



MEMORANDUM

AGENDA #7f

DATE: SEPTEMBER 14, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF DAVIE ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On August 31, 2009, Council staff received adopted amendment #09-1ER 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 reviewed at the April 6, 2009 Council meeting and found to be generally consistent with the *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 Town is a member of the State Road 7/U.S. 441 Collaborative. The same SR 7/US 441 Corridor forms the eastern edge of the Town. The general location of the Town is included in Attachment 1.

Summary of Staff Analysis

Adopted amendment package #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the Town of Davie Comprehensive Plan. The Town's EAR was found sufficient on July 11, 2006, by the Florida Department of Community Affairs (DCA).

The amendment was adopted as proposed with revisions based on the May 5, 2009 Objections, Recommendations, and Comments (ORC) Report, issued by DCA. In response, the Town developed intensity standards for residential and non-residential land uses. The Housing Element was modified to include specific strategies to promote asset building for mobile homeowners and to preserve mobile home communities. The Future Land Use, Transportation, and Housing Elements were revised to incorporate more substantive strategies to meet House Bill 697 greenhouse gas reduction requirements. The Transportation Element was revised for consistency with Broward County's Level of Service (LOS) Standards for the South Central Transit Concurrency Management Area. A new Future Land Use Element Policy was created to analyze the impacts of urban redevelopment areas on the Florida Intrastate Highway System and consider programs that encourage alternatives to automobile travel. The appropriate sections of the Capital Improvements Element were revised for consistency with public

school coordination with the South Florida Water Management District. An updated Five-Year Schedule of Capital Improvements was included to identify alternative water supply projects. In addition, the Water Supply Facilities Work Plan was modified to demonstrate future water demand will be met by all providers, address water supply concurrency, and illustrate water service areas boundaries more legibly.

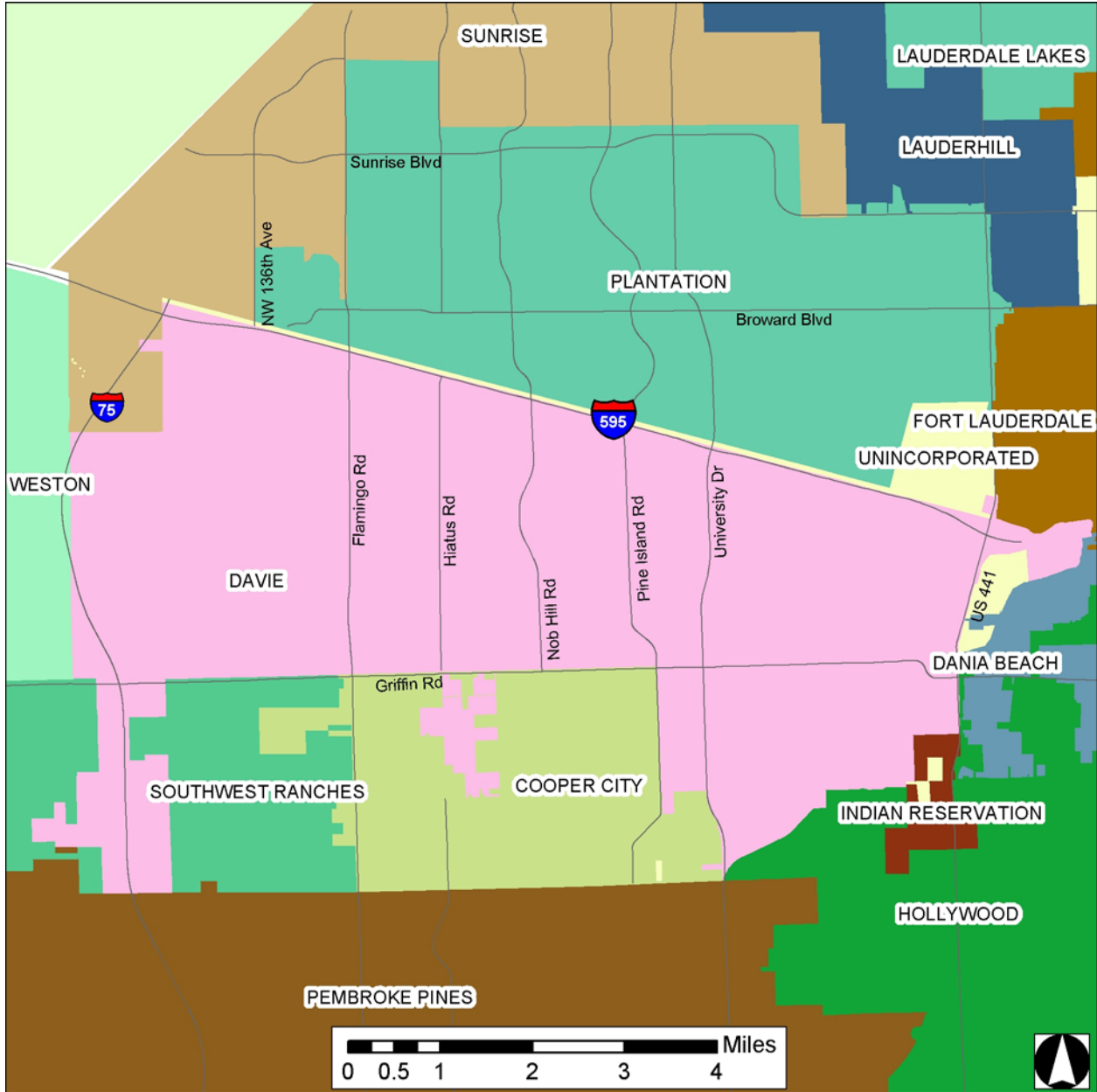
Staff analysis confirms that the adopted amendment continues to be compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

The Town of Davie Council voted 4-1 to approve the adopted amendment at its August 19, 2009, meeting.

Recommendation

Find Town of Davie adopted 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
Adopted Amendment #09-1ER

Sources: FDEP, Broward County, SFRPC.

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