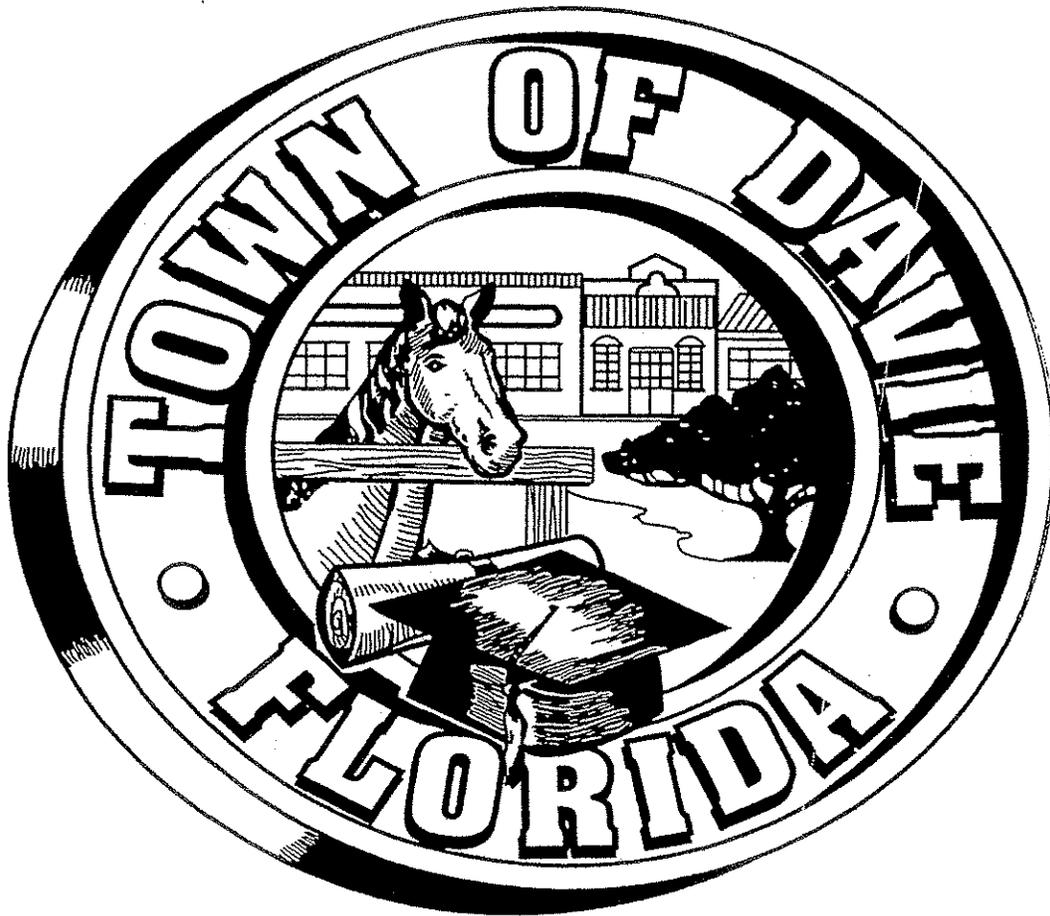


TOWN OF DAVIE

COMPREHENSIVE PLAN



JULY 1989

Housing

Traffic Circulation

AUGUST 1997

Future Land Use

Utilities

Recreation & OS

Intergovernmental Coordination

Capital Improvements

AMENDED August, 1998

TOWN OF DAVIE
COMPREHENSIVE PLAN

**UPDATED BASED UPON THE 1995
EVALUATION & APPRAISAL REPORT**

TOWN COUNCIL

Hon. Harry Venis, Mayor
Kathryn Cox, Vice Mayor
James Bush
Monroe Kiar
Terry Santini

LOCAL PLANNING AGENCY

George Greb, Chairman
Joseph Brill
Tom Gill
Hertz Halperin
Jay Stahl
John Hinden, Board Attorney

