

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

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

**SUBJECT:** Resolution – Trafficways Amendment  
TA 02-1

**AFFECTED DISTRICTS:** 2, 3 & 4

### **TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA AUTHORIZING STAFF TO TRANSMIT TRAFFICWAYS PLAN AMENDMENT APPLICATION TA 02-1 TO THE BROWARD COUNTY PLANNING COUNCIL; AND PROVIDING FOR AN EFFECTIVE DATE.

**REPORT IN BRIEF:** Requesting a resolution to amend the Broward County Trafficways Plan to delete Orange Drive from said Trafficways Plan from Davie Road to SW 36 Street. Orange Drive is identified on the Plan as a future four-lane collector road.

This item, originally proposed as Trafficways Amendment, TA 01-1, was withdrawn by Staff on May 16, 2001. The Town Council tabled this item at its April 18, 2001 meeting in order to allow the Town Attorney to answer Council's questions regarding the legal ability of the Town to retain the 80' road right-of-way upon deletion of Orange Drive from the Trafficways Plan. In addition, Town Council tabled this item at its February 21, 2001 meeting to allow the Town Attorney and staff to prepare additional information.

This item is before Town Council this evening because the Town now has in place a regulatory mechanism to preserve the right-of-way dedicated for the Broward County Trafficways Plan. The Rural Lifestyle Initiative established a scenic corridor overlay district for Orange Drive to ensure that a landscape buffer/scenic corridor buffer is provided within 100' of Orange Drive.

The Broward County Trafficways Plan is a roadway right-of-way preservation plan. The intent of the Trafficways Plan is to provide consistent right-of-way dedication for future roadway improvements for parcels of land adjacent to such trafficway corridors. Originally, Orange Drive and Griffin Road were placed on the Trafficways Plan to create a pair of parallel one-way roads. In 1987, the Griffin Road right-of-way was increased from 80' to 120', per the Trafficways Plan, in preparation for the creation of a six-lane major arterial, serving the needs of the region, thereby eliminating the need for Orange Drive to remain on the Trafficways Plan.

Orange Drive does not operate as a major collector road, as identified on the Broward County Trafficways Plan, due to the traffic diverters at University Drive and Flamingo Road. Adjacent

land uses and future land use map designations are primarily low-density residential and open space along this portion of Orange Drive, which combined with the segmentation of the road, due to FDOT traffic diverters, does not support widening to four lanes and status as a regional trafficway. The widening of Griffin Road to six lanes has also eliminated the need for Orange Drive to be widened to four lanes.

Amendments to the Trafficways Plan may be initiated by local governments by resolution.

**PREVIOUS ACTIONS:** This item was withdrawn by staff on May 16, 2002. The Town Council tabled this item at its April 18, 2001 meeting and at its February 21, 2001 meeting in order to allow the Town to develop alternatives to preserve the right-of-way on the north side of Orange Drive.

The Broward County Board of Commissioners approved the deletion of Orange Drive from the Trafficways Plan between State Road 7 and Davie Road on September 28, 2000.

**CONCURRENCES:** None

**FISCAL IMPACT:** Ongoing maintenance - to be determined.

**RECOMMENDATION:** Motion to approve.

**Attachments:** Resolution, Planning Report, Location Map

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA AUTHORIZING STAFF TO TRANSMIT TRAFFICWAYS PLAN AMENDMENT APPLICATION TA 02-1 TO THE BROWARD COUNTY PLANNING COUNCIL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Davie has initiated an amendment to the Broward County Trafficways Plan; and

WHEREAS, the Town Council considered the amendment to the Trafficways Plan; and

WHEREAS, the Town Council wishes to forward the amendment to the Broward County Planning Council with a request for approval.

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 authorizes staff to submit Trafficways Plan Amendment TA 02-1 to the Broward County Planning Council, with a request that Orange Drive from Davie Road to SW 36 Street, be deleted from the Broward County Trafficways Plan.

SECTION 3. 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.

