



# MEMORANDUM

AGENDA ITEM #6g

DATE: APRIL 6, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF DAVIE PROPOSED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On March 2, 2009, Council staff received proposed amendment #09-1ER to the Town of Davie Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

## Community Profile

The Town of Davie, located in central Broward County, encompasses 35.5 square miles and in 2008 had an estimated population of 92,207, an increase of 21.8 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 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. The general location of the Town is included in Attachment 1.

## Summary of Staff Analysis

Proposed Amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to Town of Davie Comprehensive Plan. The Town's EAR was found sufficient on July 11, 2006, by the Florida Department of Community Affairs (DCA). Changes in land use are being proposed in this amendment package.

## **EAR-Based Comprehensive Plan Amendments**

In 1998, the State of Florida revised the statutory requirements for EARs to allow local governments to base their analysis on the key local issues they are facing to further the community's goals consistent with statewide minimum standards. The Report is not intended to require a comprehensive rewrite of the Elements within the local plan, unless a local government chooses to do so. The Town of Davie 2005 EAR identified the following specific issues to be addressed through EAR-based amendments:

1. Preservation and Acquisition of Open Space
2. Fiver Year Capital Improvement Program (CIP)
3. Providing Strategies for Affordable and Workforce Housing
4. Planning for Economic Vitality

5. Building and Adequate Local Road Network
6. Evaluation and Impact of the Proposed Increase in Density of the Regional Activity Center

The Goals, Objectives, and Policies, and Support Documents of all Elements of the Town of Davie Comprehensive Plan would be amended and updated in accordance with the amendments identified in the EAR, including a response to changes to State Statutes, the Florida Administrative Code and the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendments would also include changes to the Future Land Use Map (FLUM), and requirements for water supply planning and adoption of a Water Supply Facilities Work Plan.

The Town of Davie Council approved (4-0) the proposed amendment at its February 18, 2009 meeting.

Staff analysis has resulted in one comment about the Town of Davie Water Supply Facilities Work Plan, and confirms the proposed EAR-based amendments are compatible with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

### **Summary of EAR-Based Changes**

#### Future Land Use Element and Future Land Use Map

Proposed changes to this Element include new policies that address smart growth and green planning, and provisions to coordinate future land uses changes and development with the availability of water supply and water supply facilities. New Future Land Use Map objective and related policies would create density and intensity standards, in an effort to reduce urban sprawl.

The Town also proposed changes to the Future land Use Map (FLUM). The first amendment would modify the land use of the .96-acre Pine Island Ridge Conservation Area from Irregular 6.38 to Conservation. This change would provide for greater consistency with Broward County's land use designation and correct a previous recording error.

The second amendment would modify a total of 26 parcels, approximately 1,134 acres, throughout the Town *from* either Residential 1 DU/AC, Residential 2 DU/AC, Residential 3 DU/AC, Residential 5 DU/AC, Special Classification Residential 2 DU/AC, Special Classification Residential 8 DU/AC to Recreation, Residential Office, or Commercial *to* Recreation and Open Space. These changes would provide for greater consistency between current land uses and the FLUM, and protect the parcels from further development.

Staff analysis confirms that these proposed land use amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*.

#### Transportation Element

The key proposed change to this Element is the addition of transportation concurrency policies.

#### Infrastructure Element

The key proposed changes to this Element include several new policies that would fulfill the requirements of water supply planning legislation.

#### *Town of Davie Water Supply Facilities Work Plan (Work Plan)*

Residents and businesses in the Town of Davie receive potable water from six (6) separate utilities, including the Town itself; Sunrise, Hollywood, Fort Lauderdale; the municipalities of Broward County,

and the Ferncrest Utilities. The three largest providers are Davie, Sunrise, and the Ferncrest Utilities. The Town Work Plan describes its service area relationship with its water suppliers and provides data and analysis on current and projected water supply and demand, describes local and regional conservation and reuse initiatives, and identifies their providers' capital improvements. The Work Plan has been drafted for consistency with its suppliers' respective Work Plans. The Department of Community Affairs (DCA) found The City of Sunrise Work Plan in compliance on October 24, 2008, the City of Hollywood Work Plan on January 2, 2009, and the Broward County Work Plan on November 12, 2008. DCA should make a compliance determination for the City of Fort Lauderdale Work Plan by April 10, 2009.

*Comment*

**The Work Plan only provides a detailed analysis of current and future demand for three of its water utility suppliers. To demonstrate that the Town's water supply needs will be met, an analysis for all providers should be included in the final version of the Work Plan.**

Recreation, Open Space, and Conservation

The key proposed change to this Element are new water conservation policies.

Housing Element

The key proposed change to this Element are new affordable housing objectives and policies that seek to promote affordable housing opportunities, pursue the expansion of existing affordable rental and homeownership opportunities, and preserve existing mobile home communities outside of the Regional Activity Center (RAC).

Economic Element

This is a proposed new Element with objectives and policies designed to provide business and employment opportunities and maintain adequate infrastructure to support economic growth.