Robert F. Flatley, Town Administrator
Robert T. Rawls, Assistant Town Administrator
Michele C. Mellgren, AICP, Development Services Director
Barry S. Webber, Town Attorney

PLAN ELEMENTS ADOPTED AUGUST 20, 1997
Future Land Use Element
Utilities Element
Recreation, Open Space & Conservation Element
Intergovernmental Coordination Element
Capital Improvement Element

PLAN ELEMENTS ADOPTED JULY, 1989
Housing Element
Traffic Circulation Element

ACKNOWLEDGEMENTS

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I FUTURE LAND USE PLAN	Marsa B. Detscher Research & Development Coordinator
II TRAFFIC CIRCULATION ELEMENT	Robert D. Rawls Town Engineer
III UTILITIES ELEMENT	Mathew Wood Associate Planner
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Preparation of portions of this document was aided through financial assistance received from the State of Florida under the Local Government Comprehensive Planning Assistance Program authorized by Chapter 86-167, Laws of Florida, and administered by the Florida Department of Community Affairs.

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
NOTICE OF INTENT TO FIND THE
TOWN OF DAVIE
COMPREHENSIVE PLAN AMENDMENTS IN COMPLIANCE
DOCKET NO. 97-2ER-NOI-0606-(A)-(I)

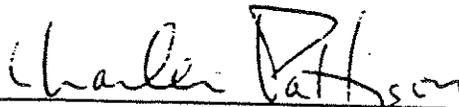
The Department gives notice of its intent to find the Amendments to the Comprehensive Plan for the Town of Davie adopted by Ordinance No. 97- 47 on August 20, 1997, IN COMPLIANCE, pursuant to Sections 163.3184, 163.3187 and 163.3189, F.S.

The adopted Town of Davie Comprehensive Plan Amendments and the Department's Objections, Recommendations and Comments Report, (if any), are available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the Town of Davie Town Hall, 6591 Orange Drive, Davie, Florida 33314-3399.

Any affected person, as defined in Section 163.3184, F.S., has a right to petition for an administrative hearing to challenge the proposed agency determination that the Amendments to the Town of Davie Comprehensive Plan are In Compliance, as defined in Subsection 163.3184(1), F.S. The petition must be filed within twenty-one (21) days after publication of this notice, and must include all of the information and contents described in Rule 9J-11.012(7), F.A.C. The petition must be filed with the Agency Clerk, Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100, and a copy mailed or delivered to the local government. Failure to timely file a petition shall constitute a waiver of any right to request an administrative proceeding as a petitioner under Section 120.57, F.S. If a petition is filed, the purpose of the administrative hearing will be to present evidence and testimony and forward a recommended order to the Department. If no petition is filed, this Notice of Intent shall become final agency action.

If a petition is filed, other affected persons may petition for leave to intervene in the proceeding. A petition for intervention must be filed at least five (5) days before the final hearing and must include all of the information and contents described in Rule 60Q-2.010, F.A.C. A petition for leave to intervene shall be filed at the Division of Administrative Hearings, Department of Management Services, 1230 Apalachee Parkway, Tallahassee, Florida 32399-1550. Failure to petition to intervene within the allowed time frame constitutes a waiver of any right such a person has to request a hearing under Section 120.57, F.S., or to participate in the administrative hearing.

After an administrative hearing petition is timely filed, mediation is available pursuant to Subsection 163.3189(3)(a), F.S., to any affected person who is made a party to the proceeding by filing that request with the administrative law judge assigned by the Division of Administrative Hearings. The choice of mediation shall not affect a party's right to an administrative hearing.



