



MEMORANDUM

AGENDA ITEM #6f

DATE: JULY 12, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF DAVIE PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA# 10-1AR (ALTERNATIVE REVIEW)

Community Profile

The Town of Davie, located in central Broward County, encompasses 35.5 square miles and in 2009 had an estimated population of 91,056, an increase of 20.3 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), Fla. Stat.). 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, Fla. 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.

The SFRPC did not prepare the amendment package and, therefore, is not precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5), Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C.); or commenting on the adopted amendment pursuant to Section 163.32465(4)(b), F.S.

The Florida Department of Community Affairs (DCA) notified SFRPC that the amendment package was complete on June 28, 2010.

The amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than July 17, 2010.

The amendment review will be transmitted to the City and DCA on July 16, 2010.

Staff Analysis

Proposed amendment package #10-1AR contains three (3) Future Land Use Element (FLUE) text amendments and one (1) Future Land Use Map (FLUM) amendment to the Town of Davie Comprehensive Plan. The amendment package was transmitted for concurrent review with an amendment package to the Broward County Land Use Plan (see Council Agenda #6d; County No. PCT 10-6 and PC 10-14).

FLUE Text Amendments

Three text amendments are proposed to the Future Land Use Element (FLUE). The first proposed amendment would change the density and intensity of land uses within the Town’s existing 2,244 acre Regional Activity Center (RAC), also known as the South Florida Education Center (SFEC), generally located south of I-595, west of the Florida Turnpike, north of Orange Drive, and east of University Drive. The current RAC designation only retains an existing capacity for 137 additional dwelling units to be built out of the permitted 8,729. The Town proposes to increase the number of residential units to accommodate an additional 3,500 units, for a total of 12,229 units to be constructed incrementally in phases. The proposed amendment would also shift the existing commercial and industrial square footage to meet projected short-term demands as indicated in the Table below.

Table 1: Existing and Proposed Land Use Designations

Existing RAC	Remaining Capacity	Total
Residential	137 dwelling units	8,729 Units
Commercial	689,613 square feet	3,432,528 square feet.
Industrial	3,615,295 square feet	8,259,000 square feet
Community Facilities	7,217,552 square feet	12,388,500 square feet
Recreation & Open Space	13 acres	13 to 340 acres (max)
Proposed RAC	Additional Capacity	Total
Residential	3,500 dwelling units	12,229 Units
Commercial	235,000 square feet	3,667,528 square feet
Industrial	(900,000) square feet	7,629,000 square feet
Community Facilities	7,217,552 square feet	12,388,500 square feet
Recreation & Open Space	No established maximum	13 acres (min)

The Town adopted a Master Plan for the RAC in 2006 with the intent of creating a “multi-purpose, pedestrian-friendly and interconnected mixed-use village with the benefits of access to transit, variable housing costs and economic development opportunities.” New language is proposed within the RAC text amendment to promote and encourage large-scale development and redevelopment as well as small parcel infill development and redevelopment. The additional residential units will be subject to the Town’s existing affordable housing policies and inclusionary zoning ordinance (2008-17) which provides for an incentive program, inclusionary unit requirements, affordable housing purchase programs, affordable housing rental programs and a trust fund for affordable housing.

The RAC is located along a flight path of the Fort Lauderdale/Hollywood International Airport, which is scheduled for future expansion and may result in impacts to the proposed development. The Town intends to enter a Noise Mitigation Agreement with Broward County Aviation for residential development within the 60 plus Day-Night Sound Level (DNL) contour.

Capacity analysis for the proposed changes indicate adequate infrastructure and resources to serve the short and long term planning horizons with the exception of potential impacts to the regional transportation network. An essential component to the sustainable development of the RAC, including the proposed increase in residential density, is access to multiple modes of transportation. The Town is committed to transit-oriented development and the adopted RAC Master Plan includes provisions for pedestrian and non-single-occupancy-vehicle transportation options.

