

Schedule for the Review Process of the Town's Comprehensive Plan EAR

<u>DATE</u>	<u>ACTIVITY</u>
June 2003	Plan Start-Up
Mid-Nov'03-Jan'04	Public Workshops on 2005 Comprehensive Plan EAR
March 2004	Draft of Current Conditions and Needs Assessment
May 2004	1st Draft of EAR
December 2004	LPA & TC Meeting on 1st Draft of EAR
Feb/March 2005	Transmit proposed EAR to DCA and revise EAR as Needed
April/May 2005	Town Council Review and Adoption
June 2005	Town Begins EAR Based Amendments to the 1997 Comprehensive Plan

NOTE: All dates are approximate and are subject to change.
For more information and to offer your comments, please contact:
Fernando Leiva, Planning and Zoning Manager at 954-797-1103

Vision Statement from Mayor Truex

"The Year 2005 Evaluation and Appraisal Report (EAR) and Comprehensive Plan Update represents the first set of substantive changes since the comprehensive plan was last adopted in 1997. This Update calls for the Town's planning to continue to strengthen our neighborhoods by addressing all the issues, resources and needs that make a community whole, including land use, affordable housing, transportation, health, natural environment, and the provision of infrastructure and other services. Each and every one of us can make a difference in protecting Davie's identity, quality of life and economy. It is up to us to make sure our children and their generations can enjoy it as well. Planning for an area as vast and complex as Davie is a challenging mission. By using innovative direction for guiding land use and exercising care and caution in how we grow and what we do to protect our resources into the next fifteen to twenty years, we can achieve our vision and goals and preserve our lifestyles for the future. The more residents get involved, the better our Town can be shaped to meet their needs."



Mayor Tom Truex

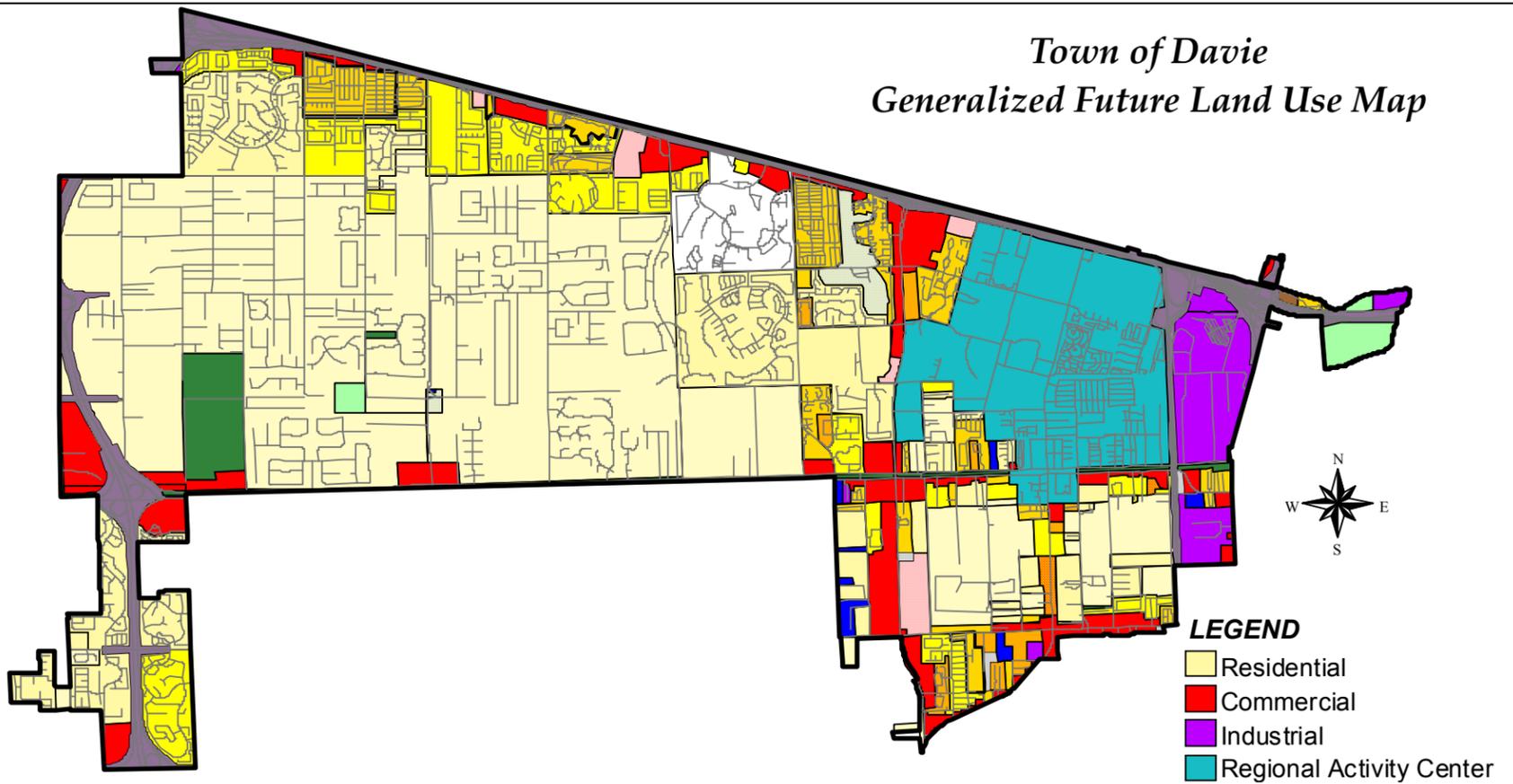
*Vice Mayor, Susan Starkey
Council Members: Lisa Hubert, Mike Crowley, and Judy Paul*



