



MEMORANDUM

AGENDA ITEM #7b

DATE: JANUARY 7, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF DAVIE ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On November 21, 2007 Council staff received adopted amendment #07-1 to the Town of Davie Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Proposed amendment # 07-1 was reviewed at the September 10, 2007 Council meeting and found to be generally consistent with the *South Florida Regional Policy Plan*. 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 2007 had an estimated population of 93,428, an increase of 23% 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 over 165 miles of trail system. A number of colleges, technical institutes, and universities are located in the South Florida Educational Center in eastern Davie. The State Road 7/U.S. 441 Corridor forms the eastern edge of the Town. The Town is a member of the State Road 7 Collaborative.

Additional information regarding the Town or the Region may be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

Adopted amendment #07-1 contains a text amendment to the Future Land Use Element and amendments to the Future Land Use Map (FLUM) for two annexation areas. A map depicting the general location of the Town is contained in Attachment 1, the area affected by the text amendment to the Land Use Element is shown in Attachment 2, and aerial photographs of the FLUM locations are included as Attachments 3 and 4.

Future Land Use Element Text Amendment

Amendment #07-1 includes a text change that to designate a Regional Activity Center pursuant to Chapter 380.06, Florida Statutes ("380 RAC"), for the area between University Drive, Florida Turnpike, State Road 84 and Griffin Road, as shown in Attachment 2.

Florida Statutes permit local governments to designate areas that are "highly suitable for increased threshold intensity in the comprehensive plan" for the purpose of raising the threshold that triggers review of a development project as a Development of Regional Impact (DRI). The amendment adds language, pursuant to Chapter 380.06 (2)(e), Florida Statutes, that allows the application of increased DRI thresholds within the designated area. The amendment provides for DRI review consistent with Chapter 380.06(2)(e), Florida Statutes, which permits a 50 percent increase in thresholds for single use DRIs (office, retail, hotel and residential) and development up to 160 percent for certain multi-use DRIs. This means that proposed office or retail projects of up to 600,000 square feet, or projects with up to 4,500 new units, within the designated area would be exempt from multi-jurisdictional review through the DRI process.

The Town of Davie Town Council adopted the text amendment by a vote of 5-0 at its meeting on November 7, 2007.

Staff analysis confirms that the amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Future Land Use Map Amendments

Amendment #07-1 extends the boundaries of the Future Land Use Map to include land in the Pine Island Ridge (Attachment 3) and United Ranches (Attachment 4) annexation areas. The amendment does not change the Broward County land use designations in place prior to the annexations, but incorporates them into the Town's Future Land Use Map. The amendment has no additional impacts on public services and facilities.

Pine Island Ridge:

Current Broward County Land Use Designation	Town of Davie Land Use	Acres
Residential Irregular (6.38 units/acre)	Residential Irregular (6.38 units/acre)	398
Recreation & Open Space	Recreation & Open Space	100

United Ranches:

Current Broward County Land Use Designation	Town of Davie Land Use	Acres
Estates Residential	Residential 1 dwelling unit per acre	443
Low (3) Residential	Residential 3 dwelling units per acre	86

