



MEMORANDUM

AGENDA ITEM #7c

DATE: OCTOBER 4, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF DAVIE ADOPTED 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 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 package #10-1AR contains two (2) Future Land Use Element (FLUE) text amendments and one (1) Future Land Use Map (FLUM) amendment to the Town of Davie Comprehensive Plan.

The proposed amendment was reviewed at the July 12, 2010 Council meeting and found to be generally consistent with the *SRPP*, with the exception of the text amendments related to the Town's Regional Activity Center (RAC). To view map depictions of the amendment sites view the proposed staff report online at: http://www.sfrpc.com/council/Agenda%20Jul10_6f.pdf.

The amendment package was adopted as proposed with revisions. At transmittal, the Council adopted two Objections regarding the proposed amendment package: (1) the proposed text changes to the Regional Activity Center were projected to adversely impact the operating conditions of the regional transportation network within the long-term planning horizon; and (2), the proposed text change to exempt for a specific segment of roadway within the Regional Activity Center from its Level of Service (LOS) Standard.

The Town has deleted the proposed LOS exemption and reduced the number of residential units and the amount of Commercial (see Table below) in the RAC. These changes concomitantly reduced the number of trips so that they will not exceed Broward County's impact threshold in the long-term planning horizon.

Existing and Adopted 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)
Adopted RAC	Additional Capacity	Total
Residential	3,500 <u>3,174</u> Units*	12,229 <u>11,903</u> Units*
Commercial	235,000 <u>100,000</u> square feet*	3,667,528 <u>3,532,528</u> 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)

*Denotes reductions in Residential and Commercial from the Proposed Amendment

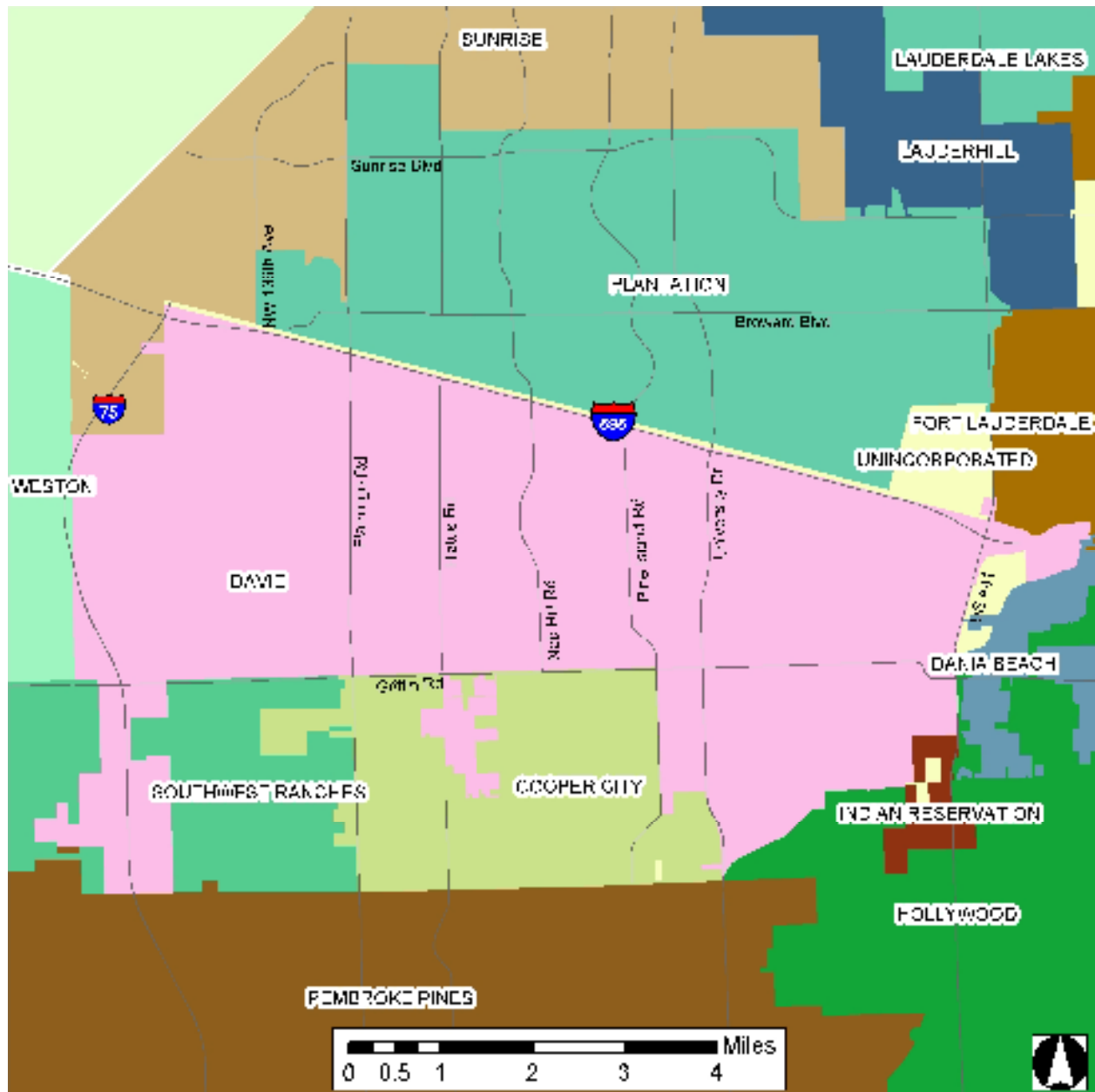
Staff analysis confirms the adopted amendments are generally consistent with the *SRPP*.

The Town of Davie Council approved the FLUM change (4-1) and the FLUE text amendments (4-1) at its September 7, 2010 meeting.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

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

Sources: SFWMD, Broward County, SFRPC.

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