

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: Christopher M. Gratz, Planner II

SUBJECT: Developers Agreement, DA 6-1-05 Long Lake Ranches a.k.a. Long Lake Estates II Plat/GL Homes, 3201 Hiatus Road, 3304 Hiatus Road, and 3501 Nob Hill Road/Generally located between SW 26 Street to the north, Hiatus Road to the west and Nob Hill Road to the east.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE DEVELOPERS AGREEMENT DA 6-1-05 LONG LAKE RANCHES, AMENDING A CONDITION OF APPROVAL ASSOCIATED WITH THE PLAT KNOWN AS LONG LAKE ESTATES II, WHICH WAS APPROVED BY RESOLUTION NO. R-2000-210; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: The boundary plat for Long Lake Ranches, known as the Long Lake Estates II Plat, was approved with four (4) conditions by Town Council on September 6, 2000. Since that time the conditions have been amended twice; the first was the elimination of the requirement to reconstruct the intersection of Hiatus Road and SW 26 Street to include a right turn lane on SW 26 Street and left turn lane on Hiatus Road; and the second was to change the timing of construction improvements on Hiatus Road.

This request is being made because the Town has informed the developer that it intends to construct an improvement at the intersection of Orange Drive and Hiatus Road. This was not anticipated at the time of plat approval; and now the requirement to have the developer construct a southbound right turn lane on Hiatus Road at Orange Drive is unnecessary. In lieu of constructing the improvement, the developer will provide the Town with \$500,000 towards the construction of the proposed improvement at the intersection of Hiatus Road and Orange Drive.

PREVIOUS ACTIONS: At the August 17, 2005, Town Council meeting the item was tabled to September 7, 2005, after a discussion regarding financing of the proposed improvement at Orange Drive and Hiatus Road.

CONCURRENCES: N/A

FISCAL IMPACT: Budgeted

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Resolution, Justification, Approved Capital Improvement Budget (FY 2006 and 2007)

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE DEVELOPERS AGREEMENT DA 6-1-05 LONG LAKE RANCHES, AMENDING A CONDITION OF APPROVAL ASSOCIATED WITH THE PLAT KNOWN AS LONG LAKE ESTATES II, WHICH WAS APPROVED BY RESOLUTION NO. R-2000-210; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the plat known as Long Lake Estates II was approved by the Town Council of the Town of Davie, with Resolution No. R-2000-210 on September 6, 2000; and

WHEREAS, an amendment to the Engineering Department comments, and condition and recommendation 2e, as stated in the original planning report was changed with Resolution No. R-2001-18 on January 4, 2001; and

WHEREAS, an amendment to the timing of construction improvements associated with Hiatus Road as stated in the original planning report under Condition 4a, 4b, and 4d, was approved with Resolution No. R-2003-237 on September 17, 2003; and

WHEREAS, the Town of Davie intends to construct an improvement at Hiatus Road and Orange Drive, and this makes requiring the developer to construct of a southbound right turn lane on Hiatus Road at Orange Drive unnecessary; and

WHEREAS, the Town of Davie has agreed to accept \$500,000 in lieu of the developer constructing a southbound right turn lane on Hiatus Road at Orange Drive, as stated in the original planning report under Condition 4d.

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 amendment related to turn lane improvements required by the approval of the Long Lake Estates II Plat by striking, *reconstruct the intersection of Hiatus Road at Orange Drive to include a right turn lane on Hiatus Road prior to the issuance of the 50th certificate of occupancy within*

Parcel C of Long Lake Estates II Plat, as stated in the original planning report under Condition 4d., in exchange for \$500,000 to be used towards of the construction of the proposed improvement at the intersection of Orange Drive and Hiatus Road.

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2005.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2005.