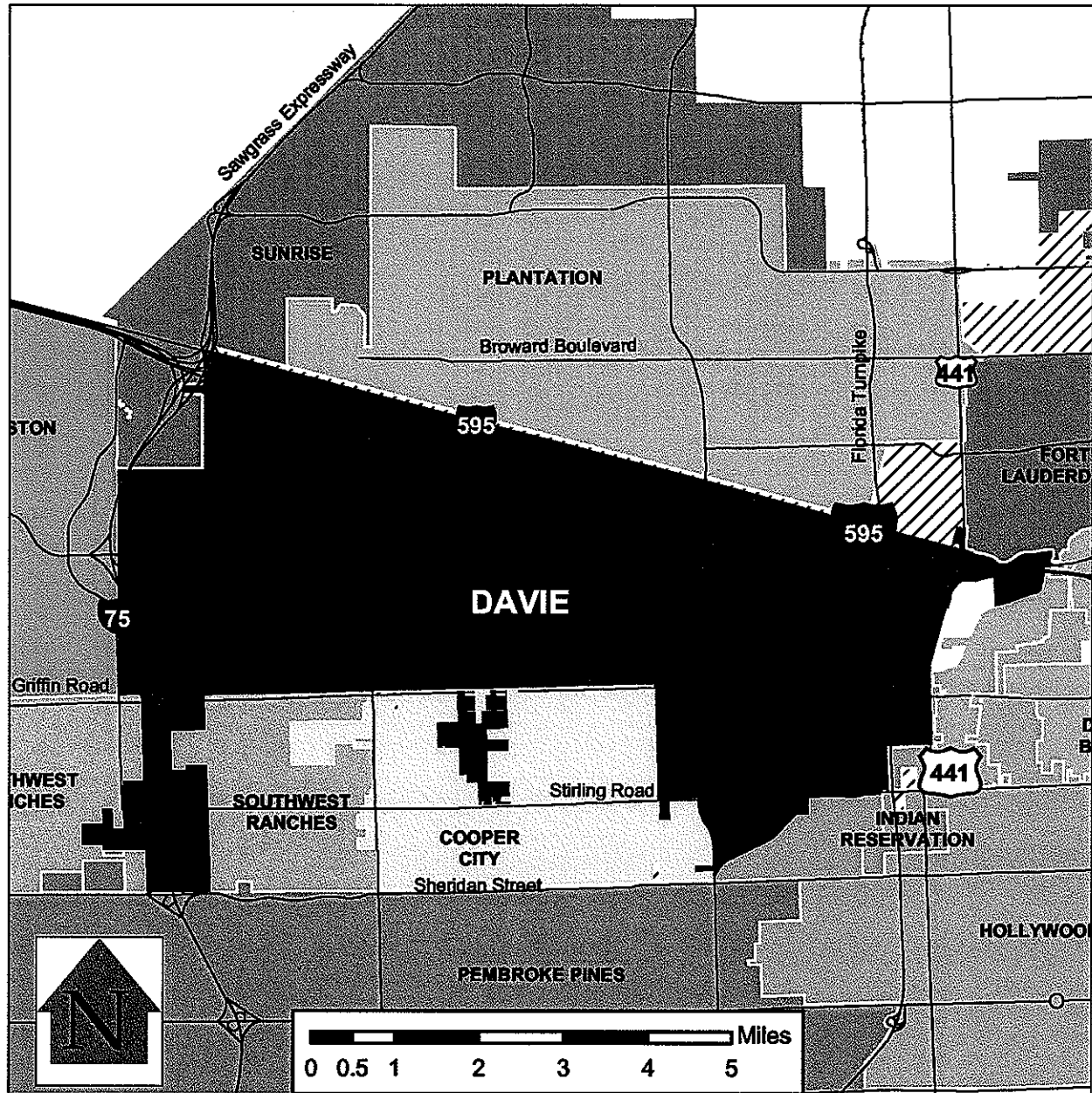
The Town of Davie Town Council adopted the land use plan amendment by a vote of 5-0 at its meeting on November 7, 2007.

Staff analysis confirms that the amendment to the Future Land Use Map for the annexation areas is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find adopted amendment package #07-1 generally consistent with the *Strategic Regional Policy Plan for South Florida* and approve this report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

