



Agenda Item Summary

File ID: 20-0178

CNST-8

Meeting Date: 12/17/2019

PLACEMENT: Consent

TITLE:

REQUEST ROAD OPENING OF SE DOUGLAS WAY, SE HASTON WAY, AND SE QUEEN DRIVE

EXECUTIVE SUMMARY:

On behalf of Habitat for Humanity of Martin County, Inc., the Office of Community Redevelopment is requesting that the Board of County Commissioners designate SE Douglas Way, SE Haston Way, and SE Queen Drive as open roads once they are constructed.

DEPARTMENT: Public Works

PREPARED BY: **Name:** Michelle Cullum, P.E.

Title: Development Review Administrator

REQUESTED BY: Office of Community Redevelopment, James Clasby

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

Habitat for Humanity of Martin County, Inc. is the owner of approximately 2-acres of existing platted lots in Hobe Sound. The properties are east of SE Federal Highway, north of SE Pettway Street, and south of SE Washington Street. Habitat for Humanity of Martin County, Inc. plans to construct 18 affordable infill homes on said properties. The Martin County Community Redevelopment Agency in coordination with Habitat for Humanity has approved a project to install water and sewer facilities and roadway improvements on SE Douglas Way, SE Haston Way, and SE Queen Drive by way of a Road Opening Permit Application.

On October 9, 1939, the Revised Plat of Pettway Park was recorded in Plat Book 2, Page 36 of the public records of Martin County, Florida and included a dedication of the platted rights-of-way to the public. The platted roads were not constructed and therefore the roads were not included in the County's Road Inventory when it was adopted in 1972. For roads that were not constructed in rights-of-way that were platted prior to 1972, it has been the County's procedure to require the roads to be constructed in accordance with the County's standards prior to accepting the roads into the County's Road Inventory.

SE Douglas Way, SE Haston Way, and SE Queen Drive are proposed within existing unopened road right-of-way as shown on the attached Revised Plat of Pettway Park in 1939 as Third Court, Second Court and Third Street, respectively. The platted road rights-of-way for SE Douglas Way and SE

Haston Way bisect the Habitat for Humanity properties while the platted road right-of-way for SE Queen Drive abuts the Habitat for Humanity western property boundary. The Revised Plat of Pettway Park established 12-foot wide road rights-of-way. Earlier this year, Habitat for Humanity and adjacent property owners dedicated 19-feet on either side of SE Douglas Way and SE Haston Way as additional right-of-way to Martin County to create the minimum 50-foot wide road rights-of-way. The recorded warranty deeds for the right-of-way dedications are attached for reference. Habitat for Humanity has committed to dedicate the remaining portions of Lot 16, Lot 24, Lot 32, and Lot 40 as right-of-way for SE Queen Drive as approved by Resolution 19-3.17. SW Queen Drive will have 37-foot wide right-of-way after the dedication.

Pursuant to Section 4.843.K of the Martin County Land Development Regulations, "In order for a building permit to be issued for the construction of any structure, the lot must directly front on an open road." Habitat for Humanity along with the Office of Community Development is requesting that the Board of County Commissioners allow the construction of 345 feet of SE Douglas Way, 190 feet of SE Queen Drive, and 345 feet of SE Haston Way and designate the roads as open in the County's Roadway Inventory. The Office of Community Development's engineer, Bowman Consulting Group has applied for a Road Opening Permit to construct the roads. Once the roads are constructed, they will be considered existing open roads and within a road right-of-way which varies in width. As such, Habitat for Humanity and the Office of Community Redevelopment are asking the Board of County Commissioners to authorize staff: 1) to issue the Road Opening Permit upon the County Engineer's determination that the final design is in compliance with Article 4, Division 19 (Roadway Design), Land Development Regulations and 2) to include the road in the County's Road Inventory upon the County Engineer's acceptance of the Certification of Construction Completion.

Staff has reviewed a Conceptual Plan for the proposed roads. Staff has advised Bowman Consulting Group that, at a minimum, the following will need to be transmitted for review prior to the issuance of the Road Opening Permit:

- Detailed construction plans;
- An accepted stormwater management plan;
- An environmental assessment of listed species (gopher tortoise);
- A Commitment to Complete the Required Improvements, with adequate security.

If authorized, the following road characteristics will be added into the County's Road Inventory upon completion of the construction and acceptance by the County Engineer:

Name:	SE Douglas Way	SE Queen Drive	SE Haston Way
Length:	345 feet	190 feet	345 feet
Limits:	SE Queen Drive to SE Dennie Drive	SE Douglas Way to SE Haston Way	SE Queen Drive to SE Dennie Drive
Ownership:	Martin County	Martin County	Martin County
Maintaining Entity:	Martin County	Martin County	Martin County
Functional Classification:	Local Residential	Local Residential	Local Residential
Right-of-way width:	50 feet	37 feet	50 feet

Pavement width / type:	20 feet of asphalt	20 feet of asphalt	20 feet of asphalt
Sidewalk width / side:	6 feet on north side	6 feet on east side	6 feet on both sides
On-street parking / side:	Parallel on both sides	none	Parallel on both sides
Method of stormwater trenches treatment:	Exfiltration trenches and and retention areas	Exfiltration trenches	Exfiltration and retention areas
Posted speed limit:	25 MPH	25 MPH	25 MPH

These characteristics are consistent with Division 19 - Roadway Design of the Land Development Regulations.

ISSUES:

None.

LEGAL SUFFICIENCY REVIEW:

This item has been reviewed for legal sufficiency to determine whether it is consistent with applicable law, has identified and addressed legal risks, and has developed strategies for legal defensibility.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board adopt a Resolution to accept SE Douglas Way, SE Haston Way, and SE Queen Drive into the County's Road Inventory as publicly owned and publicly maintained upon the issuance of the Road Opening Permit and the County Engineer's acceptance of the construction of the roadways.

ALTERNATIVE RECOMMENDATIONS

Pull this item from Consent Agenda and direct staff.

FISCAL IMPACT:

RECOMMENDATION

The future cost to the County to resurface the additional 880-feet of road is approximately \$22,000.00 which is not anticipated until the year 2039. Minor maintenance costs (less than \$500 per year) may be associated with the proposed stormwater facilities.

Funding Source	County Funds	Non-County Funds
Subtotal		

Project Total		
----------------------	--	--

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment
 ☐ Chair Letter
 ☐ Contract / Agreement
☐ Grant / Application
 ☐ Notice
 ☐ Ordinance
 ☒ Resolution
☐ Other:

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback <<http://www.martin.fl.us/accessibility-feedback>>.