

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

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

DG 2-2-01, Peico Estates II Plat - 12981 SW 26 Street, Generally located in northeast 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 II PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

As SW 26 Street was removed from the County Trafficways Plan, the applicant proposes the deletion of certain County plat approval conditions applicable only to County Trafficways, and relating to SW 26 Street along the south limits, such as the non-vehicular access line, 50 foot access easements governing residential driveway locations, and the bond and construct requirements for pavement marking, signage, and sidewalks, as noted in the Broward County Development Review report (relevant portions attached). Southwest 26 Street now meets Town requirements for a local roadway, and it is noted the roadway and related improvements have been 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 II PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the subdivision plat known as Peico Estates II Plat was recorded in the public records of Broward County in Plat Book 161, Page 13; 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 II 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 2-2-01
Peico Estates II 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 northeast 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 homes

Parcel Size: 9.44 net acres

Surrounding Land Use:

North: Leto Estates No. 4, 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: A-1, Agricultural District
East: AG, Agricultural District
West: A-1, Agricultural District

Zoning History

Related Zoning History: None

Previous Requests on same property: The subject plat was recorded on November 29, 1990, Plat Book 161, Page 13 of the Broward County records.

Town Council approved a site development plan to construct 20 custom single family lots, 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

The 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 the restrictive note on the 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, signage and other roadway improvements 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 2-2-01.

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.

(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 II, Plat Book 161, Page 13

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 and all improvement agreements required by the plat. The items in the Broward County Development Review Report for which we are requesting deletion are Staff Recommendation Nos. 1, 4, 5, 6, 7, 8, 9, 10 and 11 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:

1. 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 recommendations:

Along Southwest 26 Street except at the five 50 foot openings with the centerlines located on the common lot lines of the following lots:

- A) Lots 11 and 12
- B) Lots 13 and 14
- C) Lots 15 and 16
- D) Lots 17 and 18
- E) Lots 19 and 20

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

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

Said non-access line shall extend north along the east and west limits of the 50 X 50 foot ingress/egress easements at all 50 foot openings for a minimum of 25 feet. The non-access line shall include the corner chords and extend north along the following:

- A) Southwest 130 Avenue
- B) Southwest 127 Avenue

4. ACCESS EASEMENT REQUIREMENTS

Provide 50 X 50 foot ingress/egress easements on Southwest 26 Street at all 50 foot openings. Dimensions may be modified to more closely approximate proposed driveway dimensions. The design is to be approved by the Traffic Engineering and Engineering Divisions.

7. ACCESS REQUIREMENTS

For the two way driveways that will be centered in a 50 foot opening the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

An alternate design may be acceptable if it is approved by the Traffic Engineering Division and the Paving and Drainage Section of the Engineering Division.

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

5. TRAFFICWAY IMPROVEMENTS (Bond for and Construct)

Two lanes on Southwest 26 Street adjacent to this plat and connecting to the nearest paved public access. This construction will include a culvert crossing.

6. TURN LANE IMPROVEMENTS (Bond for and Construct)

A westbound left turn lane on Southwest 26 Street at Southwest 130 Avenue with 200 feet of storage and 100 feet of transition. The construction of this turn lane is required only if the traffic signal meets warrants.

8. SIDEWALK REQUIREMENTS (Bond for and Construct)

Along both sides of Southwest 26 Street adjacent to this plat.

9. SIGNALIZATION IMPROVEMENTS (Bond for and Construct)

Bond or letter of credit to extend to two (2) years after completion of the total development. During this time the traffic Engineering Division will perform the required studies to determine the need for signalization. If no need is determined, the developer may be released from this obligation.

A) 25 percent of the installation cost of a traffic signal at the intersection of Southwest 26 Street and Southwest 130 Avenue in the amount of \$12,500.

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

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 marking and signing materials shall be fully reflectorized within 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.

