements, for a minimum distance of 25 feet.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) 40 feet of right-of-way to comply with the Broward County Trafficways Plan on S.W. 26 Street.
- 3) Right-of-way for a corner chord based on a 30 foot radius at the intersection of S.W. 26 Street and S.W. 130 Avenue.

ACCESS EASEMENT REQUIREMENTS

- 4) 50 feet wide by 50 feet deep, as measured from the ULTIMATE right-of-way line, on S.W. 26 Street at all 50 foot openings.

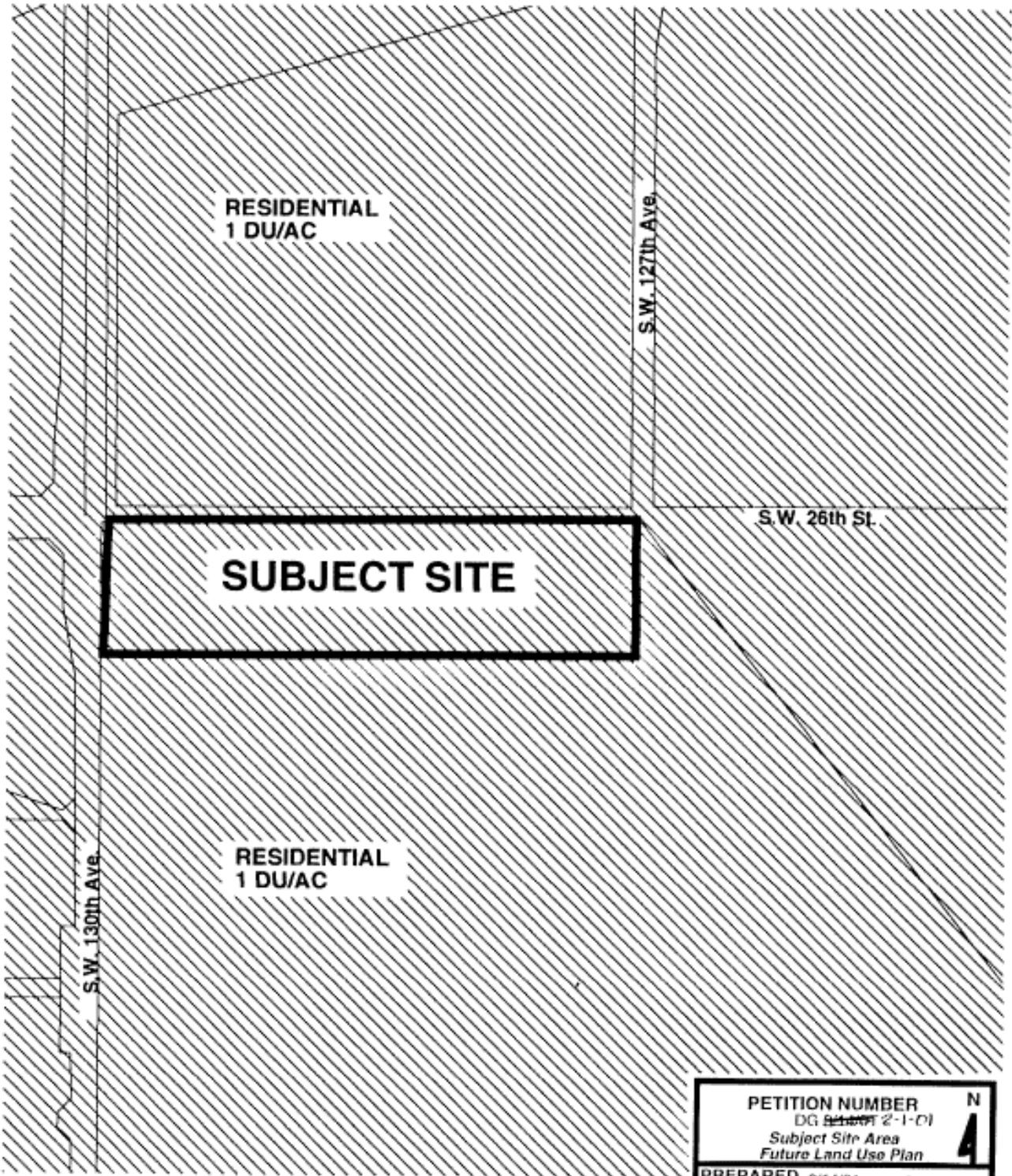
PAVEMENT MARKINGS AND SIGNS (Bond For and Construct)

- 5) A pavement marking and signing plan, three copies, including cost estimate shall be provided to the Traffic Engineering Division. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. No bond amounts will be approved without approved Pavement Marking and Signing plans. No bonds shall be released without field inspection and final approval by the Division of all materials, installations and locations.

NOTE: The amounts required for pavement markings and signs are not included in the guaranty amounts required for roadway improvements, turn lane improvements, etc., as calculated for and specified in the Development Review Report for this project.

