

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

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

Application No., Project Name and Location:
DG 11-1-01, Stirling Meadows Plat - 7920 Stirling Road, Generally located on
the south side of Stirling Road approximately 1/8 mile east of University Drive.

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "STIRLING MEADOWS PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The applicant proposes to modify the median opening, as required by FDOT, at SW 76 Avenue to allow for right turns only at SW 76 Avenue and Stirling Road. CBDD median was also modified to allow for right-in/right-out and left-in only. In requiring these improvements FDOT eliminated the eastbound left turn movement on Stirling Road at SW 76 Avenue, as well as the left-out only at the CBDD driveway.

The required FDOT improvements have been constructed with the County's approval. However, the County is requiring that the plat be amended to reflect the above required and approved amendments.

PREVIOUS ACTIONS:

Town Council approved the Stirling meadows Plat by Resolution No. 96-365 at its November 1, 1995 meeting.

This plat was reviewed by Broward County Commission and recorded on September 4, 1998 in Plat Book 165, Page 39 of the public records of Broward County.

CONCURRENCES: None

RECOMMENDATION(S): Motion to approve, subject to the Engineering Division files being amended to reflect these improvements.

Attachment(s): Resolution, Justification Letter, Plat, Site Plan w/opening, Existing & Proposed Traffic Configuration Plans, FDOT Approval Letter, Land Use Map, Subject Site Map, and Aerial.

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE MEDIAN OPENINGS OF THE "STIRLING MEADOWS PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as Stirling Meadows Plat was recorded in the public records of Broward County in Plat Book 165, Page 39; and

WHEREAS, the owners desire to amend the median opening and deletion of turn lanes 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.

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 revision to amend the median opening and deletion of turn lanes shown on the Stirling Meadows Plat, the proposed revisions 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 _____, 2002.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2002.

Application #: DG 11-1-01
Stirling Meadows Plat

Revisions:

Exhibit "A"

Original Report Date: December 12, 2001

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

Applicant Information

Owner

Name: Home Dynamics
Silverado, LLC

Agent

Name: Sun-Tech Engineering, Inc.

Address: 4810 W. Commercial Blvd.

Address: 1600 W. Oakland Park Blvd.

City: Tamarac, FL 33319

City: Ft. Laud., FL 33311

Phone: (954) 484-4800

Phone: (954) 777-3123

Background Information

Application Request: The applicant proposes to modify the median opening, as required by FDOT, at SW 76 Avenue to allow for right turns only at SW 76 Avenue and Stirling Road. CBDD median was also modified to allow for right-in/right-out and left-in only. In requiring these improvements FDOT eliminated the eastbound left turn movement on Stirling Road at SW 76 Avenue, as well as the left-out only at the CBDD driveway.

Address/Location: 7920 Stirling Road, Generally located on the south side of Stirling Road approximately 1/8 mile east of University Drive.

Land Use Plan Designation: Residential (5 du/ac)

Zoning: RM-5, Low Medium Density Dwelling District

Existing Use: 81 unit Weak-Link Development

Parcel Size: 15.48 acres (674,372 square feet)

Surrounding Land Use:

Land Use Designation:

North: Stirling Road & Vacant Land	Residential (5 du/ac)
South: Nova Homes Two Development	Residential (5 du/ac)
East: Nova Homes One & Driftwood Estates No. 17 Developments	Residential (5 du/ac) & Special Classification Residential (10 du/ac)
West: Central Broward Water District	Commercial & Residential (5 du/ac)

Surrounding Zoning:

North: Stirling Road, R-1, Estate Dwelling District and CC, Commerce Center District
South: R-5, Low Medium Density Dwelling District
East: R-5, Low Medium Density Dwelling District
West: CF, Community Facility

Zoning History

Related Zoning History: None

Previous Request on same property: Town Council approved the Stirling meadows Plat by Resolution No. 96-365 at its November 1, 1995 meeting.

This plat was reviewed by Broward County Commission and recorded on September 4, 1998 in Plat Book 165, Page 39 of the public records of Broward County.

Summary of Significant Development Review Agency Comments

The Town Engineering Division has reviewed and recommended approval of the subject request.