The improvement agreement requirements for which we are requesting deletion are described below:

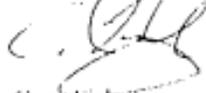
11. IMPROVEMENT AGREEMENT REQUIREMENT

County Commission policy requires a recordable agreement listing all of the plat required improvements. The owner of this plat shall enter into the Standard Roadway Improvement Phasing Agreement prior to recordation of the plat. The completion date for all required improvements as listed Exhibit "B" in the Improvement Agreement shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

Ltr to M. Kutney
March 21, 2001
Page 4 of 4

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

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 recommendations:

- 1) Along Southwest 26 Street except at the five 50-foot openings with the centerlines located on the common lot lines of the following lots:
 - A) Lots 11 and 12
 - B) Lots 13 and 14
 - C) Lots 15 and 16
 - D) Lots 17 and 18
 - E) Lots 19 and 20

Said non-access line shall extend north along the east and west limits of the 50 X 50-foot ingress/egress easements at all 50-foot openings for a minimum of 25 feet. The non-access line shall include the corner chords and extend north along the following:

- A) Southwest 130 Avenue
- B) Southwest 127 Avenue

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) 15 feet to comply with the Broward County Trafficways Plan on Southwest 26 Street, an 80-foot Collector.
- 3) For corner chords based on a 30-foot radius at the intersection of Southwest 26 Street and the following:
 - A) Southwest 130 Avenue
 - B) Southwest 127 Avenue

ACCESS EASEMENT REQUIREMENTS:

- 4) Provide 50 X 50-foot ingress/egress easements on Southwest 26 Street at all 50-foot openings. Dimensions may be modified to more closely approximate proposed driveway dimensions. The design is to be approved by the Traffic Engineering and Engineering Divisions.

TRAFFICWAY IMPROVEMENTS (Bond For and Construct)

- 5) Two lanes on Southwest 26 Street adjacent to this plat and connecting to the nearest paved public access. This construction will include a culvert crossing.

TURN LANE IMPROVEMENTS (Bond For and Construct)

- 6) A westbound left turn lane on Southwest 26 Street at Southwest 130 Avenue with 200 feet of storage and 100 feet of transition. The construction of this turn lane is required only if the traffic signal meets warrants.

ACCESS REQUIREMENTS

- 7) For the two-way driveway that will be centered in a 50-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

An alternate design may be acceptable if it is approved by the Traffic Engineering Division and the Paving and Drainage Section of the Engineering Division.

SIDWALK REQUIREMENTS (Bond For and Construct)

- B) Along both sides of Southwest 26 Street adjacent to this plat.

SIGNALIZATION IMPROVEMENTS (Bond For and Construct)

- 9) Bond or letter of credit to extend to two (2) years after completion of the total development. During that time the Traffic Engineering Division will perform the required studies to determine the need for signalization. If no need is determined, the developer may be released from this obligation.
- A) 25 percent of the installation cost of a traffic signal at the intersection of Southwest 26 Street and Southwest 130 Avenue in the amount of \$12,500.

PAVEMENT MARKINGS AND SIGNS (Bond For and Construct)

- 10) 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 WORK shall be released without field inspection and final approval by the Division of all materials, installations and locations.