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

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**APPLICANT INFORMATION**

|                      |                   |                              |   |
|----------------------|-------------------|------------------------------|---|
| <b><u>Owner:</u></b> |                   | <b><u>Agent/Council:</u></b> |   |
| <b>Name:</b>         | Town of Davie     | <b>Name:</b>                 | Mark A. Kutney, AICP<br>Development Services Director |
| <b>Address:</b>      | 6591 Orange Drive | <b>Address:</b>              | same  |
| <b>City:</b>         | Davie, FL 33314   | <b>City:</b>                 | same  |
| <b>Phone:</b>        | (954) 797-1103    | <b>Phone:</b>                | same  |

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**BACKGROUND INFORMATION**

**Application Request:** Amendment to the Broward County Trafficways Plan to delete Orange Drive from Davie Road to the western limit at SW 36 Street.

**Affected Districts:** District 2, 3 & 4

**Address/Location:** Orange Drive from Davie Road to the western limit of Orange Drive at SW 36 Street.

**Existing Use:** Two-lane collector road identified on the Broward County Trafficways Plan with 80' of right-of-way, providing for a four-lane road.

**Proposed Use:** Local two-lane road

**Segment Length:** 8.2 miles

**Surrounding Land Use:**

**North:** Mixture of residential, commercial, recreation/open space, community facilities, and industrial land uses

**South:** South New River Canal and adjacent pedestrian, bike and horse path

**East:** Mixture of residential, commercial, recreation/open space, community facilities, and industrial land uses

**West:** I-75 and Griffin Road

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## HISTORY

### Related History:

- Orange Drive from State Road 7 to Davie Road was deleted from the Trafficways Plan (TA 00-1). Town Council approved Trafficways Amendment TA 00-1 by Resolution R-2000-19 on February 2, 2000 requesting that Orange Drive from State Road 7 to Davie Road be removed from the Broward County Trafficways Plan.
- Town Council approved a Road Transfer Agreement between Broward County and the Town of Davie by Resolution R-2000-208 on September 6, 2000 for the Town to assume ownership, maintenance and liability for Orange Drive between State Road 7 and Davie Road.
- Previously, the Town had requested a portion of Orange Drive be deleted from the Trafficways Plan from Flamingo Road to SW 36 Street. This request (TA 98-02) was withdrawn due to concern by the Broward County Planning Council for the percentage of Commercial Land Use adjacent to this segment of Orange Drive.
- Trafficways Amendment, TA 01-1, was withdrawn by Staff on May 16, 2001. The Town Council tabled this item at its April 18, 2001 meeting and at its February 21, 2001 meeting in order to allow the Town to develop alternatives to preserve the right-of-way on the north side of Orange Drive.
- The Town passed the Rural Lifestyle Initiative on October 16, 2002, which established a 100' scenic corridor overlay district for Orange Drive.

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### Applicable Codes and Ordinances

The application is being submitted pursuant to Article 3 of the Documentation of the Broward County Trafficways Plan. Amendments to the Trafficways Plan may be initiated by local governments pursuant to Appendix 2 of said Trafficways Plan. A resolution by the Town is required to initiate the County's review of the proposed deletion of Orange Drive within the Town from the Trafficways Plan.

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### Comprehensive Plan Considerations

**Planning Area:** This portion of Orange Drive traverses Planning Areas 2, 5, and 8.

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.

Planning Area 5 is bound by Nova Drive on the north, University Drive on the east, and Nob Hill Road on the west. The southern limits are Orange Drive to the east and SW 36 Street to the west. This planning area is comprised of residential uses developed at a density of three to

22 dwelling units per acre with commercial development, existing and proposed, along the University Drive and Orange Drive corridors. The Pine Island Ridge, classified as environmentally sensitive, has been preserved within this planning area.

This Planning Area 8 is the heart of Davie and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). It is bounded on the north by Nova Drive, south by Orange Drive, east by Florida's Turnpike, and west by University Drive. The planning area encompasses the downtown Davie Business District, where western theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities, and industrial land.

The associated Flexibility Zones along Orange Drive include Flex Zone 99, 100, and 113.

**Broward County Land Use Plan:** Orange Drive is classified by Broward County as an 80' collector. As such, the road right-of-way may accommodate a four lane road at the discretion of Broward County and the Metropolitan Planning Organization (MPO) based on the long range transportation plan of the County.

