



MEMORANDUM

AGENDA ITEM #III.F.1

DATE: APRIL 4, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF DAVIE PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #11-1AR (ALTERNATIVE REVIEW)

Community Profile

The Town of Davie, located in central Broward County, encompasses 35.5 square miles and in 2010 had an estimated population of 90,945, an increase of 20.1 percent since 2000 (partially due to annexation). The Town has worked to preserve its rural atmosphere, equestrian lifestyle and western theme district. The Town has numerous parks and more than 165 miles of trail system. A number of colleges, technical institutes, and universities are located in eastern Davie at the South Florida Educational Center. The State Road 7/U.S. 441 Corridor forms the eastern edge of the Town, and the Town is a member of the State Road 7 Collaborative. A map depicting the general location of the Town's is included in Attachment 1.

Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses effects on regional resources or facilities identified in the *SRPP* and extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Florida Statutes). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Florida Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

Summary of Staff Analysis

Proposed amendment #11-1AR contains text amendments to the Public School Facilities Element and the Capital Improvements Element of the Town of Davie Comprehensive Plan.

Impact Analysis

Staff analysis confirms the proposed amendment is administrative in nature and is generally consistent with the *SRPP*.

The Town of Davie Council unanimously approved (4-0) the proposed amendment at its February 16, 2011 meeting.

The amendment review is detailed on the attached Form C-7, pursuant to the Department of Community Affairs (DCA) requirements for proposed Local Government Comprehensive Plan reviews.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find Town of Davie proposed amendment package #11-1AR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Town, with copies to the Florida Department of Community Affairs.

FORM C-7

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2010-2011

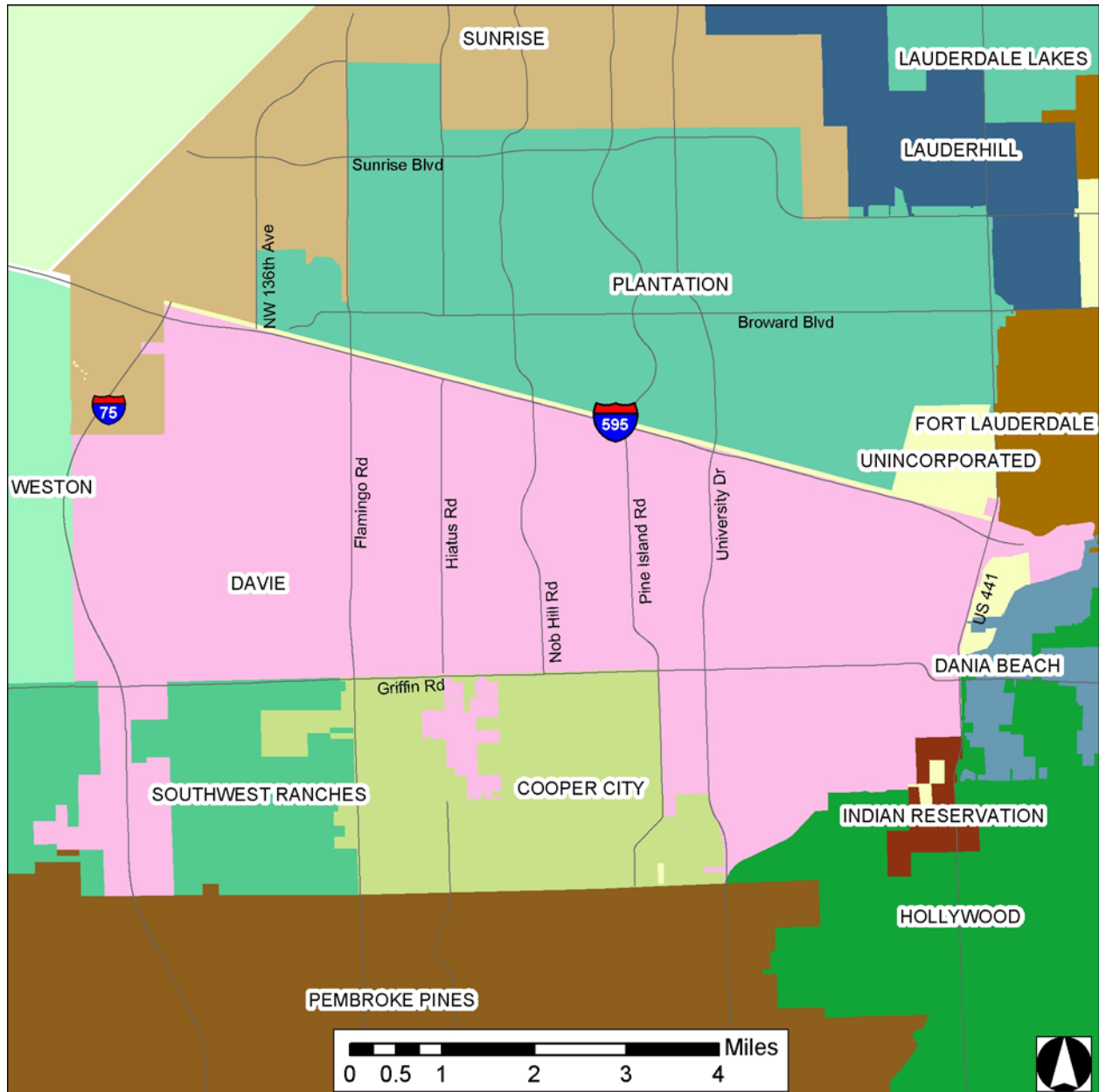
1. Local government name: Davie
2. Amendment number: 11-1AR
3. Is the Regional Planning Council (RPC) precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5) of the Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C); or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? No.
4. Date DCA notified RPC that amendment package was complete, if applicable: Not Applicable (Alternative Review).
5. Date amendment review must be completed and transmitted to the Town (Alternative Review): April 1, 2011.
6. Date the amendment review will be transmitted to the Town (Alternative Review): The staff report will be transmitted by April 1, 2011. The report reflecting action by the Council will be transmitted on April 8, 2011.
7. Description of the amendment:

The proposed text amendments to the Public School Facilities and Capital Improvements Elements revise the Level of Service (LOS) Standard for public school facilities and adopt the School Board's current Five- and Ten-Year Future Conditions Maps. These changes reflect updates required by the Second Amended Interlocal Agreement for Public School Facility Planning and Chapter 163, Florida Statutes (school concurrency).
8. Is the amendment consistent with the Strategic Regional Policy Plan (SRPP)?

Staff analysis confirms the Town of Davie proposed amendment package #11-1AR is generally consistent with the SRPP.
9. Applicable SRPP Goals and Objectives: *Not Applicable.*
10. The effects on the proposed amendment on regional resources or facilities identified in the SRPP: *Not Applicable.*
11. Extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government: *Not Applicable.*
12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases: *Not Applicable.*
13. Impacts to significant regional resources and facilities identified in the SRPP, including, but not limited to, impacts on groundwater recharge and the availability of water supply: *Not Applicable.*

14. Affordable housing issues and designation of adequate sites for affordable housing: *Not Applicable*.
15. Protection of natural resources of regional significance identified in the *SRPP* including, but not limited to, protection of spring and groundwater resources, and recharge potential: *Not Applicable*.
16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities: *Not Applicable*.
17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation: *Not Applicable*.
18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment: *Not Applicable*.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

Town of Davie
Proposed Amendment #11-1AR

Sources: FDEP, SFWMD, Broward County, SFRPC.
Note: For planning purposes only. All distances are approximate.