Objection

Approximately 686 p.m. peak hour vehicle trips will be generated by the proposed change and are projected to adversely impact the operating conditions of the regional transportation network within the long-term planning horizon. Specifically Davie Road (between Griffin Road and Nova Drive) and Nova Drive (between University Drive and Davie Road), are projected to exceed the Broward County 3% impact threshold in the long-term planning horizon. Council staff has confirmed that the Town and Broward County have indicated several opportunities to mitigate the additional vehicular trips resulting from the change as part of the Town's adopted RAC Master Plan, Land Development Regulations for the subject area, and the Year 2035 Metropolitan Planning Organization (MPO) Long-Range Regional Transportation Plan (2035 LRTP). However, the Town has not finalized a proposed traffic mitigation plan.

As proposed, the Town of Davie Future Land Use RAC Text amendment is incompatible with the following Goals and Policies of the *Strategic Regional Policy Plan for South Florida*:

- Goal 8 Enhance the Region's mobility, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.
- Policy 8.2 Reduce the utilization of the Florida Interstate Highway System and other components of the regional system for short, local trips.
- Policy 8.4 Expand use of public transportation, including buses, commuter rail, waterborne transit, and alternative transportation modes that provide services for pedestrians, bikers, and the transportation disadvantaged, and increase its role as a major component in the overall regional transportation system.
- Policy 8.7 Ensure that the transportation network, including public transportation supports the emergency evacuation needs of the Region.
- Goal 20 Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.
- Policy 20.8 Coordinate and develop an integrated and comprehensive multi-modal regional transportation system whereby heavy and light rail, people movers, shuttles, trolleys, express and local bus service, and other forms of public transportation play a more active role in the movement of people, particularly between regional centers. When modernizing or creating new transportation systems, utilize land use/transportation strategies to reduce congestion and allow for sustainable growth in the Region.

Recommendation

Prior to adoption, the Town must identify specific improvements proposed for the subject area as identified in the RAC Master Plan, Land Development Regulations, and the 2035 LRTP to improve traffic flow and reduce congestion that would result from the proposed text amendment. If capital improvements are necessary within the short-term planning horizon, the Town should update its 5-Year Schedule of Capital Improvements accordingly. The Town is encouraged to work closely with the appropriate Broward County Departments, state agencies, and the colleges and universities within the SFEC to coordinate mobility within the RAC and throughout the Region.

The second proposed text amendment to Objective 27 of the FLUE (School Siting), would permit public schools as a type of Community Facility within the Town's Transit Oriented Corridor land use designation.

The final text amendment, to Objective 28 of the FLUE (Traffic Impacts), would revise the maximum building height for commercial and industrial land uses within the Commercial land use category; and provide an exception for a locally-maintained collector roadway (Southwest 30th Street from University Drive to College Avenue) within the Town's RAC to be exempt from meeting the established peak hour Level of Service Standard because of the transit-oriented development pattern of the area.

Objection

The Town proposes to create an exemption from a Level of Service (LOS) Standard for a specific segment of roadway within the Regional Activity Center without establishing a planning standard by which the exemption would be made. Several roadways exist within the RAC and the adjacent Transit Oriented Corridor (TOC) that meet the transit-oriented threshold described by the proposed text amendment language. Providing LOS Standard exemptions without established standards within the Comprehensive Plan may not preclude a future deterioration of the roadway conditions within these areas.

- Goal 4 Enhance the economic and environmental sustainability of the Region by ensuring the adequacy of its public facilities and services.
- Policy 4.2 Optimize the service area and facility size of public facilities in the Region and direct future development and redevelopment first to areas served by existing infrastructure.
- Policy 4.3 Utilize the existing infrastructure capacity of regional facilities to the maximum extent consistent with applicable level of service (LOS) standards before encouraging the expansion of facilities or the development of new capacity.
- Goal 8 Enhance the Region's mobility, efficiency, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.
- Policy 8.1 Maintain the Florida Intrastate Highway System, other state roads, local roadways, and public transportation systems to preserve the Region's investment in infrastructure; support daily use and needs; enhance the Region's global competitiveness and economic health; increase safety; ensure emergency access and response; and provide for evacuation purposes.