..... Charles G. Pattison, Director
Department of Community Affairs
Division of Resource Planning
and Management
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

ORDINANCE 97-47

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING APPLICATION LA 97-2 (TXT/EAR), AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY ADDING PERMITTED USES TO THE COMMERCE/OFFICE DESIGNATION AND UPDATING TEXT, DATA, GRAPHICS, OBJECTIVES AND POLICIES BASED UPON THE 1995 EVALUATION AND APPRAISAL REPORT OF THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act provides for regular five year evaluations and updates of adopted comprehensive plans; and

WHEREAS, the five year evaluation of the Town of Davie Comprehensive Plan was accomplished by the 1995 Evaluation and Appraisal Report (EAR) of the Comprehensive Plan; and

WHEREAS, the Town Council of the Town of Davie wishes to amend the Comprehensive Plan based on the recommendations of the adopted EAR, found "sufficient" by the Florida Department of Community Affairs on September 6, 1996, pursuant to Rule 9J-5.003, F.A.C.; and,

WHEREAS, the Local Planning Agency held public hearings on the proposed plan amendments on February 26 and July 30, 1997, and submitted its recommendations to the Town Council; and

WHEREAS, the Town Council of the Town of Davie held public hearings on March 5, 1997, August 6, 1997 and on the effective date of this Ordinance to consider the proposed plan amendments; and

WHEREAS, the required public hearings were noticed in accordance with the requirements of the Code of Ordinances of the Town of Davie, and Chapters 163 and 166 F.S.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. The Comprehensive Plan be and the same is hereby amended and changed as shown in Exhibit "A," attached hereto and made a part hereof.

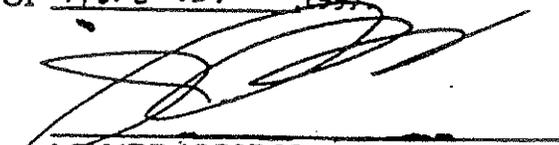
SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 4. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS 6th DAY OF AUGUST, 1997.

PASSED ON SECOND READING THIS 20th DAY OF AUGUST, 1997.



MAYOR/COUNCILMEMBER

ATTEST:



TOWN CLERK

APPROVED THIS 20th DAY OF AUGUST, 1997

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Introduction

Authority

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163 of the Florida Statutes, mandates the establishment and implementation of comprehensive planning programs to guide and control future development. The Act directs local governments to "preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions."¹

To that end, the Town must prepare and adopt a Comprehensive Plan that contains the following elements: future land use, including future land use plan map and text; traffic circulation, including a traffic circulation map; utilities, including sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge; conservation; recreation and open space; housing; intergovernmental coordination; and capital improvements. The Town has elected to combine the recreation and open space, and conservation elements in this Comprehensive Plan. Further, the Plan must contain implementation programs and procedures for monitoring and evaluating the implementation of the Plan. A primary focus of the Act is to insure that development is concurrent with the provision of adequate essential services to accommodate that development, and that the jurisdiction has the capability, through its capital improvements element, to fund and provide such essential services.

Broward is a charter county. Article VI of the Charter addresses the planning function and stipulates that the Broward County Land Use Plan is the effective land use plan for all jurisdictions until such time as the city has its own Land Use Plan that is certified by the Broward County Planning Council. A local land use plan is certified if such plan is in substantial conformity with the Broward County Land Use Plan. Upon certification and final adoption, the local land use plan is the effective plan for that jurisdiction.

Pursuant to Sec. 163.3174, F.S., the Town of Davie designated the Planning and Zoning Board as its Local Planning Agency,² responsible for preparing the Comprehensive Plan for the Town Council. Beginning in November 1987, the Local Planning Agency and Town Council conducted more than two dozen public hearings on all or portions of the Comprehensive Plan, culminating in the final adoption of the Plan in July 1989.

Additional public hearings were conducted during the 1995 Evaluation and Appraisal Report (EAR) preparation and adoption, and again for transmittal and adoption of the EAR-based amendments.

¹ Sec. 163.3161(3), F.S.

² Ord. No. 76-20, adopted June 16, 1976.

Planning Timeframes

The Comprehensive Plan must be prepared with at least two planning periods, pursuant to Rule 9J-5.005(4), Florida Administrative Code. Accordingly, the Comprehensive Plan provides two planning periods: 2000 and 2005. Individual elements may address additional timeframes; in that event, the element so states.