GENERAL RECOMMENDATIONS

- 6) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway.
- 7) The developer shall be responsible for the cost of relocating utilities, drainage facilities, traffic control poles, interconnect cables, and related equipment as necessary to complete required improvements.
- 8) Provide sufficient roadside recovery area wherever a roadway crosses or is adjacent to a body of water. In those cases where it is determined by the Public Works Department that minimum standards for sufficient roadside recovery cannot be met, guardrails must be provided. Request for this determination must be made during the preliminary review process. Where specific approval, by the Department, for use of guardrailing has not been obtained prior to County Commission review, staff recommendations shall be that only sufficient roadside recovery areas be used for construction.
- 9) All designs, construction, studies, etc., shall conform to the applicable sections of the following:



RESIDENTIAL
1 DU/AC

S.W. 127th Ave.

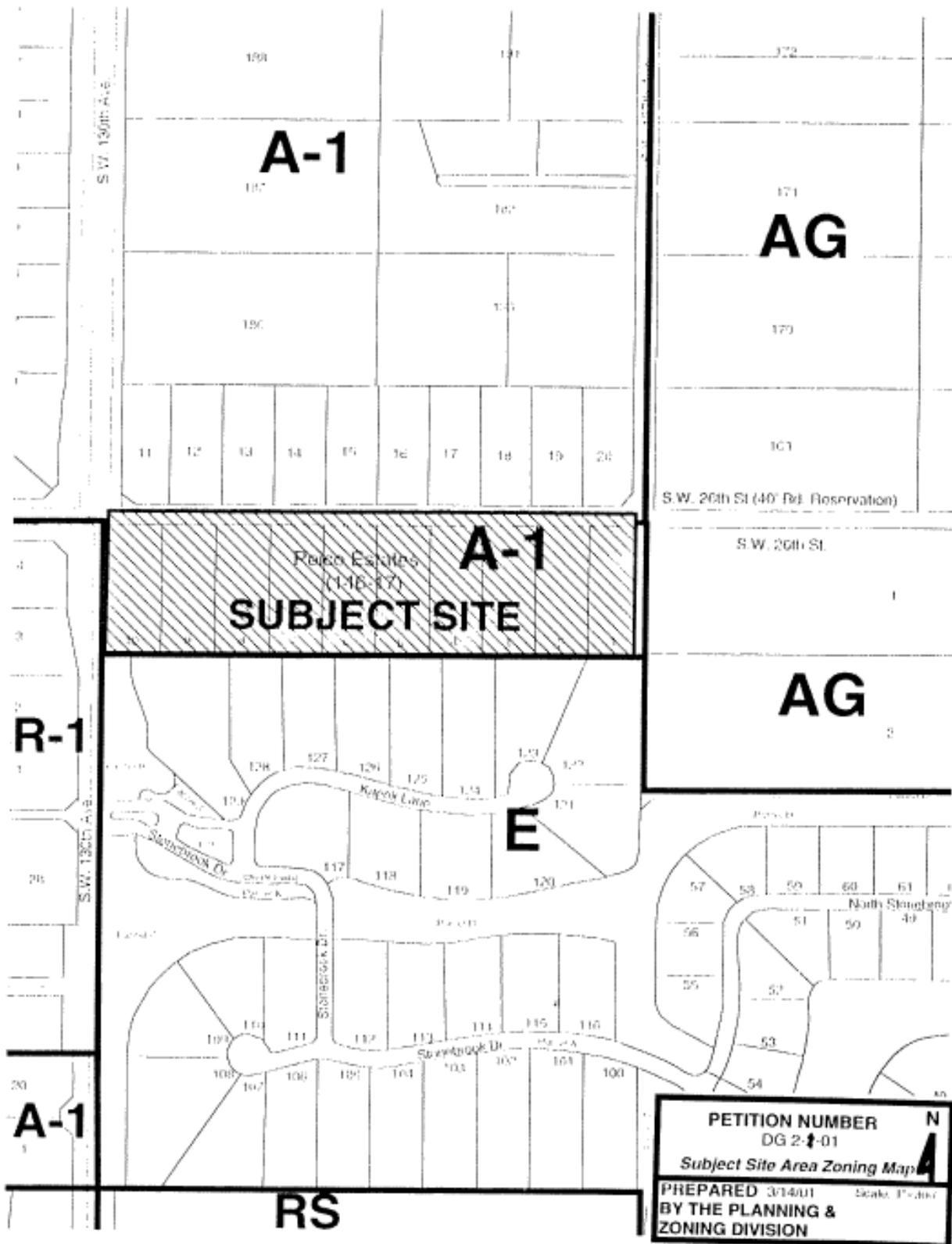
S.W. 26th St.

SUBJECT SITE

RESIDENTIAL
1 DU/AC

S.W. 130th Ave.

PETITION NUMBER DG 2-1-01 2-1-01 <i>Subject Site Area</i> <i>Future Land Use Plan</i>		N 
PREPARED 3/14/01 Scale: 1"=100' BY THE PLANNING & ZONING DIVISION		



SW 130 AVENUE

SW 26 STREET

SUBJECT SITE

N
↑
DATE FLOWN
JANUARY 1998
SCALE: NTS
DG 2-1-01