Recommendation

Prior to adoption, the Town should take a more comprehensive approach to address the roadway Level of Service Standards and potential exemptions within areas that meet the transit-oriented

development pattern described in the proposed amendment language. By adopting a planning standard by which exemptions to the LOS Standard may be made in redeveloping areas with integrated mobility solutions, the Town will establish a solid rationale for the proposed 30th Street segment exemption.

The Town of Davie Council approved (4-1) the proposed Future Land Use Element text amendments at its April 7, 2010 meeting.

Staff analysis confirms that the proposed text amendments are generally inconsistent with the Goals 4, 8 and 20, and Policies 4.2, 4.3, 8.1, 8.2, 8.4, 8.7, and 20.8 of the *Strategic Regional Policy Plan for South Florida*.

FLUM Amendment | Sunforest Apartments

The proposed amendment would change the land use designation of a 49.97 gross acres site from Medium (10 dwelling units per acre) Residential to High (22 dwelling units per acre) Residential. The site is generally located adjacent to the Town's RAC to the east and south, east of University Drive and south of Nova Drive [See Attachment 2]. The site is an existing multi-family rental community of 494 dwelling units, known as Sunforest. The proposed change would allow up to 1,099 multi-family dwelling units. The intent of the amendment is to meet the growing demand for housing in the adjacent RAC area.

Capacity analysis for the subject property indicates adequate infrastructure and resources to serve the proposed development for the short and long term planning horizons with the exception of potential impacts to the regional transportation network. The proposed increase in residential density is projected to adversely impact the operating conditions of the regional transportation network within the long-term planning horizon. Through a proposed Declaration of Restricted Covenants the Town agrees to adjust the type of residential development to garden apartments (no more than 494 units) and mid-rise dwelling units to reduce the projected traffic impacts and include a phased, traffic mitigation strategy. The strategy would be a two-phased process of improvements that must be met prior to the issuance of a certificate of occupancy for the mid-rise dwelling unit buildings. The strategy includes improving access onto Nova Drive and SW 30th Street from the subject; intersection timing improvements at College Avenue and Nova Drive, and SW 30th Street; and funding through proportionate fair-share mitigation for transportation facilities identified in the Town's Capital Improvement Program (CIP).

The Town of Davie Council approved (4-1) the proposed map amendment at its March 3, 2010 meeting.

Staff analysis confirms that the proposed map amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Impact Analysis

Staff analysis has resulted in two Objections regarding the identification of a traffic mitigation plan for the proposed text change to the Town's RAC land uses and the basis by which a Level of Service Standard exemption would be made [See pages 3 and 4]. The Town is advised to address the Objections prior to adoption of the amendment.