Applicable Codes and Ordinances

The Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The plat is in Planning Area 10 generally located north of Stirling Road, South of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, and provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the west side of University Drive corridor. The east side of the corridor is predominantly small-scale commercial development, with multi-family residential development and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park - zoned lands on the southern half. Commercial development also exists along Griffin Road within the Planning area. Several small-scale single family

residential communities, two trailer parks totaling 30 acres in area, and a 8 acre industrial park are located within the planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple churches uses of varying scales, a girl scout campground facility, and a private school. The Town is optimistic in the potential expansion of commercial uses within the planning area, given the increased accessibility provided by Pine Island Road, and potential development of agricultural lands in the years to come.

Flexibility Zone: The proposed plat is in Flexibility Zone 102.

Concurrency Considerations: None

Applicable Goals, Objectives & Policies:

Policy 15-3: Land development regulations shall address and control access to the regional roadway network as depicted on the Broward County Trafficways Plan.

Policy 15-4: Land development regulations shall provide for adequate, convenient and safe on-site circulation and off-street parking facilities.

Staff Analysis

The recorded plat required the applicant to build a westbound right turn lane on Stirling Road at the project entrance, as well as an eastbound left turn lane on Stirling Road at the project entrance. The applicant was also required install a “peanut” at the existing median opening at Stirling Road and SW 76 Avenue, limiting the access to SW 76 Avenue, as well as the project entrance to right-in/right-out and left-in only. The applicant was further required to modify the median opening at Central Broward Drainage District driveway to eliminate the westbound left-in movement and only allow for a right-in/right-out and left-out movement.

During a preliminary meeting with FDOT, the FDOT required the applicant to modify the improvements to change the median opening at SW 76 Avenue to allow for right turns only at SW 76 Avenue and Stirling Road. CBDD median was also modified to allow for right-in/right-out and left-in only. In requiring these improvements FDOT eliminated the eastbound left turn movement on Stirling Road at SW 76 Avenue, as well as the left-out only at the CBDD driveway.

The required FDOT improvement have been constructed with the County’s approval. However, the County is requiring that the plat be amended to reflect the above required and approved amendments.

Staff has no objection to the above request and would recommend approval subject to the Engineering Division files being amended to reflect these improvements.

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.

Staff Recommendation

Recommendation: Based upon the above and the positive findings of fact, staff recommends approval of application number DG 11-1-01, subject to the Engineering Division files being amended to reflect these improvements.

Exhibits

Resolution, Justification Letter, Plat, Site Plan w/opening, Existing & Proposed Traffic Configuration Plans, FDOT Approval Letter, Land Use Map, Subject Site Map, and Aerial.

Prepared by: ____

Reviewed by: ____



Engineers • Planners • Surveyors

Sun-Tech Engineering, Inc.

1600 West Oakland Park Boulevard

Fort Lauderdale, FL 33311

(954) 777-3123 / Fax (954) 777-3114

E-mail: suntech@suntechengineering.com

December 13, 2001

Geri Baluss
Planner I
Development Services Department
Planning and Zoning Division
Town of Davie
6591 Orange Dr.
Davie, Florida 33314

RE: Silverado (AKA Stirling Meadows Plat)
PN: 97.2139

Dear Ms. Baluss:

Currently we are in the process of having the bonds released from the County, for the roadway improvements on Stirling Road, as required by plat. During the permitting process the FDOT required a revision to the turn lane improvements. Under the County requirements we were required to build a Westbound right turn lane and Eastbound left turn lane on Stirling Road at the project entrance. We were also required to install a "peanut" at the existing median opening on Stirling Road and SW 76th Ave., limiting the access to SW 76th Ave., as well as our project entrance to right-in/right-out and left-in only. Finally we were also required to modify the median opening at the Central Broward Drainage District (CBDD) driveway to eliminate the west bound left in movement and only allow for a right-in/right-out and left out movement.

This proposal was initially approved by FDOT at a pre-application meeting and when we submitted for permit on the improvements, the FDOT required us to modify our improvements to change the median opening at SW 76th Ave. to allow for right turns only at SW 76th Ave. and Stirling Road as well as modification of the median at the CBDD to allow for right-in/right-out, left in only. In doing so they eliminated the eastbound left turn movement on Stirling Road at SW 76th Ave as well as the left-out only at the CBDD driveway. We made the revisions and a permit was obtained.

