



MEMORANDUM

AGENDA ITEM #6d

DATE: JANUARY 5, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF DAVIE PROPOSED COMPREHENSIVE PLAN AMENDMENT (INFORMATION ONLY)

On December 16, 2008 Council staff received a proposed plan amendment package to the Town of Davie Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was transmitted concurrently with an amendment to the Broward County Land Use Plan (BCLUP). Both amendments are related to The Commons Development of Regional Impact (DRI).

The Commons DRI

The proposed DRI project is for approximately 152 acres of unimproved land within the Town of Davie. The site is located north of SW 26th Street, south of Southwest 20th Street, east of Interstate 75, and west of Shotgun Road. The mixed-use project proposes to construct 1.1 million square feet of Commercial, 885,000 square feet of Office, and 300 Hotel rooms.

The Commons Application for Development Approval (ADA) was found sufficient on May 23, 2007 and two Development Order (DO) Conditions meetings have been held (June 27, 2007 and July 31, 2007). In addition, three (3) mediation meetings were held to discuss unresolved issues between the municipalities of Davie, Weston, and the Developer. The Council is projected to make a recommendation on The Commons DRI Impact Assessment Report and DO Conditions at its February 2, 2009 meeting.

Summary of Plan Amendment (Davie Amendment #LA 05-02)

The proposed amendment contains one (1) map amendment to the Land Use Plan and one (1) text amendment to the Future Land Use Element (FLUE). The map amendment would redesignate approximately 152 acres of Residential 1 DU/AC to Commercial within the Town of Davie at the proposed DRI site mentioned above. The text amendment would add a new policy group (No. 28) to further address compatibility for commercial uses with direct access off an interstate highway system.

The Town of Davie Council approved (4-1) the transmittal of the proposed amendment at its February 7, 2007 meeting.

Comprehensive Plan Amendment Review

Effective July 1, 2007, Broward County and all municipalities within (except the City of Miramar) are subject to the Alternative State Review (AR) Process Pilot Program for comprehensive plan amendments. Under the AR process, the total time for reviews (proposed and adopted) can be shortened by approximately 100 days.

The Town of Davie Council voted to transmit their amendment on February 7, 2007, prior to when the AR process took effect, and thereby triggering regular review. However, the Broward County

Commission voted to transmit their concurrent amendment on December 9, 2008. As of December 19, 2008, the Department of Community Affairs (DCA) has not received the concurrent amendments. Therefore, the Department has yet to assign amendment numbers or determine whether to process them under either the regular review or AR process concurrently.

At this time, Council staff cannot provide an adequate review for consistency with the *SRPP* of the proposed amendment for the January 5, 2008 Council meeting due to, 1) the unresolved review issue stated above, and 2) the comprehensive subject matter and size of the proposed amendment.

Recommendation
Information Only.