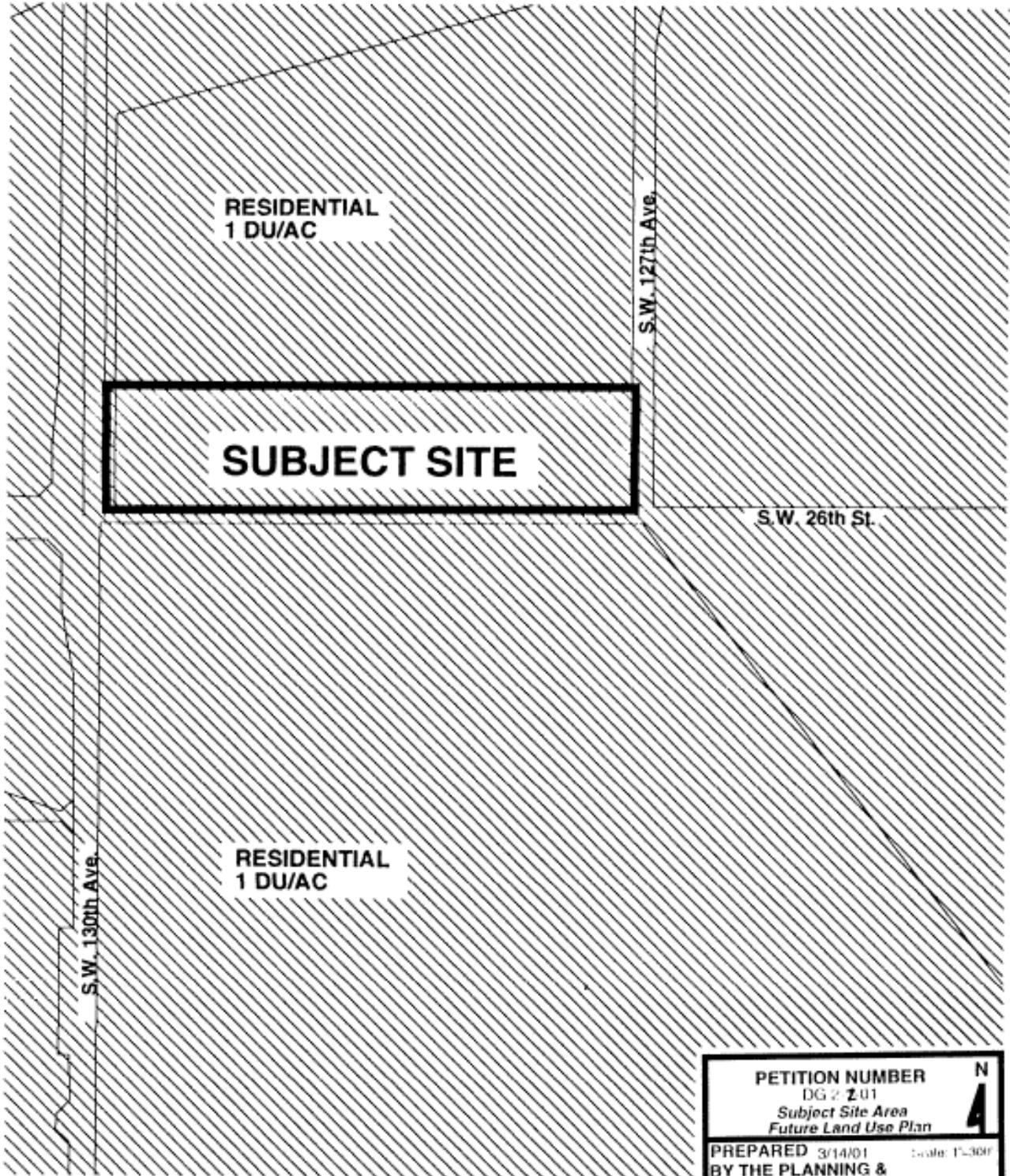
NOTE: The amounts required for pavement markings and signs are not included in the guaranty amounts required for roadway improvements, turn lane improvements, etc., as calculated for and specified in the Development Review Report for this project.

IMPROVEMENT AGREEMENT REQUIREMENT

- 11) County Commission policy requires a recordable agreement listing all of the plat required improvements. The owner of this plat shall enter into the standard Roadway Improvement Phasing Agreement prior to recordation of the plat. The completion date for all required improvements as listed Exhibit "B" in Improvement Agreement shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

GENERAL RECOMMENDATIONS

- 12) The Standard Roadway Improvement Phasing Agreement shall be secured by letter of credit, surety bond, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to recordation of the Plat Notation Agreement and/or commencement of construction. Bond amounts shall be based upon the following:
- A) Approved construction plans. Seven (7) sets of construction plans shall be submitted with the required Paving and Drainage Plan Review application, Form PDAPP7-1.094, to the Engineering Division, Paving and Drainage Section. When the construction plans are approved by the Engineering Division, the bond will be calculated at one-hundred (100) percent of the cost of the improvements.
- B) Engineer's cost estimates prepared by a registered professional engineer or by the Engineering Division (Form 1194125B or 1194125A). When the estimate is approved by the Engineering Division, the bond will be calculated at one-hundred twenty-five (125) percent of the cost of the improvements. Seven (7) sets of construction plans shall be submitted with the required Paving and Drainage Plan Review application, Form PDAPP7-1.094, to the Engineering Division, Paving and Drainage Section thirty (30) days prior to commencement of construction or issuance of the first building permit, whichever first occurs.



RESIDENTIAL
1 DU/AC

SUBJECT SITE

RESIDENTIAL
1 DU/AC

S.W. 130th Ave.

S.W. 127th Ave.

S.W. 26th St.

PETITION NUMBER DG 2 1.01 <i>Subject Site Area</i> <i>Future Land Use Plan</i>	N 4
PREPARED 3/14/01 BY THE PLANNING & ZONING DIVISION	Scale: 1"=300'

SW 130 AVENUE

SUBJECT SITE

SW 26 STREET

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