RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, REQUESTING THE BROWARD COUNTY PLANNING COUNCIL RECERTIFY THE TOWN OF DAVIE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Davie has recently adopted a map amendment to the Future Land Use Element of the Comprehensive Plan; and

WHEREAS, Article 3, Subparagraph 3.5(A) of the Broward County Planning Council Administrative Rules Document requires that all amendments to certified local land use plans be recertified by the Planning Council; and

WHEREAS, the Town Council of the Town of Davie wishes to recertify the Town's land use plan.

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

SECTION 1. The Town Council of the Town of Davie hereby requests the Broward County Planning Council recertify the Town of Davie Future Land Use Element of the Comprehensive Plan to reflect the amendment adopted subsequent to the last recertification, and hereby transmits the necessary recertification materials.

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF_____ ,2001.

_____
MAYOR/COUNCILMEMBER

ATTEST:

_____
TOWN CLERK

APPROVED THIS _____ DAY OF _____ , 2001.

Item No.
12.16

DEVELOPMENT SERVICES DEPARTMENT
Planning & Zoning Division

MEMORANDUM
PZ 3-17-01
03/21/01 COUNCIL AGENDA ITEM

TO: Tom Willi, Town Administrator

THRU: Mark A. Kutney, AICP, Development Services Director

THRU: Jeff Katims, AICP, Planning & Zoning Manager

FROM: Marcie Oppenheimer Nolan, AICP, Planner II

DATE: 3/9/01

RE: Recertification of Land Use Plan Amendments

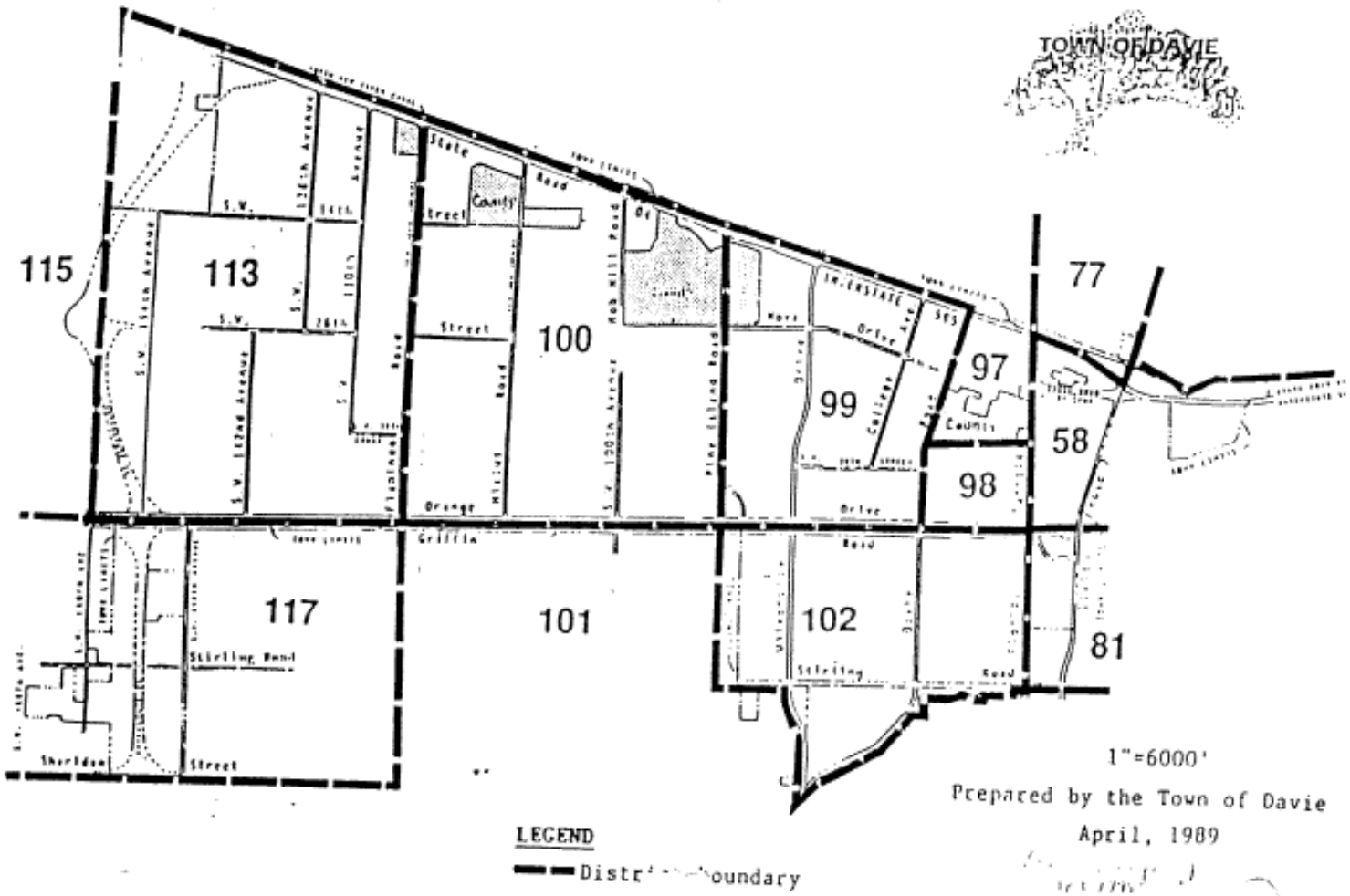
As required by Article 3 of the Administrative Rules Document of the Broward County Land Use Plan, all amendments to the Town's Land Use Plan Map and use of flex and reserve units, must be recertified by the Broward County Planning Council.