Plan Implementation Procedures

Implementation of the Comprehensive Plan shall be required of all agencies and departments of the Town having jurisdiction to facilitate the plan goals, objectives and policies. All such departments shall receive a copy of the goals, objectives and policies of all elements of the Plan, and shall report to the Town Administrator, or designee, on a regular basis as to the progress towards Plan implementation. Capital improvements programming shall be directly related to the goals, objectives and policies of the Comprehensive Plan, with priority given to projects that implement programs mandated by the plan. Department programming shall use the goals, objectives and policies as a framework during the annual budget preparation process.

Monitoring and Evaluation Requirements

The Town of Davie is required to evaluate and assess the overall performance of the Comprehensive Plan at least every five years, pursuant to Chapter 163.3191, F. S. The Evaluation and Appraisal Report shall assess the Town's progress towards achieving the goals and objectives stated in the Comprehensive Plan, and offer recommendations based on the criteria set forth in the legislation. The report is to assess each element of the comprehensive plan utilizing the following criteria:

- (a) The major problems of development, physical deterioration, and the location of land uses and the social and economic effects of such uses in the area.
- (b) The condition of each element in the comprehensive plan at the time of adoption and at date of report.
- (c) The comprehensive plan objectives as compared with actual results at date of report.
- (d) The extent to which unanticipated and unforeseen problems and opportunities occurred between date of adoption and date of report.

Citizen participation shall provide invaluable information as to the residents' perception of the Plan and the Town's performance with regard to the Plan goals and objectives.

Public Participation

Chapter 163 of the Florida Statutes specifically encourages the involvement of the public in the comprehensive planning process. To that end, the Town adopted procedures and guidelines to insure that the public participate in the comprehensive planning process to the fullest extent possible. Pursuant to Section 163.3181, F.S. and Rule 9J-5.004, F.A.C., the Town's procedures set forth in Resolution R88-66 require advertised regular meetings and workshops held by the Local Planning Agency; written and verbal status reports on the plan preparation; opportunity for written and verbal input from the public; and public hearings held by the Local Planning Agency and Town Council for transmittal and final adoption of the Comprehensive Plan (see Appendix i).

Background: Town of Davie

Geography

The Town of Davie is centrally located within Broward County, approximately 5 miles from the Atlantic Ocean, 5 miles from the Everglades or Conservation Area, and almost 16 miles from both Miami and Boca Raton. Davie's neighboring cities to the north include Plantation and Sunrise, with Cooper City, Hollywood and Pembroke Pines to the south. Arvida's Weston development, incorporated in 1996, lies west of Davie.

The strategic nature of Davie's location is enhanced by several interstates, turnpike and other primary transportation corridors that bound or traverse the Town. Interstate 595 follows the Town's northern boundary and links Davie with the west coast of Florida via Interstate 75, and the Fort Lauderdale-Hollywood International Airport and Port Everglades to the east. Interstate 75 bounds Davie on the west, and extends south into Dade County and north into the Sawgrass Expressway linking Davie with both Dade and Palm Beach counties. The Florida Turnpike runs along the Town's eastern limits, again providing convenient access to Dade County and north-central Florida. Other primary corridors include U.S. 441 (State Road 7) in the eastern portion of the Town, Davie Road and University Drive, both centrally located north/south business arteries, and Pine Island and Flamingo Roads to the west. State Road 84, Stirling Road, and the Griffin Road/Orange Drive corridors provide east/west continuity throughout the Town. There are planned improvements to the above (and additional) roadway corridors described in the Transportation Element of this Comprehensive Plan.

A sandy, wooded natural ridge formation meanders through the Town, primarily evident east and west of Pine Island Road, in the Rolling Hills and Forest Ridge developments respectively, to west of Southwest 130 Avenue, on the Kapok Tree property. This ridge system is referred to as Pine Island Ridge in the east, and Spooners Ridge and Long Key Ridge in the west. The ridges are archaeologically, historically, and naturally significant, playing an important role in the Town's Open Space Program and as the highest natural elevation in Broward County in an area that historically consisted of wetlands.

