Legislation Details (With Text)

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On agenda:	10/23/2018			**Final action:**	10/23/2018
Title:	Secondary Emergency Access Road for the Villas of Charleston Park Subdivision.				
Sponsors:	Julie Bellia				
Indexes:					
Code sections:					
Attachments:	1. Villas of Charleston Park, Preliminary Subdivision Plan Review Development Order dated June 17, 2003, 2. Villas of Charleston Park, Preliminary Subdivision Plan Review Development Order dated July 14, 2003, 3. Aerial Map for City of North Port Villas of Charleston Park - Option 1, 4. Aerial Map for City of North Port Villas of Charleston Park - Option 2				

Date	Ver.	Action By	Action	Result

TO: Honorable Mayor & Members of the North Port Commission

FROM: Peter D. Lear, CPA, CGMA, City Manager

TITLE: Secondary Emergency Access Road for the Villas of Charleston Park Subdivision

Recommended Action

Discussion and possible action regarding the secondary emergency access road for the Villas of Charleston Park.

Background Information

On June 17, 2003, the City of North Port, Planning and Zoning Department issued a Development Order for a Preliminary Subdivision Plan Review for the Villas of Charleston Park (see attached). Condition of approval number 6 states:

> "6. The applicant shall work with the city and school board to execute an agreement to construct a 2-lane section of Spring Haven Drive including sidewalks and bike path (or bike lanes) from Pan American Boulevard to Price Boulevard prior to the construction of Phase 2. Based on the transportation analysis, 50% of the applicant's impact fees may be dedicated to the construction of Spring Haven Drive. The portion of Spring Haven Drive from the easterly property line at Pan American Boulevard to the westerly property line just east of the drainage right-of -way west of the former Rycroft Street, is a site related improvement."

On July 14, 2003, the City of North Port, Planning and Zoning Department issued a Development Order for a Final Subdivision Plan and Plat Review for Phase I of the Villas of Charleston Park (see attached). Condition of approval number 2 states:

> "2. The developer shall complete an agreement concerning the construction of Spring Haven Drive pursuant to Chapter 136.71. The developer's contribution shall include dedication of transportation impact fees toward the accomplishment of the construction of the road. The Utilities Department shall be included in the crafting of the agreement to insure coordination of the construction of utilities concurrent with the construction of the road. The construction of the road shall commence during FY 05-06."

During the development process for the Villas of Charleston Park Subdivision, the City's Fire Rescue District required a secondary emergency access road into the Villas of Charleston Park Subdivision. The developer proposed to utilize the Spring Haven Drive extension right-of-way (dirt road) as the secondary emergency access road for the Villas of Charleston Park. Once constructed, Spring Haven Drive from Pan American Boulevard to Price Boulevard was going to be designated as the permanent secondary emergency access road for the Villas of Charleston Park.

However, during the Special City Commission meeting on May 3, 2018, the Commission voted not to proceed with the construction of the Spring Haven Drive Extension Project.

Since that time, staff has been requested to research the associated costs to maintain the dirt road within the Spring Haven Drive extension right-of-way for a secondary emergency access road into the Villas of Charleston Park as well as possible other options for a secondary emergency access road. The following provides staff's findings:

On Monday, July 9, 2018, Department of Public Works staff met with representatives from the Planning Division of the Neighborhood Development Services Department, Police Department and Fire Department. Discussion ensued concerning the feasibility of Public Works maintaining the dirt road for a secondary emergency access road for the Villas of Charleston Park. (See attached Development Order for the Villas of Charleston Park for reference). During our meeting, the following two options were identified with respect to an emergency secondary access road for the Villas of Charleston Park:

<u>Option Number One</u>

Public Works could maintain the dirt road (see attached City of North Port Villas of Charleston Park Option 1 aerial map) in house. Staff recommends however, improving the emergency secondary access road with the installation of shell or crushed concrete. This would provide better access for emergency vehicles and also reduce maintenance cycles by the Operations and Maintenance Division staff of Public Works from monthly to quarterly. Staff also recommends the installation of "Authorized Vehicles Only" and End of Road Markers to ensure the safety of the road. The following provides a breakdown of these costs:

Signage
2 each signs, posts and installation - R5-11 "Authorized Vehicles Only"
5 each signs, posts and installation - OM4-1, end of road markers
Cost: $584

<u>Grade and install shell or crushed concrete on 1200-foot x 10-foot dirt road</u>

Materials
Shell or crushed concrete $15 per ton x 150 tons
Cost: $2,250

Equipment
Bulldozer - 20 hours x $46 = $920
Dump truck - 20 hours x $21 = $420
Cost: $1,340

Operators
Equipment Operator III with benefits $34 x 20 = $680
Equipment Operator II with benefits $25.50 x 20 = $510
Cost: $5,364

Proposed quarterly maintenance (Emergency Access Road purposes only. Additional maintenance would require more frequent maintenance if used for other than emergency access).
Bulldozer 10 hours x $46 = $460
Equipment Operator III x 10 = $340
Total $800 per quarter
Annual cost $3,200

A written formal request should be made to the Southwest Florida Water Management District (SWFWMD) to determine whether this qualifies for an Exemption from Environmental Resource Permit (ERP) or if a general ERP permit is required. Please also note, that there may be a need for additional Police Department patrolling or response to motorists attempting to traverse the secondary emergency access road.

Option Number Two

Eliminate the existing secondary emergency access road for the Villas of Charleston Park from its current location within the Spring Haven Drive extension right-of-way and remove emergency access gate from this location. (See attached City of North Port Villas of Charleston Park Option 2 aerial map). Hydroseed the dirt road. Note: The access point is currently on vacant lot number 89 so that would allow future development on this property. Construct an asphalt paved secondary access road at the end of the cul-de-sac on Shenandoah Street to the intersection of Grand Cypress Boulevard. Install the emergency access gate that was removed from its original location to the new location. Please note that Option Number Two would afford a permanent roadway surface and less maintenance costs by Public Works. The costs for Option Number Two would need to be identified and also whether the City or the developer of the Villas of Charleston Park would be making these improvements.

Strategic Plan

Maintained/Upgraded/Expanded City Infrastructure

Financial Impact

To be determined.

Procurement

To be determined.

Attachments:

1. Villas of Charleston Park, Preliminary Subdivision Plan Review Development Order dated June 17, 2003
2. Villas of Charleston Park, Final Subdivision Plan and Plat, Phase 1 Development Order, dated July 14, 2003
3. Aerial Map for City of North Port Villas of Charleston Park - Option 1
4. Aerial Map for City of North Port Villas of Charleston Park - Option 2

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