June 14, 2005

Town of Davie
Attn: Marcie Oppenheimer Nolan
6591 Orange Drive
Davie, FL 33314

RE: Long Lake Ranches
Condition of Approval

Dear Marcie:

Enclosed herewith, please find an application for a Developer's Agreement requesting to delete a condition of approval for the Long Lake Estates II Plat, a \$250 application fee, and a justification statement. Please process said application at your earliest convenience and schedule for the next available Town Council meeting. Please be advised that upon notification that the application is scheduled for Town Council, G.L. Homes will provide you with a check in the amount of \$500,000 as agreed upon by the Town of Davie for cash out of said condition (a southbound right turn lane on Hiatus Road at Orange Drive). However, please note that the Town of Davie cannot deposit said check until Town Council has approved the deletion of the condition of approval.

If you have any questions, or require any additional information, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gladys DiGirolamo".

Gladys DiGirolamo, for
G.L. Homes of Davie Associates II, Ltd.
By G.L. Homes of Davie II Corporation, General Partner

Cc: Ken Cohen
Bruce Bernard

\\GLHOMES\Network\Users\GDigirolamo\long lake plat 3\letter to marcie re del req to amend condition 6-14-05.doc

Justification to Amend Condition of Approval
Long Lake Estates II Plat
June 27, 2005

We are requesting to delete a condition of Plat Approval for the "Long Lake Estates II Plat" which was originally approved by Town Council by Resolution No. R-2000-210 and subsequently amended in January 2001 by Resolution No. R2001-018 and also in September 2003 by Resolution No. R2003-237. Condition 4d currently states: Reconstruct the intersection of Hiatus Road and Orange Drive to include a right turn lane on Hiatus Road prior to the issuance of the 50th certificate of occupancy within Parcel C of "Long Lake Estates II Plat".

The Town of Davie (Ken Cohen and Bruce Bernard) have notified G.L. Homes that the Town has elected to construct a roundabout at the intersection of Hiatus Road and Orange Drive. The construction of the roundabout extinguishes the obligation to construct the turn lane. The Town has requested that G.L. Homes cash out the value of the required improvement to assist funding the construction of the roundabout. G.L. Homes and the Town of Davie have agreed that the cash out amount is \$500,000.

In order to finalize this cash out, the prior condition of approval must be deleted as an obligation of this development order.

RESOLUTION R-2003-237

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE CONDITIONS OF APPROVAL ASSOCIATED WITH RESOLUTION NO.R 2000-210; AND PROVIDING ANEFFECTIVE DATE.

WHEREAS, Town Council approved the boundary plat known as Long Lake Estate II Plat by Resolution No. R 2000-210 on September 6, 2000; and

WHEREAS, Town Council approved an amendment to the Engineering Department comments 2e and related staff recommendations and conditions associated with Resolution No. R 2000-210 on January 4, 2001; and

WHEREAS, the owner desires to amend the timing of construction of improvements associated with Hiatus Road as stated in the original planning report under Condition 4a, 4b, and 4d.

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 amendment of the time for completion of the improvements in relate to Condition 4a, 4b, and 4d as stated in the original staff report as conditional approval for the plat by striking prior to the issuance of any certificate of occupancy for structures within the development to prior to the issuance of the 50th certificate of occupancy within Parcel C of Long Lake Estates II Plat.

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

PASSED AND ADOPTED THIS 17th DAY OF September, 2003.


MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS 17th DAY OF September, 2003.



DEVELOPMENT SERVICES DEPARTMENT (954) 797-1111

Administration (954) 797-1101
Planning & Zoning (954) 797-1103, FAX (954) 797-1204
Building & Occupational Licensing (954) 797-1111
Code Enforcement (954) 797-1121
Engineering (954) 797-1113

TOWN OF DAVIE 6591 ORANGE DRIVE, DAVIE, FLORIDA 33314-3399 (954) 797-1030

MEMORANDUM

PZ 4-24-03

TO: Russell Muriz, Town Clerk
THRU: Marcie Oppenheimer Nolan, AICP, Planning Supervisor *MAN*
FROM: Annie Feng, Planner II *af*
DATE: November 25, 2003
RE: Request to change Resolution No.R-2003-237

Please find the attached revised resolution for R-2003-237, adding Condition 4b of plat approval for Long Lake Estates in said resolution.