**Applicable Goals, Objectives & Policies:**

**Traffic Circulation:**

*Goal 1: To develop and maintain an overall transportation system which will provide for the transportation needs of all sectors of the community in a safe, efficient, cost effective, and aesthetically pleasing manner.*

The deletion of Orange Drive from the Trafficways Plan will further promote this goal. The recent widening of Griffin Road creates a major arterial designed to serve the needs of the region. Orange Drive now serves local needs and provides a slower pace that is better able to accommodate the pedestrian and horse trails to the south between Orange Drive and the South New River Canal. Implementation of the scenic corridor overlay district within the Orange Drive corridor will result in an aesthetically pleasing roadway.

*Goal 3: The Town will actively promote the provision of a safe, convenient, and efficient transportation system for motorized and non-motorized modes of travel.*

The deletion of Orange Drive from the Trafficways Plan will ensure that Orange Drive will remain a local two-lane road.

The location of pedestrian and horse trails immediately adjacent to the south along the entire length of Orange Drive further reinforces the goal of the town to promote safe travel for both motorized and non-motorized methods of transportation. The deletion of Orange Drive will result in Orange Drive being used primarily by local residents for short lengths of travel at the posted speed limit providing for safe, convenient, and efficient means of travel.

## **Future Land Use:**

***Objective 15:** Ensure that adequate rights-of-way are secured to accommodate the existing and future needs of the Town of Davie.*

The deletion of Orange Drive from the Trafficways Map provides the Town with adequate existing right-of-way for Orange Drive to maintain the existing and future needs of the Town as a local road and as a scenic corridor.

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### **Staff Analysis**

The deletion of Orange Drive from the Broward County Trafficways Map would not impact the Town of Davie or Broward County adversely. Since Orange Drive was first identified as a collector, Griffin Road has been widened to six lanes and is classified as a major arterial serving the transportation needs of the region. Orange Drive, which parallels Griffin Road the entire length of the town's boundary, serves the needs of local residents, as a local road. All adjacent land uses along Shotgun Road are single family residential one unit per acre, which allows Shotgun Road to function as a local road. The proximity of I-75 to Orange Drive further de-emphasizes the need to designate Orange Drive as a regional road.

In addition, the classification of Orange Drive as a collector does not acknowledge recent changes to transecting intersections that do not allow complete travel from one end of Orange Drive to the other. Two major intersections, Flamingo Road and University Drive have medians that prohibit direct travel from one side of Orange Drive to the other. The driver must use Griffin Road and turn at the signalized intersection to return to Orange Drive. These medians result in Orange Drive functioning as a local road and not as a collector.

The portion of Orange Drive proposed to be deleted from the Trafficways Plan, from Davie Road to SW 36 Street, accounts for the portion of the roadway that does not serve a regional function as a collector roadway.

Adjacent land uses are primarily low-density residential in nature along the entire portion of Orange Drive. The adjacent land uses are all one-unit per acre residential along Shotgun Road. Commercial land uses occur at the intersections of major arterials and Griffin Road. There are currently 10 vacant parcels of land adjacent to Orange Drive. Of these parcels, 4 are under review for site plan approval, 3 are in for plat approval and 2 have submitted applications for Land Use Plan Amendments. Signalized intersections are located at all commercial land use locations west of Davie Road.

Orange Drive currently does not operate as a collector road, as identified on the Broward County Trafficways Plan. The widening of Griffin Road to six lanes has also eliminated the need for Orange Drive to be widened to four lanes as required for a collector road identified on the Trafficways Plan.

The Town of Davie now has a regulatory mechanism in place to preserve the 80' of right-of-way currently dedicated on the Broward County Trafficways Plan map. The Rural Lifestyle

Initiative established a scenic corridor overlay district for Orange Drive to ensure that a landscape buffer/scenic corridor buffer is provided within 100' of Orange Drive.

Staff notes that a Road Transfer Agreement between Broward County and the Town of Davie is anticipated to be required for the Town to assume ownership, maintenance and liability for this segment of Orange Drive between Davie Road and SW 36 Street.

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### **Staff Recommendation**

#### **Recommendation:**

Based upon the above, staff recommends approval of the application and approval of the Resolution authorizing Broward County Planning Council to review the amendment to the Trafficways Plan.

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Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

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### **Exhibits**

1. Location Map
2. Resolution