The attached document identifies all changes made to the Town's Land Use Plan subsequent to the last recertification, March 2000, including utilization of the flexibility and reserve provisions provided for by the Broward County Land Use Plan. The use of 'reserve' and 'flex' units by the Town enables the rearrangement of residential densities without the need for the town and/or applicant to go through a land use plan amendment. Flex and reserve units also enable the Town to encourage the location of residential land uses in target areas and allows the Town to provide bonus density to parcels of land where deemed appropriate. The recertification process ensures that the County Land Use Plan Map is consistent with the Town Land Use Plan Map and also ensures that both the Town's and the County's records are consistent.

Upon approval, by resolution, to transmit this information to the Broward County Planning Council, the Planning Council will hold one public hearing to find the Town's Land Use Plan recertified. No further action will be required by the Town at that time.

FIGURE I-1

FLEXIBILITY ZONES



TOWN OF DAVIE

Recertification - March 2001

FLEX ZONE 58

LAND USE	TOWN UNITS	COUNTY UNITS	TOWN ACRES	COUNTY ACRES
RESIDENTIAL CATEGORIES				
Residential	316	368		
RESIDENTIAL TOTALS	**316**	**368**		
2% Reserve	4	4		
Flexibility Units	49	49		
NON-RESIDENTIAL CATEGORIES				
Commercial			0	0
Industrial			476.7	476.7
Transportation			158.6	158.6
Recreation/Open Space			5.3	5.3
Conservation			82.9	82.9
Commercial Recreation			82.9	82.9
Regional Activity Center			0	0
Utility			0	0
Community Facility			0	0
NON-RESIDENTIAL TOTALS			**806.4**	**806.4**
TOTALS	**316**	**368**	**806.4**	**806.4**

Note: Acreage shown for the Town includes those areas designated Commercial and Commerce/office

TOWN OF DAVIE

Recertification - March 2001

FLEX ZONE 77

LAND USE	TOWN UNITS	COUNTY UNITS	TOWN ACRES	COUNTY ACRES
RESIDENTIAL CATEGORIES				
Residential	0	0		
RESIDENTIAL TOTALS	**0**	**0**		
2% Reserve	0	0		
Flexibility Units	0	0		
NON-RESIDENTIAL CATEGORIES				
Commercial			7.9	7.9
Industrial			0	0
Transportation			29.1	29.1
Recreation/Open Space			0	0
Conservation			0	0
Commercial Recreation			0	0
Regional Activity Center			0	0
Utility			0	0
Community Facility			0	0
NON-RESIDENTIAL TOTALS			**37**	**37**
TOTALS	**0**	**0**	**37**	**37**