On September 17, 2003, Town Council approved the Delegation Request to amend the time for completion of the improvements in relation to conditions 4a and 4d of plat approval for Long Lake Estates II. At that Town Council meeting, Mr. Kevin Ratterree requested to amend the time for construction of turn lanes in relation to Condition 4b as part of the approval. Town Council had no objection to the request, and this was approved. However, the resolution was not modified.

G.L Homes

November 11, 2003

Town of Davie
Attn: Marcie Nolan
6591 Orange Drive
Davie, FL 33314-3399

RE: Long Lake Estates II
Amend Conditions of approval

Handwritten: to Marcie 11/17

Dear Marcie:

Please be advised that we are in receipt of Resolution No. R-2003-237 approving the Delegation Request to amend conditions of plat approval for the Long Lake Estates II, plat. The original request was to revise the timing of construction for the improvements associated with Hiatus Road. At the Town Council meeting on September 17th, 2003, Kevin Ratterree, discussed this item and explicitly requested that the timing for the turnlanes within Hiatus Road be included in said Resolution.

Please prepare an Amendment to Resolution R-2003-237 to include reference to the timing of construction for the Hiatus Road turnlanes.

Thank you for your prompt attention in this matter. If you have any questions, please call.

Sincerely,

Gladys DiGirolamo

M:\Long Lake\amend reso - timing Hiatus.doc

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101
Prepared by Annie Feng, Planner II

SUBJECT: Resolution DG 7-4-03/Long Lake Estates II Plat, 3201 Hiatus Road, 3304 Hiatus Road, and 3501 Nob Hill Road/Generally located between SW 26 Street to the north, Hiatus Road to the west and Nob Hill Road to the east.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE CONDITIONS OF APPROVAL ASSOCIATED WITH RESOLUTION NO. R 2000-210; AND PROVIDING ANEFFECTIVE DATE.

REPORT IN BRIEF:

The boundary plat, Long Lake Estates II Plat, was approved with four (4) conditions of approval by Town Council on September 6, 2000. The applicant is requesting to amend the timing of construction of improvements associated with Hiatus Road as stated in the original planning report under Condition 4a, 4b, and 4d. The applicant is requesting to amend the time for completion of the improvements in relate to Condition 4a, 4b, and 4d *prior to the issuance of the 50th certificate of occupancy within Parcel C of Long Lake Estates II Plat rather than prior to the issuance of any certificate of occupancy for structures within the development as stated in the original staff report as conditional approval for the plat.* Parcel "C" consists of 132 homes.5

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: None

RECOMMENDATION: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachments: Resolution, Planning Report, Plat, Existing Future Land Use Map, and Subject Site and Aerial Map

Application #: DG 7-4-03
Exhibit "A"

Revisions: 11/25/03
Original Report Date: 8/19/03

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

APPLICANT INFORMATION

Owner/Petitioner:

Name: G L Homes
Address: 1401 University Drive
City: Coral Springs, FL 33071
Phone: (954) 753-1730

Background Information

Application History: No deferrals have been requested.

Application Request: Petitioner is requesting to amend a condition associated with the approval of the Plat to allow certificates of occupancy to be issued while construction of Hiatus Road is in progress.

Address/Location: 3201 Hiatus Road, 3304 Hiatus Road, and 3501 Nob Hill Road/Generally located between SW 26 Street to the north, Hiatus Road to the west and Nob Hill Road to the east.

Future Land Use Plan Designation: Residential 1 DU/AC

Zoning: AG, Agricultural District and E, Estate District

Existing Use: Vacant, Single family residents

Proposed Use: The proposed plat restricts development to 454 single family lots. Parcel "C" consists of 132 homes.