The C-11 Canal and North New River Canal, components of the primary drainage system maintained by the South Florida Water Management District, serve as geographic boundaries of the Town. Along the northern Town limits, the North New River Canal generally separates Davie from the cities of Sunrise and Plantation. The C-11 Canal runs east/west through the Town, sandwiched between Orange Drive and Griffin Road. Canal crossings are limited, thus directing traffic to major intersections.

The Florida Power and Light Company maintains approximately 11 miles of transmission easements throughout the Town. These easements range in width from 180 to 255 feet and run north/south through the western portion of the Town and east/west through the southern portion of the Town.

Man-made geographic features include numerous lakes and rock-pits, excavated to provide fill for building purposes. The Broward County Landfill, currently closed and undergoing cleanup and redevelopment for open space/park use, ranges up to 90 feet in height. Finally, several primary transportation corridors, as discussed above, serve as formidable geographic features. The I-75 flyover to I-595, the University Drive intersection at I-595, and the State Road 84/I-595 intersection with U.S. 441 and the Florida Turnpike range from 50 to just under 100 feet in height.

History

The history of the Town of Davie dates to the early 1900s when the construction of irrigation and drainage canals began. The area was divided into small parcels and was marketed as the "First Improved Town in the Everglades." In 1906, R.P. Davie, associated with the Everglades Sugar and Land Company, purchased approximately 27,500 acres at \$2.00 per acre.

The first permanent settlers arrived in 1909 and, comparing this swampy area to their former home in Panama Canal Zone, named the community "Zona." The community was renamed in 1916, in recognition of R.P. Davie's presence in the settlement.

Davie was incorporated in 1925, and dissolved during the following legislative session; Frank Stirling was the first mayor. Taxation, an unanticipated result of incorporation, was responsible for this short-lived status. In June 1926, the first Code of the Town of Davie was passed, in an effort to deal with the early growth of the settlement.

The hurricanes of September 1926 and May 1947 proved to be milestones in the development of Davie. The earlier storm's devastation drove many from the area. Those that remained changed their construction methods and materials from lumber and tar paper to cement block. The 1947 hurricane brought the Army Corps of Engineers to the area, to develop the present Water Management Control system.

During the 1950s and 1960s, agricultural activities thrived. The flood control measures implemented by the Army Corps drained the rich land for new groves, cattle ranching, produce and sod farms. For example, in 1959 approximately 5,000 acres were developed as productive groves valued at \$5 million.³

³ The History of Davie and its Dilemma, by Victoria Wagner.

In 1960, the Town of Davie, consisting of less than 2,000 residents, incorporated. Population trends, as shown in the table below, reflect the growth and development of the community.

**POPULATION: Town of Davie
1970 to 1995**

Year	Population
1970	5,859
1972	6,517
1973	7,763
1974	9,769
1975	12,570
1976	14,964
1977	16,777
1978	17,413
1979	18,054
1980	20,515
1981	22,756
1982	30,006
1983	32,502
1984	33,816
1985	35,183
1986	35,654
1987	37,393
1988	38,980
1990	47,217
1995	53,081

Source: Univ. of Fla., Bureau of Econ. Research (1970-1974)
Broward County Office of Planning (1975-1988)

Different concerns arose as a result of the rapid growth of the Town, and with respect to the unique character Davie was assuming. Equestrian interests, while still strong, have waned over the past decade. The citrus influence, once a principle factor in the Town's economy and way of life, is reduced substantially in acreage and economic importance. The construction of primary transportation corridors has brought the Town to the focus of attention in Broward as a burgeoning area for commerce and industry. And, the unique character associated with Davie has developed into a representation of lifestyle much desired throughout the region. Efforts to address

these changes associated with Davie's "coming of age" include maintenance of the pattern of development which preserves a substantial area devoted to low-density residential use, open space planning and land acquisition programs, and recognition of the diverse and unique concerns in the Town such as equestrian interests.