Intergovernmental Coordination Element

Proposed changes to this Element direct the Town to coordinate with the South Florida Water Management District (SFWMD) and all water utility providers to facilitate the sharing and updating of information needed to meet ongoing water supply needs, implement alternative water supply projects, establish Level of Service (LOS) Standards, resource allocation, and changes in service areas necessary for potential annexations.

Capital Improvements Element

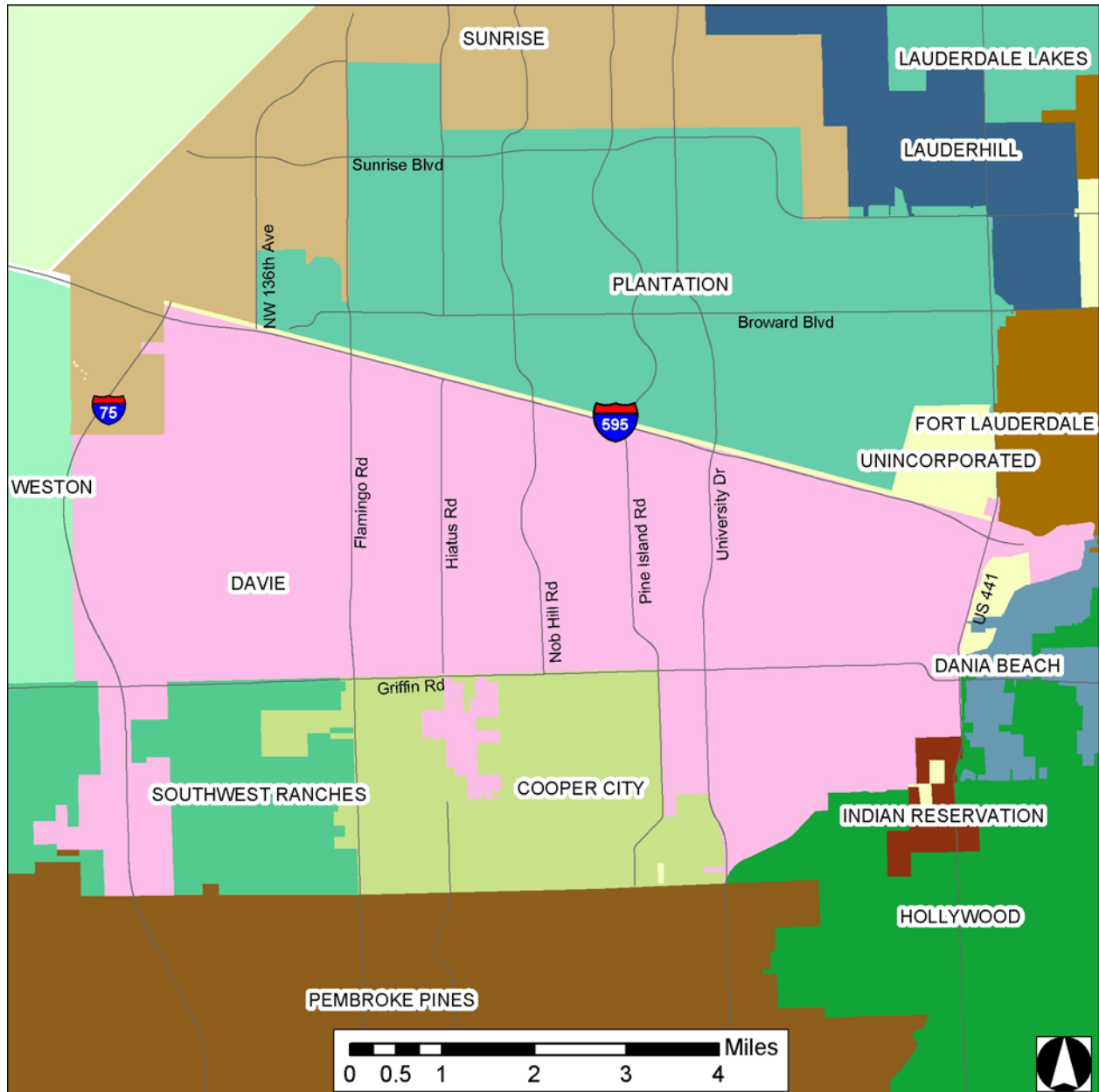
The key proposed change to this Element would direct the Town to update annually a financially feasible 5-Year CIP that identifies needed improvements to maintain LOS Standards, establish criteria to evaluate future capital projects and manage debt, and ensure that capacity and facilities are available to serve proposed development. The proposed CIP includes improvements for maintenance, modernization, and replacement.

Staff analysis confirms that the proposed amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find Town of Davie proposed amendment package #09-1ER generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

# Attachment 1



## COMPREHENSIVE PLAN AMENDMENTS

### Location Map

Town of Davie  
Proposed Amendment #09-1ER

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