All of the improvements have been constructed as permitted by the FDOT and the County has indicated that they have no problem with the revised improvements given Stirling Road is a FDOT roadway. They only ask that we make a delegation request to

amend the plat roadway conditions so the plat requirements come into conformance with the FDOT requirements.

Thank you for your time and consideration in the matter and should you have any questions please feel free to call.

Sincerely:
SUN-TECH ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'Michael Gai', written over the company name.

Michael Gai
Principal

Under turn land improvements (Bond for and Construct), revise staff recommendation(s) 7 and 8 to read as follows

A west bound left turn lane on Stirling Road at the 80' opening with 235' of storage and 50 feet of transition. Reconstruction of the median shall include the following:

- A. At the 80 foot opening: channelization to prohibit north and southbound Left turns, and closure of the existing eastbound left turn lane.
- B. At the Central Broward Water Control District property: eliminate the eastbound left turn lane and channelization of the existing median opening to prohibit northbound left turns.

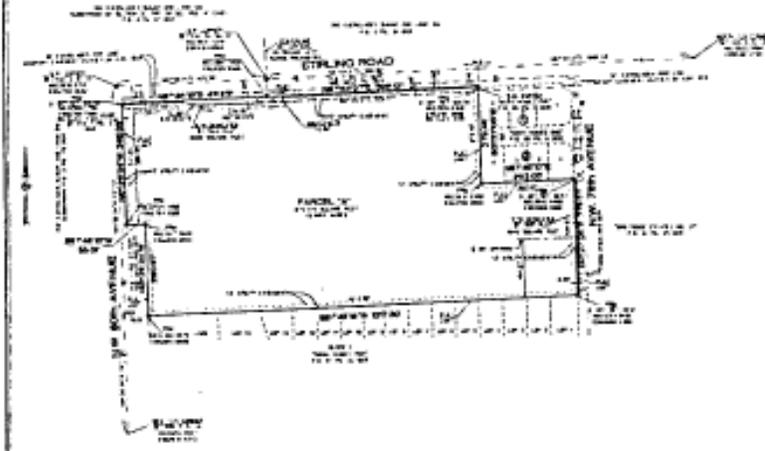
These modifications were required by the Florida Department of Transportation during the permitting of the improvements to Stirling Road.

"STIRLING MEADOWS"

