



MEMORANDUM

AGENDA ITEM #6e

DATE: SEPTEMBER 13, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF DAVIE PROPOSED 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'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 #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 amendments seek to remove specific references to statutes (mostly pertaining to concurrency requirements) that change often, update old terminology, revise or eliminate unrealistic dates for completing various actions and reword Policies for ease of administration and Plan coherence. These amendments are intended to keep the Plan relevant and provide greater flexibility for adjustments to changes in state growth policy, should Amendment 4 (Hometown Democracy) pass.

Amendment 4 would require local governments to receive approval for new or amended comprehensive plans through a vote of the electors by referendum.

While the Town has indicated that some of the amendments are intended to prepare for Amendment 4, Council staff did not review the efficacy of these amendments as it relates to Amendment 4. All amendments were reviewed for consistency with the *SRPP* and potential impacts to regional resources and facilities.

Impact Analysis

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

The Town of Davie Council approved the proposed amendment with a vote of (4-1) on August 4, 2010.

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 #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.

FORM C-7

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2009-2010

1. Local government name: Davie
2. Amendment number: 10-2AR
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: August 13, 2010.
5. Date amendment review must be completed and transmitted to the Town and DCA: September 11, 2010.
6. Date the amendment review will be transmitted to the Town and DCA: September 3, 2010. The Council will take final action, with a copy transmitted to DCA, on the amendment on September 13, 2010.
7. Description of the amendment:

Proposed 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.

Proposed amendments to the Future Land Use Element (FLUE) and Transportation Element seek to eliminate specific policy actions with more general options, and remove specific references to statutes (mostly pertaining to concurrency requirements) that change often. The proposed amendments to the FLUE would eliminate the Rural Ranches land use category, which is no longer used, and delete Policies that are regulated by the Town's Land Development Code. The proposed amendments to the Transportation Element would update Policies to reflect the differences between urban and semi-rural residential areas of the Town. These amendments would also allow for the creation of transportation concurrency exception areas within the Regional Activity Centers (RAC) and the Transit Oriented Corridors (TOC) for local roads (only).

Proposed amendments to the Infrastructure, Recreation and Open Space, Economic Development, and Capital Improvement Elements would also remove specific references to statutes that change often, update policy language to reflect new practices, update old terminology, revise or eliminate unrealistic dates for completing various actions, and reword Policies for ease of administration and Plan coherence.

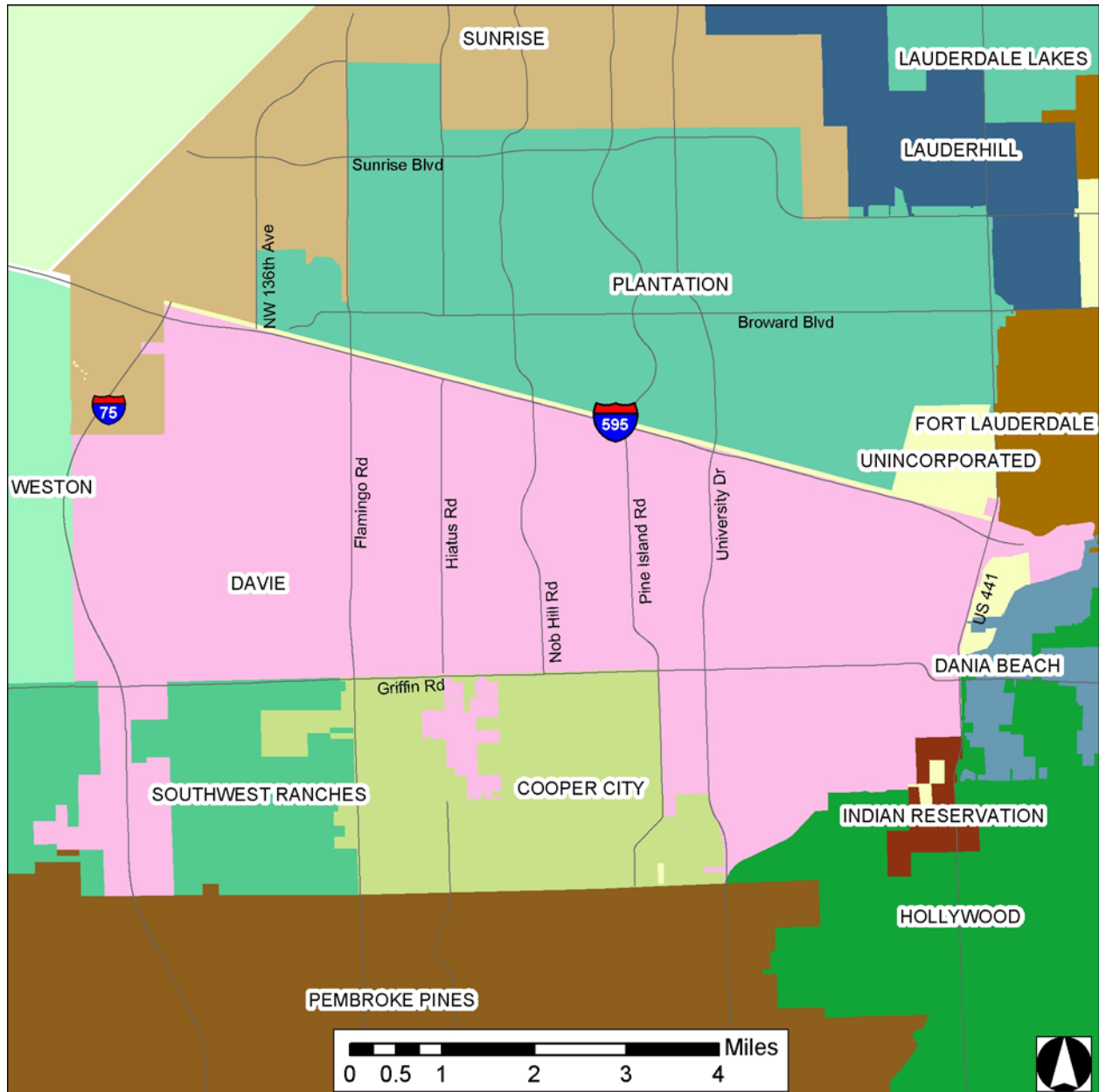
8. Is the amendment consistent with the Strategic Regional Policy Plan (SRPP)?

Staff analysis confirms the Town of Davie proposed amendment package #10-2AR 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 #10-2AR

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