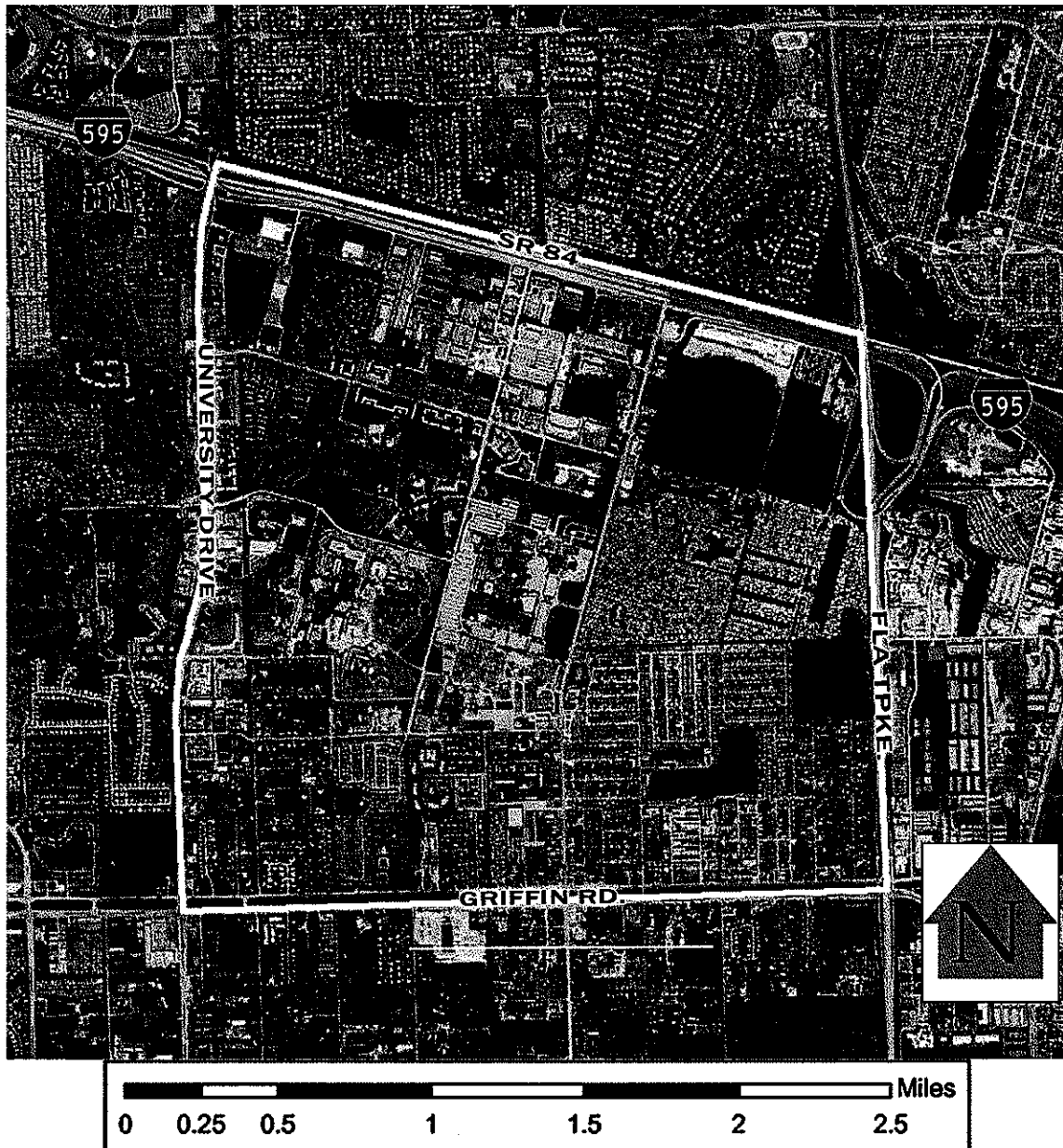
Location Map

Town of Davie
Adopted Amendment #07-1

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

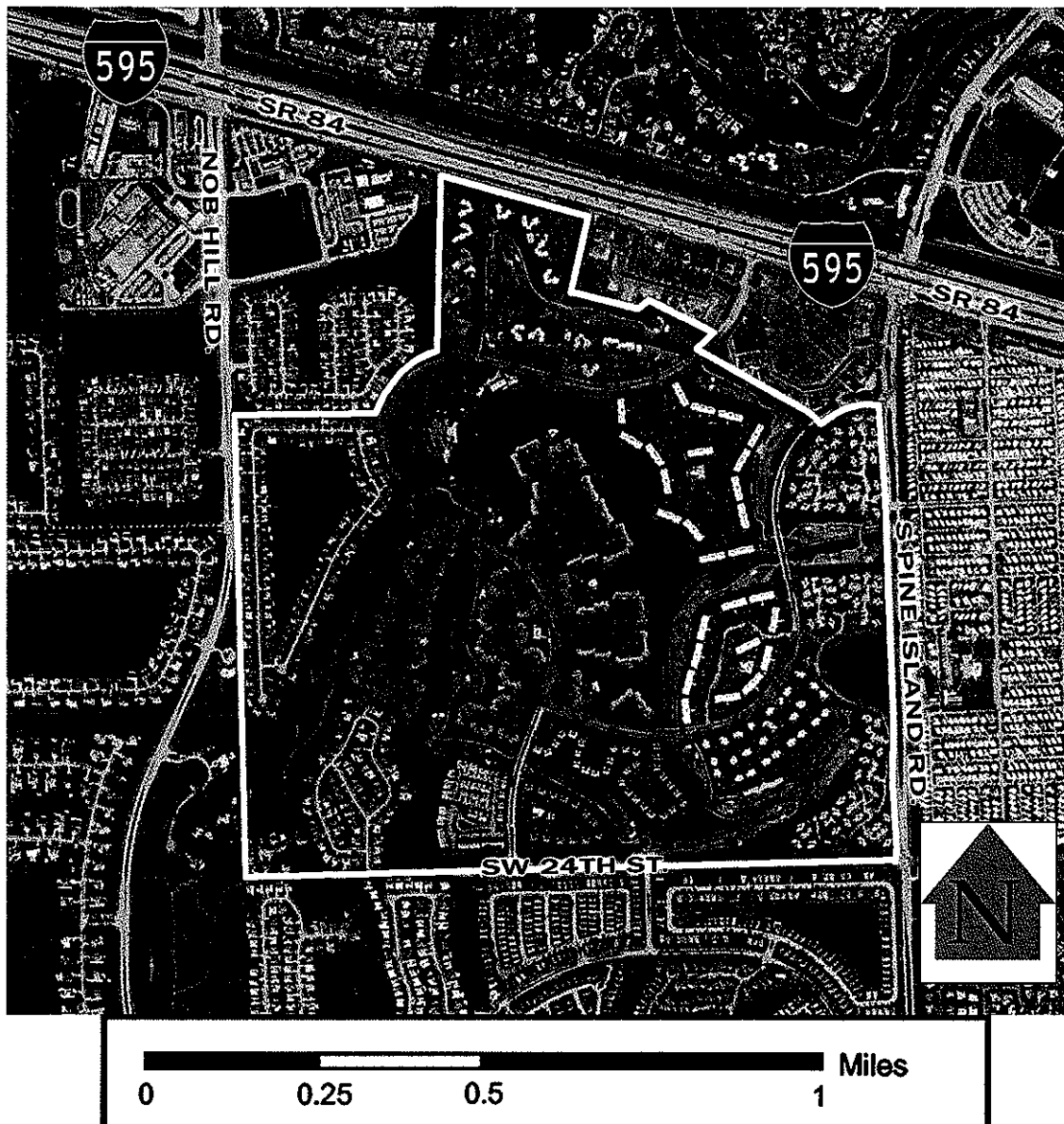
Aerial Map

Town of Davie
Adopted Amendment #07-1
Regional Activity Center Area

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

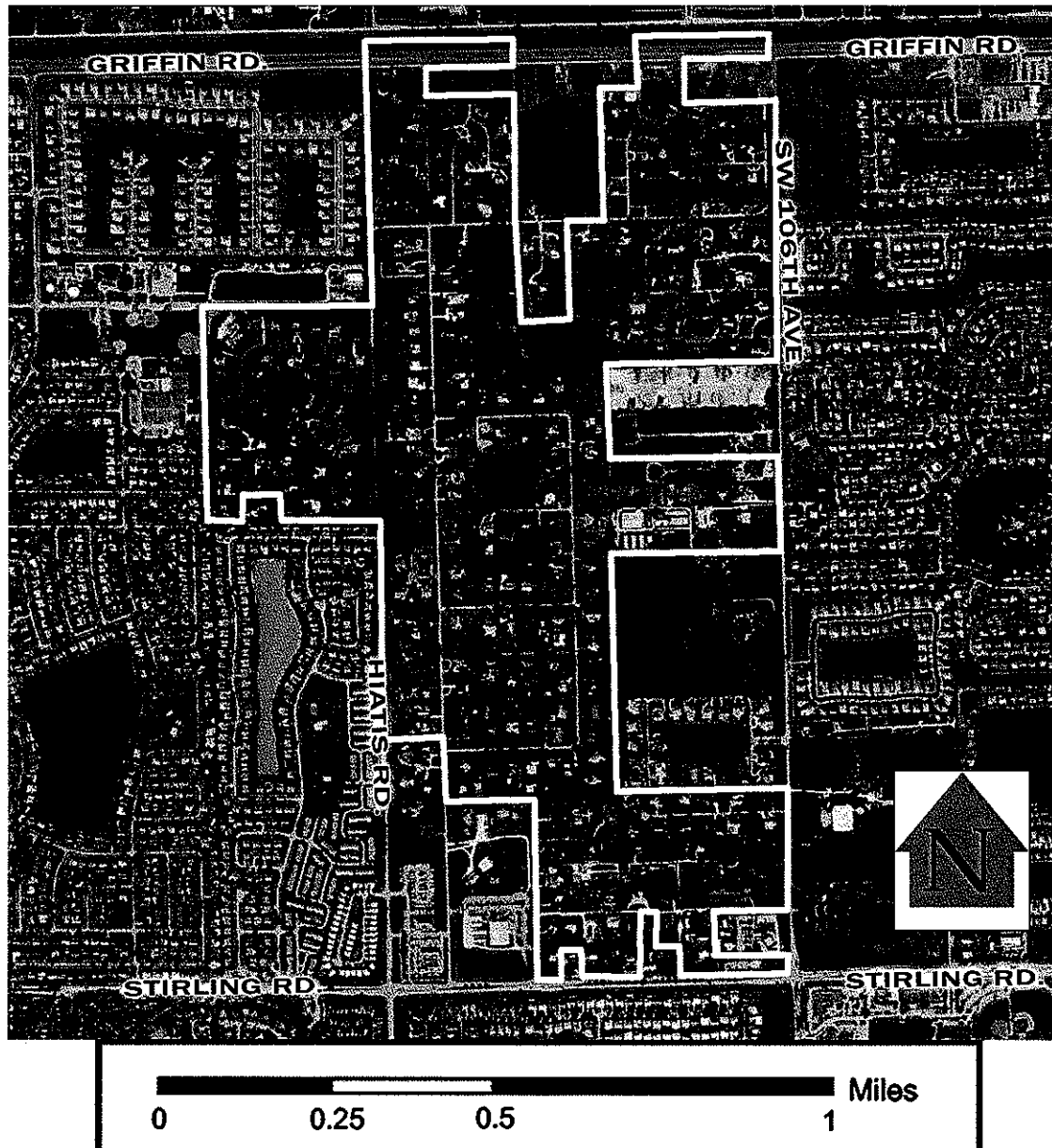
Town of Davie
Adopted Amendment #07-1
Pine Island Ridge Annexation Area

From: Residential Irregular (6.38 units/acre) - 398 acres & Recreation & Open Space - 100 acres
To : Residential Irregular (6.38 units/acre) - 398 acres & Recreation & Open Space - 100 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 4



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Town of Davie
Adopted Amendment #07-1
United Ranches Annexation Area

From: Estates Residential, 443 acres & Low (3) Residential, 86 acres
To: Residential 1 du/acre, 443 acres & Residential 3 du/acre, 86 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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