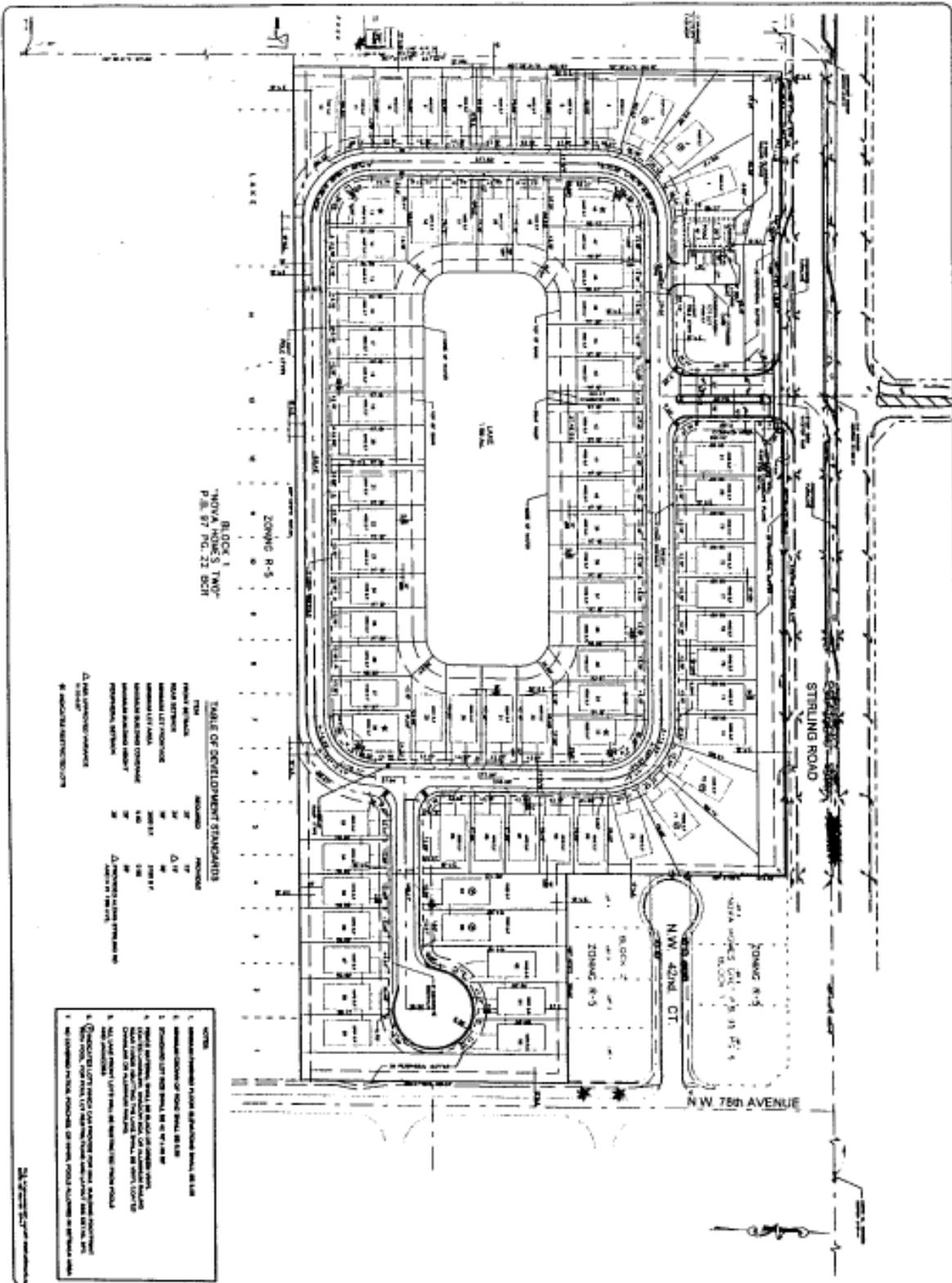
A RESUBDIVISION OF A PORTION OF "A. J. BENDLE'S SUBDIVISION OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST, PLAT BOOK 1 AT PAGE 27 DCR, TOWN OF DADE-BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

FOR HORSE LANE ROAD
DADE COUNTY, FLORIDA



- 1. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON PLAT BOOK 1 AT PAGE 27 DCR.
- 2. THE LOTS SHOWN HEREON ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON PLAT BOOK 1 AT PAGE 27 DCR.
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BLOCK 1
 "NOVA HOMES TWP"
 P.B. 87 PG. 23 DC11

ZONING R-5

TABLE OF DEVELOPMENT STANDARDS

TYPE	REQUIREMENT	REQUIREMENT	REQUIREMENT
MINIMUM LOT AREA	10,000 SQ FT	10,000 SQ FT	10,000 SQ FT
MINIMUM LOT WIDTH	40 FT	40 FT	40 FT
MINIMUM LOT DEPTH	100 FT	100 FT	100 FT
MINIMUM LOT AREA	10,000 SQ FT	10,000 SQ FT	10,000 SQ FT
MINIMUM LOT WIDTH	40 FT	40 FT	40 FT
MINIMUM LOT DEPTH	100 FT	100 FT	100 FT
MINIMUM LOT AREA	10,000 SQ FT	10,000 SQ FT	10,000 SQ FT
MINIMUM LOT WIDTH	40 FT	40 FT	40 FT
MINIMUM LOT DEPTH	100 FT	100 FT	100 FT