Town of Davie
Planning and Zoning Division
6591 Orange Drive
Davie, FL 33314-3399

*Citizens Guide to
Comprehensive Planning
in the Town of Davie
2003*

Town of Davie Generalized Future Land Use Map



Why do we have a Comprehensive Plan?

While all municipalities within Broward County are required to prepare a Comprehensive Plan, the Town of Davie needs to plan so we can deal with issues and opportunities more effectively and create the type of community residents want for the future. The Comprehensive Plan is a coordinated, long range, general guide for the future economic,

physical and social development of the Town. The Plan guides where development should occur in Davie and how the Town's resources should be used to support development. The Comprehensive Plan sets forth policies and a land use map which designates Residential, Commercial, Industrial, Recreation and Open Space, Utilities and Community Facilities uses.

Why is the Town reviewing the Comprehensive Plan?

The Planning and Land Development regulation process in Florida is a "Top Down" process. Planning in Florida results in three kinds of plans. State Comprehensive Plan, Regional Comprehensive Plan and Local Government Comprehensive Plan. All of these Plans must be consistent with each other and local plans are reviewed and regulated by the State Department of Community Affairs during the preparation, amendment and updating (EAR) of

the plan. A review and update is required by Chapter 163.3191, F.S. to evaluate and assess the overall performance of the Town's Comprehensive Plan at least every five years. The EAR shall assess the Town's progress towards achieving the goals and objectives stated in the Comprehensive Plan, indicate the issues that need further work, and offer recommendations based on the criteria set forth in the legislation.

What are the Goals of the Town's Comprehensive Plan?

Planning helps people achieve the goals they set for the future, most businesses plan ahead so that they have the people, resources, and finances to meet future demands. The 1997 Comprehensive Plan was developed and organized around three key goals which provided a context for development and change since the 1980 Plan. The three goals include: Goal 1 - to

develop Davie as an attractive community while maintaining its rural character; Goal 2 - to provide safe, sanitary, and sound housing for all residents; and Goal 3 - to provide park, recreation, and open space for existing and future residents. All of these goals guided development of the current Comprehensive Plan.

What is the Town's Authority for Planning?

The local Government Comprehensive Planning and Land Development Act, Chapter 163 of the Florida statutes direct local governments to guide and control future development through preparation and implementation of comprehensive planning programs. The Town's land use authority is exercised only

within its jurisdiction. Broward County and other incorporated cities have independent authority over their own land use decisions. The town's land use plan must be in conformance with the county's land use plan. It is within this planning and regulation context that the Town of Davie plans for land use.

How can citizens be involved?

Chapter 163 of the Florida Statutes specifically encourages the involvement of the public in the comprehensive planning process. The Town of Davie values public participation in its policy development and plan implementation because citizen involvement makes government more responsive to citizen interests and needs and improves the quality of the Town's decisions. Town staff will undertake an extensive public participation process as part of the 2005 Evaluation and Appraisal Report (EAR) preparation and adoption and again during the EAR-based Comprehensive Plan Update. In the initial phase of the

planning process, the Town will conduct several "visioning" workshops to obtain direct input from the community. The main purpose of these workshops will be to develop a vision statement and community direction. In addition to the workshops, the Local Planning Agency and Town Council will hold public meetings during transmittal and adoption of the EAR. Another tool that will play a major role in identifying and articulating the community's vision and goals for the future will be a survey questionnaire which will be mailed to all registered voters of the Town of Davie.

What has happened since 1980?

Town Council adopted its Comprehensive Plan in 1980, 1989 and again in 1997 pursuant to Chapter 163, F.S. The Plan was prepared and adopted to facilitate the orderly and balanced future economic, social, physical, environmental and

fiscal development of the Town. The EAR for the Town's Comprehensive Plan will reflect the concerns raised during the public involvement process, and include issues raised by the residents, staff and inter-agency coordination.

Meeting Notice

The Planning and Zoning Division will hold five public workshops on the issues the Town's EAR must address. The issues identified will serve as the basis for the revisions to the Comprehensive Plan for the Town of Davie. Workshops will be held at 7:00 pm at the following locations:

Monday, November 24, 2003
Eastside Community Hall
4300 SW 55 Avenue

Thursday, December 4, 2003
Old Davie School
6650 Griffin Road

Tuesday, January 13, 2004
Robbins Lodge
4005 Hiatus Road

Thursday, January 22, 2004
Shenandoah Community Center
14601 SW 14 Street

Tuesday, January 27, 2004
Community Room (Town Hall)
6591 Orange Drive