Parcel Size: 454.553 acres

Surrounding Uses:

North: Single Family Homes (Crystal Grove, Long Lake I)
South: Single Family Homes (Mystique Estates) and Robbins Park
East: Single Family Homes (Forest Ridge) and Tree Tops Park
West: Single Family Homes (Majestic Grove)

Surrounding Land Use Plan Designation:

North: Residential 1 DU/AC

South: Residential 1 DU/AC
 East: Residential 1 DU/AC
 West: Residential 1 DU/AC

Surrounding Zoning:

North: A-1 (Agricultural District), R-1 (Estate Dwelling District) And E (Estate District)
 South: AG (Agricultural District), R-1 (Estate Dwelling District), and A-1 (Agricultural District)
 East: RS (Recreation/Open Space), and PRD 3.6(Planned Residential Development)
 West: R-1 (Estate Dwelling District)

Zoning History

Previous Request on same property:

The plat, Long Lake Estates II Plat was approved by the Town Council on September 6, 2000 by Resolution R 2000-210. The Plat was approved subject to four (4) conditions. The plat is a boundary plat restricted to 454 single family homes.

Town Council approved Resolution R 2001-018 in January 2001 amending the conditions of approval associated with Resolution No. R 2000-210.

Town Council approved the site plan for Long Lake Ranches (SP 11-2-01) on August 1, 2001.

Application Details

The boundary plat, Long Lake Estates II Plat, was approved with four (4) conditions on September 6, 2000. The Town Council subsequently approved Resolution No. 2001-018 to amend the Engineering Department comment 2e, staff recommendations and conditions on the planning report. The Resolutions and staff reports are attached.

Long Lake Estates II Plat includes three (3) parcels. Parcel A has been replatted as a subdivision plat, Long lake Ranches Plat One. Parcel B and Parcel C are currently in the progress to replat into subdivision plat.

The applicant is requesting to amend the timing of construction of improvements associated with Hiatus Road as stated in the original planning report under Condition 4a and 4d. The approved Condition 4a and 4d associated original plat are as follows:

4. The developer shall construct the following improvements in accordance with Town of Davie standards *prior to the issuance of any certificate of occupancy* for structures within the development.
 - a. Reconstruct Hiatus Road to a standard 24' two-lane rural cross-section adjusting or relocating the existing canal and guardrail configurations.

- b. Construct right and left turn lane deceleration/storage lanes at approved access locations.
- d. Reconstruct the intersections of Hiatus Road and Orange Drive to include a right turn lane on Hiatus Road.

The applicant is requesting to amend the time for completion of the above improvements *prior to the issuance of the 50th certificate of occupancy within Parcel C of Long Lark Estates II Plat.*

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Significant Development Review Agency Comments

The Town of Davie Engineering Department has concerns for the delay of the improvements of Hiatus Road.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 2. Planning Area 2 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 SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Broward County Land Development Code: The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies: The proposed delegation request is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

Staff Analysis/Findings of Fact

The proposed plat is compatible with the Comprehensive Plan and Land Development regulations as it relates to use, location, size, and access to the site.

Staff Recommendation

Recommendation: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Town Council Action

At the September 17, 2003 Town Council meeting, Vice-Mayor Starky made a motion, seconded by Councilmember Hubert, to approve along with the permit for the new improvements (motion carried 5-0).

Exhibits: Resolution, Plat, Existing Future Land Use Map, Subject Site and Aerial Map

Prepared by: ab

Reviewed by: MON

RESOLUTION NO. R-2000-210

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT TITLED, "LONG LAKE ESTATES II PLAT", AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed boundary plat known as the Long Lake Estates II Plat has been approved by the Town Planning and Zoning Board on August 23, 2000.

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

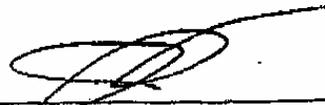
SECTION 1. The subdivision plat known as the Long Lake Estates II Plat is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. The approval of this resolution is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 14th DAY OF September, 2000.