Note: Acreage shown for the Town includes those areas designated Commercial and Commerce/office

TOWN OF DAVIE

Recertification - March 2001

FLEX ZONE 81

LAND USE	TOWN UNITS	COUNTY UNITS	TOWN ACRES	COUNTY ACRES
RESIDENTIAL CATEGORIES				
Residential	561	659		
RESIDENTIAL TOTALS	**561**	**659**		
2% Reserve	12			
Flexibility Units	89			
NON-RESIDENTIAL CATEGORIES				
Commercial			40.5	30.7
Industrial			125.05	125.05
Transportation			9.5	9.5
Recreation/Open Space			7.6	7.6
Conservation			0	0
Commercial Recreation			0	0
Regional Activity Center			0	0
Utility			0	0
Community Facility			12.5	12.5
NON-RESIDENTIAL TOTALS			**195.15**	**185.35**
TOTALS	**561**	**659**	**195.15**	**185.35**

Note: Acreage shown for the Town includes those areas designated Commercial and Commerce/office

TOWN OF DAVIE

Recertification - March 2001

FLEX ZONE 97

LAND USE	TOWN UNITS	COUNTY UNITS	TOWN ACRES	COUNTY ACRES
RESIDENTIAL CATEGORIES				
Residential	725	854		
RESIDENTIAL TOTALS	725	854		
2% Reserve	0			
Flexibility Units	116			
NON-RESIDENTIAL CATEGORIES				
Commercial			0	0
Industrial			0	0
Transportation			42.1	42.1
Recreation/Open Space			0	0
Conservation			0	0
Commercial Recreation			0	0
Regional Activity Center			493	493
Utility			0	0
Community Facility			0	0
NON-RESIDENTIAL TOTALS			535.1	535.1
TOTALS	725	854	535.1	535.1

Note: Acreage shown for the Town includes those areas designated Commercial and Commerce/office

TOWN OF DAVIE

Recertification - March 2001

FLEX ZONE 98

LAND USE	TOWN UNITS	COUNTY UNITS	TOWN ACRES	COUNTY ACRES
RESIDENTIAL CATEGORIES				
Residential	2553	2615		
RESIDENTIAL TOTALS	**2553**	**2615**		
2% Reserve	47			
Flexibility Units	55			
NON-RESIDENTIAL CATEGORIES				
Commercial			3.39	3.39
Industrial			0	0
Transportation			13.8	13.8
Recreation/Open Space			7.2	7.2
Conservation			0	0
Commercial Recreation			0	0
Regional Activity Center			496	496
Utility			0	0
Community Facility			0	0
NON-RESIDENTIAL TOTALS			**520.39**	**520.39**
TOTALS	**2553**	**2615**	**520.39**	**520.39**

Note: Acreage shown for the Town includes those areas designated Commercial and Commerce/office

TOWN OF DAVIE

Recertification - March 2001

FLEX ZONE 99

LAND USE	TOWN UNITS	COUNTY UNITS	TOWN ACRES	COUNTY ACRES
RESIDENTIAL CATEGORIES				
Residential	8775	7839		
RESIDENTIAL TOTALS	8775	7837		
2% Reserve	135			
Flexibility Units	0			
NON-RESIDENTIAL CATEGORIES				
Commercial			380.44	304.44
Industrial			0	0
Transportation			182.4	182.4
Recreation/Open Space			23.1	26.5
Conservation			0	0
Commercial Recreation			123.72	110.84
Regional Activity Center			1177	1177
Utility			0	0
Community Facility			0	0
NON-RESIDENTIAL TOTALS			1886.66	1801.18
TOTALS	8775	7837	1886.66	1801.18

Note: The Rolling Hills DRI is designated Commercial Recreation on the County Plan while the Town indicated portions of the property as Residential 10 du/acre and Residential 16 du/acre.