Evaluation and Appraisal Report of the Town of Davie Comprehensive Plan

Introduction

The Town Council of the Town of Davie adopted its Comprehensive Plan in February 1980, 1989 and again in 1997 pursuant to the requirements of the Local Government Comprehensive Planning Acts of 1975 and 1985, respectively. The Plan was prepared and adopted to facilitate the orderly and balanced future economic, social, physical, environmental, and fiscal development of the Town.

The Local Government Comprehensive Planning Act requires periodic evaluations of the Comprehensive Plan to insure that the planning program is a continuing and ongoing process. Evaluation and Appraisal Reports reflect the concerns raised during the workshops, and includes issues raised by the public, the Local Planning Agency and Development Services Department staff. The information obtained during these workshops was supplemented by the data gathered, analysis of the original adopted plan, and by the public hearings held during the 1988-89 and 1994-95 updates of the Davie Comprehensive Plan.

Chapter 163.3191, F.S., requires that the local planning agency report on the plan to the governing body at least every five years after plan adoption. The report is to assess each element of the comprehensive plan utilizing the following criteria:

- (a) The major problems of development, physical deterioration, and the location of land uses and the social and economic effects of such uses in the area.
- (b) The condition of each element in the comprehensive plan at the time of adoption and at date of report.
- (c) The comprehensive plan objectives as compared with actual results at date of report.
- (d) The extent to which unanticipated and unforeseen problems and opportunities occurred between date of adoption and date of report.

The following summary of the 1984, 1988-89 and 1995 EARs illustrates key trends occurring in Davie since 1980.

The Future Land Use Element, as adopted in 1980, provides for the continuation of

Davie as a low density community. The original plan expresses the opinion that Davie will not assume a significant role as a regional commercial or business center within Broward County. During the past 15 years, the Town has implemented an aggressive annexation program, and has merged into the Town the Village of Hacienda Village. This growth program has dramatically altered the character of the Town to the extent that Davie currently figures prominently in the future industrial and commercial development of Broward County. The construction of I-595 and I-75 has increased Davie's visibility and accessibility, and has enhanced residential and non-residential development opportunities in the Town. Below, three key Comprehensive Plan goals are evaluated to provide a context for development and change since the 1980 plan.

Goal - To develop Davie as an attractive community while maintaining its rural character and protecting the health, safety, and welfare of its residents.

Two objectives relating to this goal, to "maintain an overall low density community" and "preserve and enhance the Town's rural character" are insured by strict adherence to the Land Use Plan map. The Future Land Use Element describes Pine Island Road as the "principle line of demarcation between rural estate uses in the western part of the Town and the more intensive urban development to the east." Additionally, the area south of the C-11 Canal was contemplated as a low intensity area predominantly designated for estate development. Despite the Town's growth through annexation and merger, this pattern of development essentially has continued with minimal deviation.

After a comprehensive study during which a building moratorium along University Drive was imposed, the Town adopted the University Drive Review District (U.D.R.D.). The U.D.R.D. is an overlay district which imposes strict regulations governing site design and landscaping for development along University Drive. A similar overlay district was adopted for the State Road 84/I-595 corridor (State Road 84 Review District).

A Western Theme District was created, establishing architectural and landscaping design criteria for development within the District. The District encompasses downtown Davie and the area around the Davie Road intersection with Orange Drive and Griffin Road, but at one time extended to Strirling Road, where several shopping centers and freestanding businesses are designed in accordance with the western theme.

Goal - To provide safe, sanitary, and sound housing for all residents.

The Town's efforts towards rehabilitation and/or redevelopment of deteriorated residential areas is evidenced in the Potter Park Target Area improvements. The area identified as the Potter Park neighborhood was designated a Community Development Block Grant (C.D.B.G.) Target Area. This area has been subject to major infrastructure improvements including the installation of water and sewer lines, and reconstruction of existing local roads. The Potter Park facility itself has been

renovated to provide enhanced recreational facilities to the neighborhood. A Community Redevelopment Agency was created in 1988 to redirect tax revenues to housing and business improvements within the CRA boundaries, centering on downtown. Davie became an entitlement community for purposes of distributing CDBG monies. The Eastside Neighborhood Special Zoning District (ENSZD) was implemented just east of downtown to address the specific needs of the Davie Little Ranches Neighborhood. Close intergovernmental coordination with county housing agencies insure that funding assistance to qualified applicants is made available.

