



MEMORANDUM

AGENDA ITEM #7b

DATE: NOVEMBER 8, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF DAVIE ADOPTED COMPREHENSIVE PLAN AMENDMENT
DCA# 10-2AR (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 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 the 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.

Staff Analysis

Adopted amendment #10-2AR consists of several related text changes to the Future Land Use, Transportation, Infrastructure, Recreation and Open Space, Economic Development, and Capital Improvements Elements.

The proposed amendment was reviewed at the September 13, 2010 Council meeting and found to be generally consistent with the *SRPP*.

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 October 29, 2010, with copies to the Florida Department of Community Affairs.

The amendment package was adopted as proposed with revisions. In response to the September 10, 2010 Department of Community Affairs' (DCA) Objections, Recommendations, and Comments (ORC) Report, the Town made the following revisions:

- Clarified Future Land Use Policy 4.3 regarding preservation and protection of archaeological sites;
- Described how on-street parking will be promoted in Transportation Policy 3.5.5;
- Revised Infrastructure Policy 6.4 to describe how development will be guided to promote aquifer recharge;
- Removed proposed language from Transportation Policy 6.3.3 that speculated on potential state legislative action;
- Corrected or rescinded Policies in the Future Land Use, Transportation, Recreation and Open Space, and Economic Elements so that measurable and predictable standards for development are the basis for land development regulations; and
- Responded to the DCA comment that the Town increased the Level of Service (LOS) Standard for public schools which was not consistent with the Second Amended Interlocal Agreement (ILA) between the Broward County School Board and local governments. The Town clarified that the subject ILA has not been finalized yet and that upon finalization, the Town will adopt the new LOS into the Comprehensive Plan.

The following revisions were made by the Town in response to comments and recommendations of the Florida Department of Transportation (FDOT):

- Withdrew amendments to Transportation Policies 2.1.4 and 2.1.5 due to concurrency exemption concerns;
- Included the Broward Metropolitan Planning Organization (MPO) and the FDOT in the language regarding coordination with the County in Transportation Policy 7.2.2; and
- Revised Transportation Policy 10.1.2 regarding coordination of transit LOS Standards. The Town intends to clarify the names of the planning documents associated with Broward County's transit coordination the next time it amends its Comprehensive Plan.

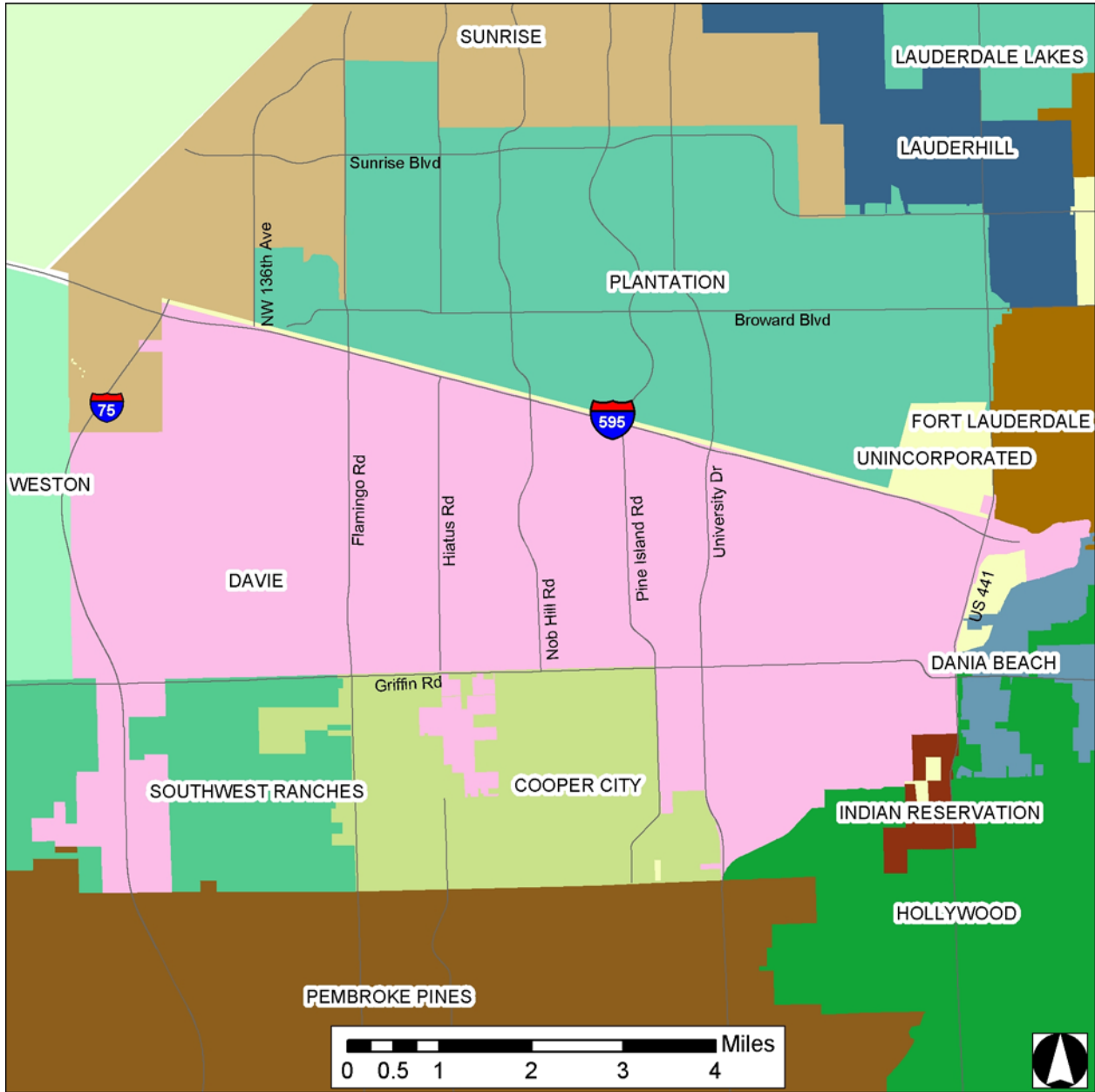
Staff analysis confirms the adopted text amendments are generally consistent with the *SRPP*.

The Town of Davie Council approved the text amendments (4-1) at its September 22, 2010 meeting.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find the Town of Davie adopted amendment package #10-2AR 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
Adopted Amendment #10-1AR

Sources: SFWMD, Broward County, SFRPC.

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