Note: Acreage shown for the Town includes those areas designated Commercial and Commerce/office

TOWN OF DAVIE

Recertification - March 2001

FLEX ZONE 100

LAND USE	TOWN UNITS	COUNTY UNITS	TOWN ACRES	COUNTY ACRES
RESIDENTIAL CATEGORIES				
Residential	8442	8598		
RESIDENTIAL TOTALS	8442	8598		
2% Reserve	153			
Flexibility Units	140			
NON-RESIDENTIAL CATEGORIES				
Commercial			231.19	179.99
Industrial			0	0
Transportation			115.1	115.1
Recreation/Open Space			35.6	221.8*
Conservation			0	68.7**
Commercial Recreation			10.6	10.6
Regional Activity Center			0	0
Utility			0	0
Community Facility			0.54	0.54
NON-RESIDENTIAL TOTALS			393.03	596.73
TOTALS	8442	8698	393.03	596.73

* Within Flex Zone 100, the majority of Tree Tops Park is designated as Recreation/Open Space on the County Plan and Residential 1 du/ac on the Town Plan.

** A portion of Pine Island Ridge within Tree Tops Park is designated as Conservation on the County Plan.

Note: Acreage shown for the Town includes those areas designated Commercial and Commerce/office

TOWN OF DAVIE

Recertification - March 2001

FLEX ZONE 101

LAND USE	TOWN UNITS	COUNTY UNITS	TOWN ACRES	COUNTY ACRES
RESIDENTIAL CATEGORIES				
Residential	35	35		
RESIDENTIAL TOTALS	35	35		
2% Reserve	-1			
Flexibility Units	0			
NON-RESIDENTIAL CATEGORIES				
Commercial			0	0
Industrial			0	0
Transportation			0	0
Recreation/Open Space			0	0
Conservation			0	0
Commercial Recreation			0	0
Regional Activity Center			0	0
Utility			0	0
Community Facility			0	0
NON-RESIDENTIAL TOTALS			0	0
TOTALS	35	35	0	0

Note: Acreage shown for the Town includes those areas designated Commercial and Commerce/office

TOWN OF DAVIE

Recertification - March 2001

FLEX ZONE 102

LAND USE	TOWN UNITS	COUNTY UNITS	TOWN ACRES	COUNTY ACRES
RESIDENTIAL CATEGORIES				
Residential	7641	7795		
RESIDENTIAL TOTALS	7641	7795		
2% Reserve	141			
Flexibility Units	103*			
NON-RESIDENTIAL CATEGORIES				
Commercial			548.53	554.53
Industrial			18	18
Transportation			14.4	14.4
Recreation/Open Space			34.8	34.8
Conservation			0	0
Commercial Recreation			0	0
Regional Activity Center			78	0
Utility			21.3	78
Community Facility			59.99	57.19
NON-RESIDENTIAL TOTALS			853.02	856.22
TOTALS	7641	7795	853.02	856.22

Note: Acreage shown for the Town includes those areas designated Commercial and Commerce/office

* Pending recertification, LA(SS) 00-4A, 36 flex units

TOWN OF DAVIE

Recertification - March 2001

FLEX ZONE 113

LAND USE	TOWN UNITS	COUNTY UNITS	TOWN ACRES	COUNTY ACRES
RESIDENTIAL CATEGORIES				
Residential	8784	9204		
RESIDENTIAL TOTALS	8784	9204		
2% Reserve	98			
Flexibility Units	303			
NON-RESIDENTIAL CATEGORIES				
Commercial			250.19	266.5
Industrial			2.65	2.65
Transportation			515.4	515.4
Recreation/Open Space			332.6*	132.6
Conservation			40	40
Commercial Recreation			0	0
Regional Activity Center			0	0
Utility			9.5	209.5*
Community Facility			0	0
NON-RESIDENTIAL TOTALS			1190.34	1206.65
TOTALS	8784	9204	1190.34	1206.65

* The closed landfill site is designated as Recreation/Open Space on the Town Plan and Utility on the County Plan.