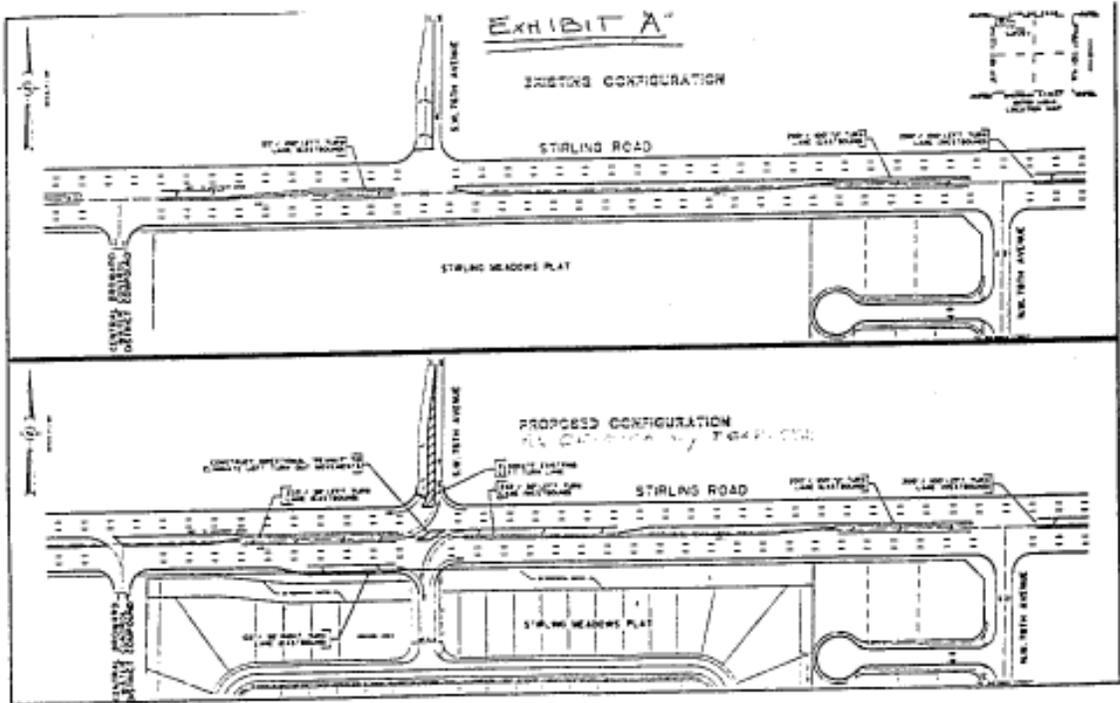
- 1. MINIMUM LOT AREA SHALL BE 10,000 SQ FT.
- 2. MINIMUM LOT WIDTH SHALL BE 40 FT.
- 3. MINIMUM LOT DEPTH SHALL BE 100 FT.
- 4. MINIMUM LOT AREA SHALL BE 10,000 SQ FT.
- 5. MINIMUM LOT WIDTH SHALL BE 40 FT.
- 6. MINIMUM LOT DEPTH SHALL BE 100 FT.
- 7. MINIMUM LOT AREA SHALL BE 10,000 SQ FT.
- 8. MINIMUM LOT WIDTH SHALL BE 40 FT.
- 9. MINIMUM LOT DEPTH SHALL BE 100 FT.
- 10. MINIMUM LOT AREA SHALL BE 10,000 SQ FT.
- 11. MINIMUM LOT WIDTH SHALL BE 40 FT.
- 12. MINIMUM LOT DEPTH SHALL BE 100 FT.