MAYOR/COUNCILMEMBER

Attest:

Barbara McDaniel
TOWN CLERK

APPROVED THIS 14th DAY OF September, 2000.

RESOLUTION NO. R-2001-18

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE CONDITIONS OF APPROVAL ASSOCIATED WITH RESOLUTION NO. R 2000-210; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Town Council approved the boundary plat known as Long Lake Estates II Plat by Resolution No. R 2000-210 on September 6, 2000; and

WHEREAS, the Town Council motion of September 6, 2000 did not include the revisions as noted in the memorandum from the Engineering Department; and

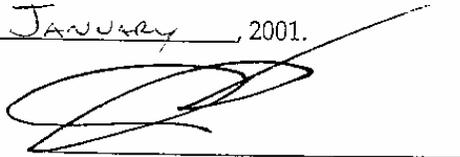
WHEREAS, Broward County requires the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

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 amended Engineering Department comment 2e, by striking the requirement to reconstruct the intersection of Hiatus Road and SW 26 Street to include a right turn lane on SW 26 Street and a left turn lane on Hiatus Road and to now re-stripe the intersection of Hiatus Road and SW 26 Street to include the existing through/right and left turn lanes along SW 26 Street, staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

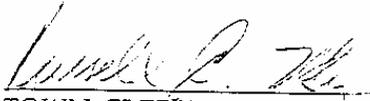
SECTION 2. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 17th DAY OF JANUARY, 2001.



MAYOR/COUNCILMEMBER

Attest:


TOWN CLERK

APPROVED THIS 18th DAY OF JANUARY, 2001.

NOT COLLECT HEARS RE. not signed sum to C.O.

Exhibit "A"

Original Report Date: September 6, 2000

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

APPLICANT INFORMATION

Owner

Name: Multiple Owners
See EXHIBIT "A"

Agent

Name: MillerLegg & Associates, Inc.

Address:

Address: 1800 North Douglas Road
Suite 200

City:

City: Pembroke Pines, FL 33024

Phone:

Phone: (954) 436-7000

Background Information

Application Request: Approval of the proposed boundary plat.

Address/Location: 3201 Hiatus Road, 3304 Hiatus Road, and 3501 Nob Hill Road.
Generally located between SW 26 Street to the north, Hiatus Road to the west and
Nob Hill Road to the east.

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

Existing Zoning: AG, Agricultural District and E, Estate District

Existing Use: Vacant, Single family residence with accessory structures

Proposed Use: The proposed plat restricts development to 454 single family lots.

Parcel Size: 454.553 acres (19,800,337 square feet)

Surrounding Land Use:

North: Crystal Grove development, Single family residences, Long Lake Estates I under construction
South: Robbins Park, Mystique Estates development, and single family residences
East: Forest Ridge Development, and Tree Tops Park
West: Majestic Grove development

Surrounding Zoning:

North: A-1, Agricultural District, R-1, Estate Dwelling District, E, Estate District
South: AG, Agricultural District, A-1, Agricultural District, R-1, Estate Dwelling District
East: RS, Recreation/Open Space District, PRD 3.6, Planned Residential Development
West: R-1, Estate Dwelling District

Zoning History

Related Zoning History: None

Previous Request on same property: None

Development Plan Details

Development Details:

The Applicant's SUBMISSION indicates the following:

1. The site area consists of approximately 19,800,337 square feet (454.553 acres) for the proposed development of 454 single family lots. The plat provides for a 100' access opening and a non-vehicular access line along the remaining portion of the west side of Hiatus Road, 80' access opening and a non-vehicular access line along the remaining portion of the east side of Hiatus Road and a 100' access opening on Nob Hill Road and a non-vehicular access line along the remaining portion of the east limits of the site.
3. A 20' Canal Maintenance easement and 50' Landscape Buffer easement along the west limits of the plat and 75' Canal easement and a 32' canal maintenance along the west limits of Parcel "A".