Note: Acreage shown for the Town includes those areas designated Commercial and Commerce/office

TOWN OF DAVIE

Recertification - March 2001

FLEX ZONE 115

LAND USE	TOWN UNITS	COUNTY UNITS	TOWN ACRES	COUNTY ACRES
RESIDENTIAL CATEGORIES				
Residential	0	0		
RESIDENTIAL TOTALS	0	0		
2% Reserve	0	0		
Flexibility Units	0	0		
NON-RESIDENTIAL CATEGORIES				
Commercial			0	0
Industrial			0	0
Transportation			72	72
Recreation/Open Space			0	0
Conservation			0	0
Commercial Recreation			0	0
Regional Activity Center			0	0
Utility			0	0
Community Facility			0	0
NON-RESIDENTIAL TOTALS			72	72
TOTALS	0	0	72	72

Note: Acreage shown for the Town includes those areas designated Commercial and Commerce/office

TOWN OF DAVIE

Recertification - March 2001

FLEX ZONE 117

LAND USE	TOWN UNITS	COUNTY UNITS	TOWN ACRES	COUNTY ACRES
RESIDENTIAL CATEGORIES				
Residential	2222	2261		
RESIDENTIAL TOTALS	**2222**	**2261**		
2% Reserve	40			
Flexibility Units	35			
NON-RESIDENTIAL CATEGORIES				
Commercial			98.4	98.4
Industrial			0	0
Transportation			178.7	178.7
Recreation/Open Space			2.2	2.2
Conservation			0	0
Commercial Recreation			0	0
Regional Activity Center			0	0
Utility			0	0
Community Facility			12.9	0
NON-RESIDENTIAL TOTALS			**292.2**	**279.3**
TOTALS	**2222**	**2261**	**292.2**	**279.3**

Note: Acreage shown for the Town includes those areas designated Commercial and Commerce/office

TOWN OF DAVIE
Recertification-March 2001

ALLOCATION OF FLEX AND RESERVE UNITS
(NOT REQUIRING AN AMENDMENT TO THE LOCAL LAND USE PLAN)

FLEX ZONE	FLEX UNITS	AFU'S	RESERVE UNITS	AFU's	ALLOCATED FLEX UNITS 2000 ONLY	ALLOCATED FLEX UNITS	ALLOCATED RESERVE UNITS 2000 ONLY	TOTAL ALLOCATED RESERVE UNITS
#58	49	2	4	0	0		0	
#77	0	0	0	0	0		0	
#81	89	9	12	1	0		0	
#97	116	12	0	0	0		0	
#98	55	6	47	5	0		0	
#99	0	0	135	23	0		0	
#100	140	15	153	16	0		0	
#101	0	0	-1	0	0		0	
#102	103*	15	141	15	0		0	
#113	303	33	98	9	0		0	
#115	0	0	0	0	0		0	
#117	35	3	40	4	0		0	

Bonus sleeping rooms - 99

* Pending the recertification of LA(SS) 00-4A, 36 flex units

TOWN OF DAVIE
Recertification - March 2001

FLEX ZONE 58

LAND USE	TOTAL ACRES	FLEX ACRES ASSIGNED PER YEAR 2000	TOTAL FLEX ACRES ASSIGNED	ACRES REMANING
RESIDENTIAL	21.9	0	2.81	0
INDUSTRIAL	476.7	0	7.86	87.48
EMPLOYMENT CENTER	0	0	0	0

TOWN OF DAVIE
Recertification - March 2001

FLEX ZONE 77

LAND USE	TOTAL ACRES	FLEX ACRES ASSIGNED PER YEAR 2000	TOTAL FLEX ACRES ASSIGNED	CRES REMANING
RESIDENTIAL	0	0	0	0
INDUSTRIAL	0	0	0	0
EMPLOYMENT CENTER	0	0	0	0