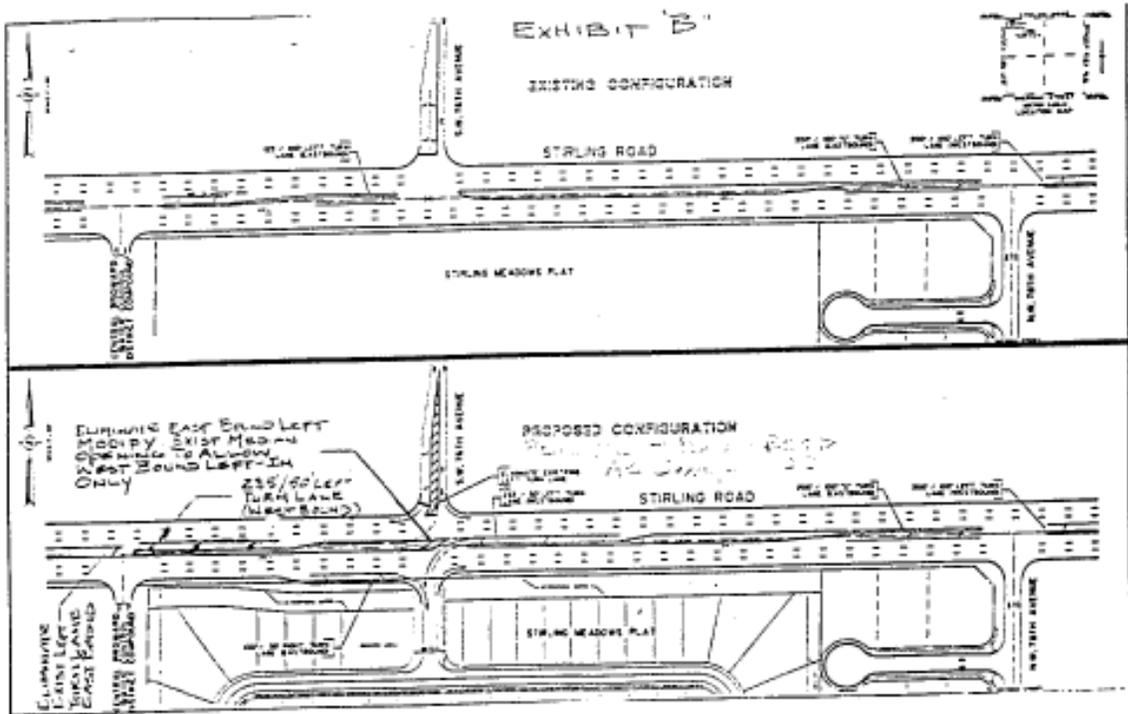
SILVERADO
 FLORIDA
 SITE PLAN

DATE: APRIL 1988
 SCALE: 1"=40'
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 8/1/88
 SHEET: 34-1
 OF: 34-1

NO.	DATE	DESCRIPTION
1	4/1/88	PRELIMINARY
2	4/1/88	REVISED
3	4/1/88	REVISED
4	4/1/88	REVISED

SUN-TECH Sun-Tech Engineering, Inc.
 100 West Colonial Park Boulevard
 Ft. Lauderdale, FL 33311
 Phone (304) 777-3113
 Fax (304) 777-0174







Florida Department of Transportation

JEB BUSH
GOVERNOR

DISTRICT FOUR - Permits Office
3400 West Commercial Boulevard
Ft. Lauderdale, Florida 33309-3421
Telephone (954) 777-4383, Fax (954) 677-7893
clark.turberville@dot.state.fl.us

THOMAS F. BARRY, JR.
SECRETARY

EXTENSION

August 27, 2001

Mr. Michael Gai, P.E.
Sun-Tech Engineering, Inc.
1600 W. Oakland Park Blvd.
Fort Lauderdale, Florida 33311

Dear Mr. Gai:

Subject: Variance Committee Review for Category B Vehicular Access Connection (VAC) Permit request
State Section 86016, State Road 848, Access Class 3
Posted Speed 45 m.p.h., Urban, In the Town of Davie
Date of previous Variance Committee Review: February 5, 1998
Location: Stirling Road at SW 76th Avenue
Property Owner: Home Dynamics Silverado, Plat 72-MP-96, Plat Name Stirling Meadows
Applicant: Home Dynamics Silverado

Your Variance Request: Right-in, right-out, left-in median opening 600 feet west of existing full median opening and 460 feet east of an existing full median opening for CBWCD. The proposed location implies a variance of Standard 1320 feet - Proposed 460 feet = 860 feet or 65%.

The request is: Approved Disapproved Conditionally Approved Ruling Deferred

Comments: The median opening at SW 76th Avenue should be modified to allow only southbound left turn movements. The median opening at the CBWCD should be channelized to only allow southbound left turn movements.

A ruling by the Variance Committee only defines the number and type of access points and associated features that may be permitted and is not the final action in your VAC permit process. Committee approval or other favorable ruling generally means that the property owner may develop plans complying with the ruling and submit them, within six months, to the Department for permit processing. Department permits personnel have the duties of checking the viability of the design plans in terms of standards compliance and constructibility and also of assuring that the plans substantially comply with the engineering drawings approved by the Committee. Committee approvals or rulings which are at variance with Department rules or standards are not binding in the permitting process for more than six months.

Please submit a copy of this letter with your permit application.