Summary of Significant Development Review Agency Comments

The Engineering Department has reviewed the plat, and is subject to the following requirements:

1. ~~Extend 20' recreational trail shown on north limits of Parcel "B", west of Hiatus Road. (Applicant has resolved this comment with the Engineering Department.)~~
2. The Developer shall construct the following improvements in accordance with Town of Davie standards prior to the issuance of any certificate of occupancy for structures within the development. **Prior to plat recordation**, a sufficient bond shall be posted with the Town of Davie to secure these improvements:
 - a. Reconstruct Hiatus Road to a standard 24' two lane rural cross-section adjusting or relocating the existing canal and guardrail configurations.
 - b. Construct right and left turn lane deceleration/storage lanes at approved access locations.
 - c. Construct 6' paved recreational trails and 10' unpaved equestrian trails within all trail easements/right-of-way parcels shown on the plat.
 - d. Reconstruct the intersections of Hiatus Road and Orange Drive to include a right turn lane on Hiatus Road.
 - e. ~~Reconstruct the intersection of Hiatus Road and SW 26 Street to include a right turn lane on SW 26 Street and a left turn lane on Hiatus Road.~~ Restripe the intersection of Hiatus Road and SW 26 Street to include the existing through/right and left turn lanes along SW 26 Street.

Applicable Codes and Ordinances

Land Development Code Section 12-360(B)(1) requires platting of those parcels of land which are not recorded in Broward County prior to June 4, 1953.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the planning area No. 2 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 ~~Flamingo Road~~ 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.

Flexibility Zone: The proposed plat is in Flexibility Zone 100.

Broward County Land Use Plan: None

Concurrency Considerations: Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

Applicable Goals, Objectives & Policies: None

Staff Analysis/Findings of Fact

The proposed plat is compatible with the Comprehensive Plan and Land Development regulations as it relates to use, location, size, and access to the site.

Staff Recommendation

Recommendation: Staff recommends approval of the proposed plat subject to the following Engineering and staff comments being reflected on the plat prior to Town Council consideration:

1. Providing an executed Recreational Impact Fee Agreement.
2. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
3. ~~Extend 20' recreational trail shown on north limits of Parcel "B", west of Hiatus Road.~~ (Applicant has resolved this comment with the Engineering Department.)
4. The Developer shall construct the following improvements in accordance with Town of Davie standards prior to the issuance of any certificate of occupancy for structures within the development. **Prior to plat recordation**, a sufficient bond shall be posted with the Town of Davie to secure these improvements:
 - a. Reconstruct Hiatus Road to a standard 24' two lane rural cross-section adjusting or relocating the existing canal and guardrail configurations.
 - b. Construct right and left turn lane deceleration/storage lanes at approved access locations.
 - c. Construct 6' paved recreational trails and 10' unpaved equestrian trails within all trail easements/right-of-way parcels shown on the plat.

P 12-3-99

Page 4

- d. Reconstruct the intersections of Hiatus Road and Orange Drive to include a right turn lane on Hiatus Road.
- e. ~~Reconstruct the intersection of Hiatus Road and SW 26 Street to include a right turn lane on SW 26 Street and a left turn lane on Hiatus Road.~~ Restripe the intersection of Hiatus Road and SW 26 Street to include the existing through/right and left turn lanes along SW 26 Street.

Planning and Zoning Board

PLANNING AND ZONING BOARD RECOMMENDATION: Motion to recommend approval subject to the Planning Report (Motion carried: 4-1, Mr. Davis dissenting, August 23, 2000).

Mr. Davis dissenting vote was because the restrictive note on the plat reflected 454 single family lots and it was Mr. Davis' interpretation that the Developer committed to a reduced density under the "R1E" zoning district standards.

Exhibits

Resolution with backup, Land Use map, Subject Site map, Aerial.