TOWN OF DAVIE
Recertification - March 2001

FLEX ZONE 81

LAND USE	TOTAL ACRES	FLEX ACRES ASSIGNED PER YEAR 2000	TOTAL FLEX ACRES ASSIGNED	CRES REMANING
RESIDENTIAL				
INDUSTRIAL	65.55	0	3.33	0
EMPLOYMENT	125.05	0	0	25.01
CENTER	0	0	0	0

TOWN OF DAVIE
Recertification - March 2001

FLEX ZONE 97

LAND USE	TOTAL ACRES	FLEX ACRES ASSIGNED PER YEAR 2000	TOTAL FLEX ACRES ASSIGNED	CRES REMANING
RESIDENTIAL	0	0	0	0
INDUSTRIAL	0	0	0	0
EMPLOYMENT CENTER	0	0	0	0

TOWN OF DAVIE
Recertification - March 2001

FLEX ZONE 98

LAND USE	TOTAL ACRES	FLEX ACRES ASSIGNED PER YEAR 2000	TOTAL FLEX ACRES ASSIGNED	CRES REMANING
RESIDENTIAL	0	0	0.12	0
INDUSTRIAL	0	0	0	0
EMPLOYMENT CENTER	0	0	0	0

TOWN OF DAVIE
Recertification - March 2001

FLEX ZONE 99

LAND USE	TOTAL ACRES	FLEX ACRES ASSIGNED PER YEAR 2000	TOTAL FLEX ACRES ASSIGNED	ACRES REMANING
RESIDENTIAL				
INDUSTRIAL	793.72	0	30.02	16.54
EMPLOYMENT	0	0	7	0
CENTER	0	0	0	0

TOWN OF DAVIE
Recertification - March 2001

FLEX ZONE 100

LAND USE	TOTAL ACRES	FLEX ACRES ASSIGNED PER YEAR 2000	TOTAL FLEX ACRES ASSIGNED	ACRES REMANING
RESIDENTIAL	4431.1	0	32	211.28
INDUSTRIAL	0	0	0	0
EMPLOYMENT CENTER	0	0	0	0

TOWN OF DAVIE
Recertification - March 2001

FLEX ZONE 101

LAND USE	TOTAL ACRES	FLEX ACRES ASSIGNED PER YEAR 2000	TOTAL FLEX ACRES ASSIGNED	CRES REMANING
RESIDENTIAL				
INDUSTRIAL	35	0	0	1.75
EMPLOYMENT	0	0	0	0
CENTER	0	0	0	0
				0

TOWN OF DAVIE
Recertification - March 2001

FLEX ZONE 102

LAND USE	TOTAL ACRES	FLEX ACRES ASSIGNED PER YEAR 2000	TOTAL FLEX ACRES ASSIGNED	CRES REMANING
RESIDENTIAL	1955.17	0	21.9	77.19
INDUSTRIAL	18	0	0	3.6
EMPLOYMENT CENTER	0	0	0	0

TOWN OF DAVIE
Recertification - March 2001

FLEX ZONE 113

LAND USE	TOTAL ACRES	FLEX ACRES ASSIGNED PER YEAR 2000	TOTAL FLEX ACRES ASSIGNED	CRES REMANING
RESIDENTIAL	5111.75	0	10	245.58
INDUSTRIAL	2.65	0	0	0.53
EMPLOYMENT CENTER	0	0	0	0

TOWN OF DAVIE
Recertification - March 2001

FLEX ZONE 115

LAND USE	TOTAL ACRES	FLEX ACRES ASSIGNED PER YEAR 2000	TOTAL FLEX ACRES ASSIGNED	CRES REMANING
RESIDENTIAL	0	0	0	0
INDUSTRIAL	0	0	0	0
EMPLOYMENT CENTER	0	0	0	0

TOWN OF DAVIE
Recertification - March 2001

FLEX ZONE 117

LAND USE	TOTAL ACRES	FLEX ACRES ASSIGNED PER YEAR 2000	TOTAL FLEX ACRES ASSIGNED	ACRES REMANING
RESIDENTIAL	770.5	0	0	38.53
INDUSTRIAL	0	0	0	0
EMPLOYMENT CENTER	0	0	0	0