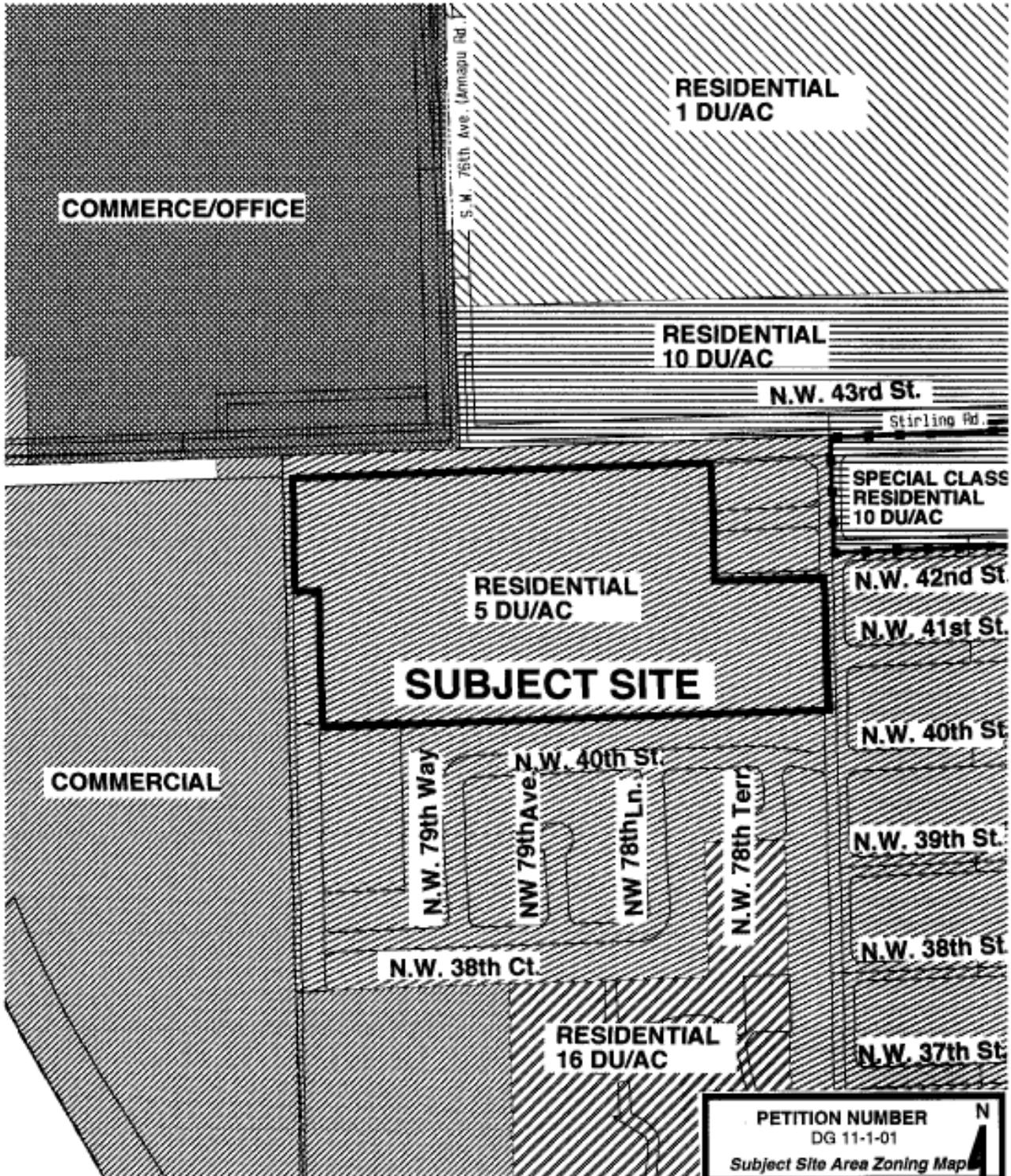
THE DISTRICT VARIANCE COMMITTEE

With the above ruling I:	Agree	Disagree	
Howard Webb, P.E. Acting District Design Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	August 27, 2001
Mark Plass, P.E. District Traffic Operations Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	August 27, 2001
Cleo Marsh, P.E. District Maintenance Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	August 27, 2001

CDT/jma

cc: Clark D. Turberville, P.E.
Jan Thakkar, P.E.
Beth Coe
Al Rich / Lynda Veillette