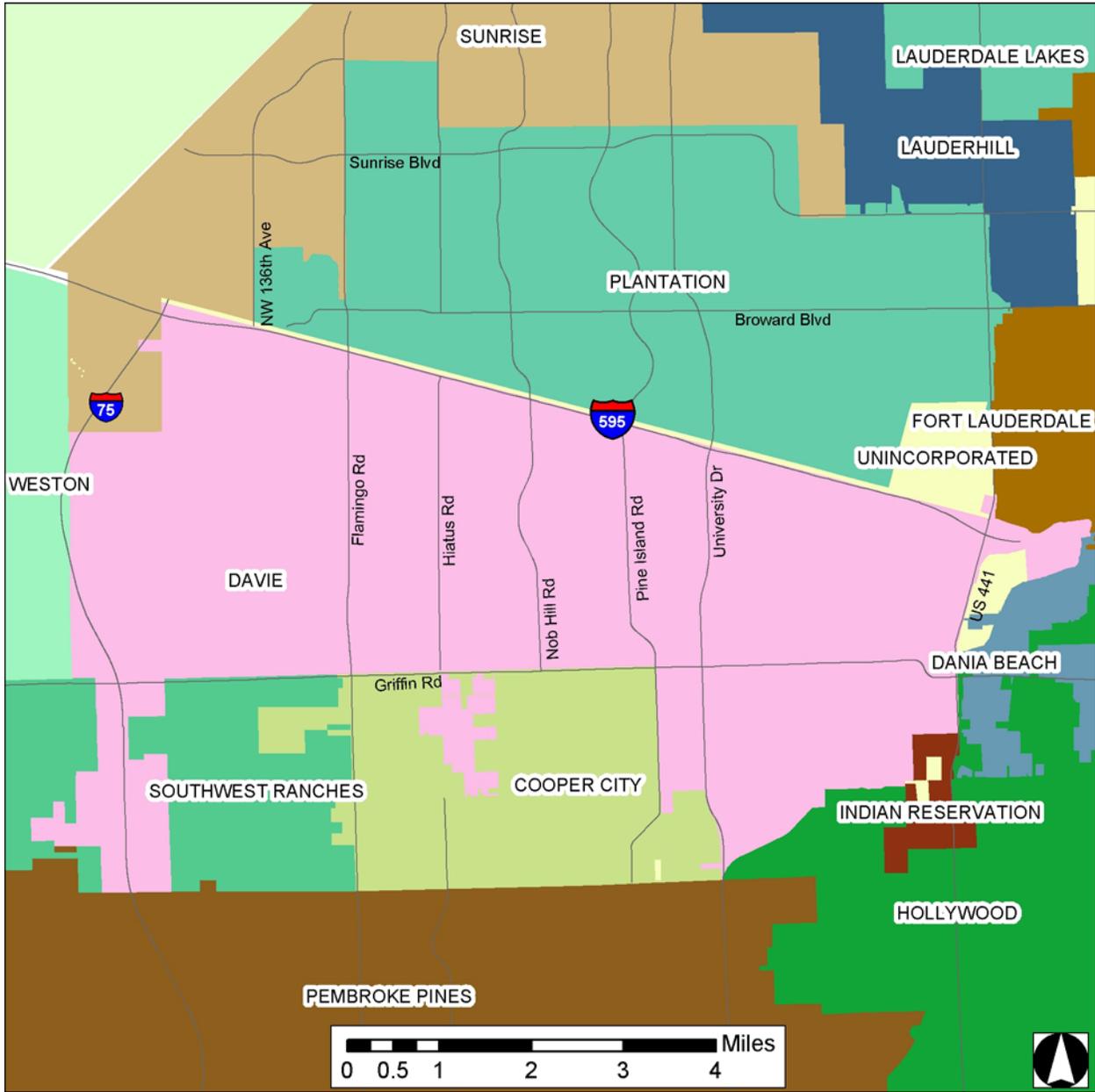
Staff analysis confirms the remaining map amendment (Sunforest Apartments) in the Town of Davie proposed amendment package #10-1AR will not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plan and local mitigation strategies.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find Town of Davie proposed Future Land Use Element Text amendment of amendment package #10-1AR generally inconsistent with Goals 4, 8 and 20, and Policies 4.2, 4.3, 8.1, 8.2, 8.4, 8.7, and 20.8 of the *Strategic Regional Policy Plan for South Florida*.

Find Town of Davie proposed Future Land Use Map amendment of amendment package #10-1AR 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.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

Town of Davie
Proposed Amendment #10-1AR

Sources: SFWMD, Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

FLUM Amendment | Sunforest Apartments

Town of Davie
Proposed Amendment #10-1AR

From: Medium Residential (10 units per acre)
To: High Residential (22 units per acre)
49.97 acres

Sources: Broward County proposed amendment package #10-2AR (Amendment PC 10-14 Map 2 Aerial Photograph).
Note: For planning purposes only. All distances are approximate.