Goal - To provide park, recreation, and open space areas for existing and future residents.

The 1980 Level of Service Standard for parks, recreation and open space land was clearly inadequate for Davie's needs, therefore, the LOS Standard was increased from 3 to 10 acres per 1,000 population, with at least 3 acres per 1,000 population for actual recreational land. Several of the Town's existing facilities were identified as requiring renovation. Both Potter Park and Berman Park are intensely used parks that were rebuilt. Additional recreational equipment was installed at Lange Park, in response to residents' needs. The Town's Sports Complex (A. D. Griffin Park) is a million dollar facility; additionally, the Town renovated the Rodeo Arena, adding a roof and accessory buildings. The "Huck Lyle property," consisting of the 7 acres adjacent to the Town Hall and arena complex, were improved in 1997 to allow access from Davie Road. The Town has entered into long-term lease agreements with the Broward County School Board for use of school facilities to supplement Town-owned/operated facilities and the Town has assumed the responsibility for canal beautification to enhance the recreational use of the C-11 Canal bank. The Open Space Initiative dramatically increased the amount of recreation and open space land in Davie, as Broward County, Davie and the State together purchased over 300 acres of environmentally sensitive and recreational land. Finally, the Open Space Program has established a system of equestrian, pedestrian, and bicycle trails throughout the Town to promote an image and character of the Town that Davie hopes to protect.

----- Footnotes -----

1. Sec.163.3161(3), F.S.
2. Ord. No. 76-20, adopted June 16, 1976.
3. The History of Davie and its Dilemma, by Victoria Wagner.

RESOLUTION NO. R-86-66

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA,
PROVIDING FOR PUBLIC PARTICIPATION PROCEDURES
PURSUANT TO CHAPTER 9J-5 OF THE FLORIDA
ADMINISTRATIVE CODE; AND PROVIDING AN
EFFECTIVE DATE.

WHEREAS, local comprehensive plans must be considered and adopted in accordance with the public participation procedures adopted by the local governing body and local planning agency, pursuant to Section 163.3181, Florida Statutes, and Rule 9J-5.004 of Chapter 9J-5, Florida Administrative-Code; and,

WHEREAS, Section 163.3181, Florida Statutes and Chapter 9J-5, Rule 9J-5.004, Florida Administrative Code establish minimum criteria for public participation and requires the local governing body and the local planning agency to adopt procedures providing and encouraging public participation in the planning process; and,

WHEREAS, it is the desire of the local planning agency and the local governing body to adopt public participation procedures pursuant to Chapter 9J-5, Florida Administrative Code and Chapter 163, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

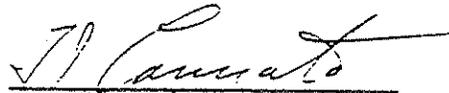
SECTION 1. That the following procedures are established to provide for public participation in the comprehensive planning process:

- (1) The Local Planning Agency shall hold meetings and/or public workshops at least once a month.
- (2) All Local Planning Agency meetings and/or workshops shall be advertised in a newspaper of general circulation in the Town to assure that real property owners are duly notified of any actions that may affect the use of their property.

- (3) The Local Planning Agency shall provide both written and verbal status reports on the progress of plan preparation, and make available executive summaries of research findings when appropriate.
- (4) The Local Planning Agency shall provide opportunity for written and verbal comments from the public as well as opportunity to consider and respond to all public comments.
- (5) ~~The~~ Local Planning Agency and Town Council shall hold public hearing for the transmittal of the proposed Comprehensive Plan and final adoption of the Comprehensive Plan.

SECTION 2. This resolution shall take effect immediately upon its passage and approval by the Mayor.

PASSED THIS 16th day of March, 1988.



Mayor/Councilman

Attest:



Town Clerk

Approved this 16th day of March, 1988.

D6;3MIN/FORMS;RESO/PPP