File: s:\permit_d\permits\variance\860-08-01 Home Dynamics - SR- 848 - Extension



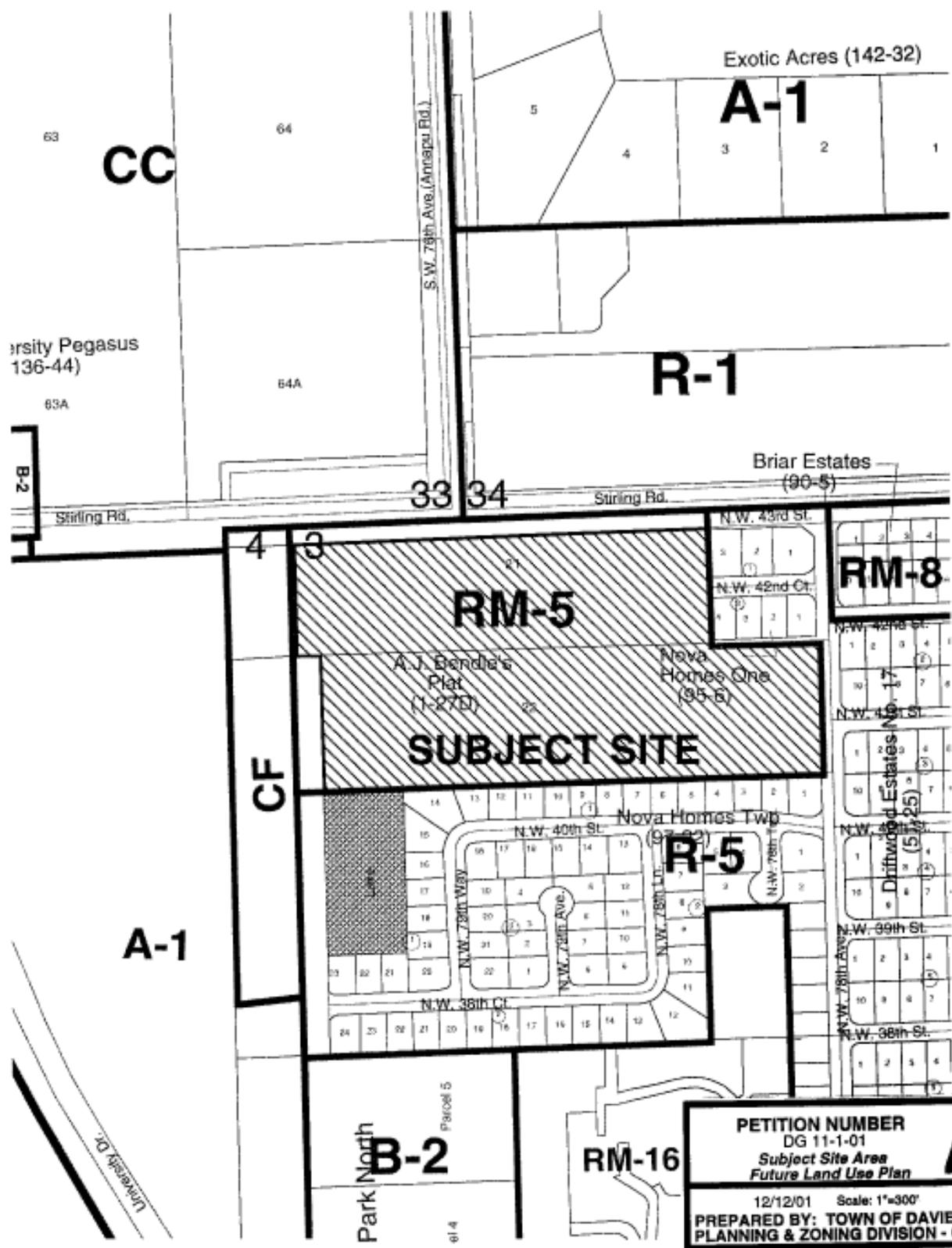
SUBJECT SITE

PETITION NUMBER
 DG 11-1-01

Subject Site Area Zoning Map

12/12/01 Scale: 1"=300'

PREPARED BY: TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS



PETITION NUMBER
 DG 11-1-01
Subject Site Area
Future Land Use Plan

12/12/01 Scale: 1"=300'
PREPARED BY: TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS

STIRLING RD.

NW 42 CT

NW 41 ST

UNIVERSITY DR.

N
↑
DATE FLOWN
JANUARY 1998
SCALE: NTS
DG 11-1-01
PREPARED BY: TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS

