

DAVIE AGRICULTURAL ADVISORY BOARD

OCTOBER 17TH PRESENTATION TO COUNCIL

WORK IN PROGRESS FOR RECOMMENDATIONS TO FULFILL THE CHARTER AMENDMENT REQUIRING THE IDENTIFICATION OF THE REMAINING RURAL AND EQUESTRIAN AREAS AND THE ADOPTION OF APPROPRIATE LEGISLATION TO ENSURE THEIR PRESERVATION.

IDEAS BEING DEVELOPED INTO GREATER DETAIL:

1. Creation of possible overlay districts to include existing rural, semi-rural and equestrian neighborhoods and undeveloped land in each vicinity to ensure compatibility, a sense of an interconnected community, and to help alleviate current and future traffic problems.
2. Traditional, small town design elements for new developments including a pedestrian friendly ambiance of interconnecting street patterns lined with shade trees and sidewalks linked to the surrounding neighborhoods and existing trail systems, architectural housing styles using order, not repetition, that connote small town American or old Florida design which encourage community feeling with porches, rear or side garages, smaller front yards and bigger back yards, and the creation of useable public space such as a village green or square.
3. Open space/conservation development, whereby large, contiguous portions of the available land area of suitable sites, discounting water areas, rights of way or smaller, unconnected or unusable strips of land, are left in a natural or a natural looking revegetated or wooded condition, creating a scenic rural vista and open to the general public for access as passive recreational areas and for recreational trails and that are deeded to the Town in perpetuity, but allowing for accordingly smaller individual lot sizes without any increase whatsoever in the base density.
4. The creation of a transfer of density rights bank, whereby the Town purchases development rights from willing land owners in the rural preservation areas and sells them to developers wishing to acquire flex units in appropriate areas for increased residential density or commercial intensity, thereby preserving agricultural land within the Town and utilizing the same funds repeatedly. This would operate in a similar fashion to a wetlands mitigation bank.

5. Possible incentives for developers to build homes on larger than acre sites and/or to build scaled down equestrian communities with small barns matching each house, along the lines of the Wellington, Palm Beach equestrian developments.

Research references:

Rural by Design (maintaining small town character); Randall Arendt;
The Houses of Key West; Alex Caemmerer;
Classic Cracker; Ronald Haase;
Florida Statute 163.3202 [3];
United States Environmental Protection Agency;
Planning Commissioners Journal;
Guilford, North Carolina Executive Summary, Northwest Area Plan;
University of Minnesota Extension Service;
New Hampshire Coalition for Sustaining Agriculture/University of New Hampshire
Cooperative Extension;
Cape Cod Commission Model Bylaws and Regulations;
Calvert County, Maryland, Open Space Zoning Ordinance;
Hamburg, Michigan, Open Space Community Ordinance;
St. Petersburg Times;
With the Grain, Open Space Development and Planning Techniques;
Goodhue Land Design;
The Sater Design Collection;
University of Ohio;
Detroit News;
The Village of Woodson, Shallotte, NC;
Southern Village, Chapel Hill, NC;

MISSION STATEMENT: Acting on the voter's mandate, the Davie Agricultural Advisory Board is committed to the preservation of the town's rural character and equestrian lifestyle and has identified the following characteristics as being essential elements of 'rural character':

Where traditional, small town neighborhoods with open, welcoming entrances are linked with the existing, older neighborhoods integrating the whole area into a single community;

Where the residential areas harmoniously co-exist with nearby farmland, pastureland and open space;

Where open space, natural landscapes and native vegetation provide both a visual rural scenery of the traditional countryside and undisturbed areas for wildlife habitat;

Where natural surface water flows are protected and any necessary channeling or containment of such water is designed to appear as natural streams, ponds or lakes with appropriate native vegetation conducive to wildlife habitat;

Where outdoor, country pursuits such as horseback riding, hiking, cycling, fishing, picnicking, etc. are encouraged and promoted;

Where new residential development is arranged to create a feeling of openness and freedom, diversity and individuality, and a pedestrian friendly ambiance.