Prepared By: 

Reviewed By: _____

EXHIBIT "A"

Stefan H. Zachar, Jr., as personal representative of the estate of Dorothy L. Zachar
AND
Continental Citrus Corporation
c/o
GL Homes
1401 University Drive
Coral Springs, FL 33071

Town of Davie
Engineering Department
Inter Office Memorandum

TO: Town Council, Tom Willi, Town Administrator &
Mark Kutney, Development Services Director
FROM: John Doherty, P.E., Interim Town Engineer 
DATE: September 6, 2000
SUBJECT: Long Lakes Estates II Plat Approval Planning Report
AGENDA ITEM 8.16, September 6, 2000 Council Meeting

Please be advised, comment number 2e of the about referenced Planning Report has been revised as follows:

2e. Re-stripe the intersection of Hiatus Road and SW 26th Street to include the existing through/right and left turn lanes along SW 26th Street.

The comment has been revised due to an existing shared through/right turn lane on SW 26th Street and the results of an intersection analysis prepared by Kimley Horn and Associates, Inc. The existing shared through/right turn lane eliminates the need for an additional right turn lane on SW 26th Street. The intersection analysis indicates that the northbound (Hiatus Road) left turn movement will continue to experience an excellent level of service (LOS A) with the additional trips generated from this plat.

Please contact me with any questions or comments.

Town of Davie
CAPITAL IMPROVEMENT PROJECT DETAIL SHEET
 FOR FISCAL YEAR 2005 - 2009

PROJECT IDENTIFICATION				PROJECT LOCATION MAP			
USER DEPARTMENT:		Public Works					
PROJECT NAME:		Hiatus Road Improvements					
PROJECT NUMBER:							
PROJECT LOCATION:		Hiatus Road at SW 26 Street & Orange Drive					
PROJECT INFORMATION							
DESCRIPTION/JUSTIFICATION:							
Design and reconstruction of intersection at Hiatus Road and SW 26 Street and Hiatus Road and Orange Drive. This design will take in effect elements of pedestrian, equestrian, vehicular movement, traffic calming and intersection re-alignment.							
RELATIONSHIP TO OTHER PROJECTS							
In conjunction with land development along corridor and community concerns regarding traffic and pedestrian safety.							
EXPENDITURE SCHEDULE (000'S):				ACCOUNT NUMBER:			
COSTS	Total	FY06	FY07	FY08	FY09	FY10	Beyond FY10
Planning, Design, Permitting	\$75,000	\$75,000					
Land Acquisition	\$0						
Site Work Improvements	\$0						
Construction	\$950,000	\$325,000	\$625,000				
Furnishings/Equipment	\$0						
Accrual	\$0						
TOTAL	\$1,025,000	\$400,000	\$625,000	\$0	\$0	\$0	\$0
FUNDING SOURCES & SCHEDULE (000'S)							
General Fund Capital Outlay	\$0						
Current Approved Bonds	\$0						
Enterprise Fund	\$0						
Grants	\$0						
Enterprise Fund	\$0						
Impact Fees	\$0						
Other	\$600,000	\$600,000					
UNFUNDED	\$425,000		\$425,000				
TOTAL	\$1,025,000	\$600,000	\$425,000	\$0	\$0	\$0	\$0
OPERATING BUDGET IMPACT (000'S)				GENERAL INFORMATION			
	1st Year	2nd Year	3rd Year	Permitting Required <input checked="" type="checkbox"/> Yes Project Approval Date _____ 2005 Construction Start Date _____ Jun-05 Project Completion Date _____ Jun-05 PROJECT COST (000'S) _____			
Personnel \$\$\$							
Operation & Maint. \$\$\$	\$300	\$400	\$600				
Other Costs \$\$\$							
Offsetting Revenue/Savings							
NET OPERATING IMPACT	\$300	\$400	\$600				
COMMENTS:							
2006 - Hiatus Road and SW 26 Street 2007 - Hiatus Road and Orange Drive							