

1. FUTURE LAND USE ELEMENT

GOAL 1: Maintain a program of growth management that directs development to those areas which have in place, or are programmed to have in place, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally and aesthetically acceptable manner.

OBJECTIVE 1: SMART GROWTH & GREEN PLANNING PRINCIPLES

The Town is committed to achieving future growth that is sustainable while carefully maintaining the rural atmosphere that makes Davie unique. This will be done by building capacity within the Town, by conserving energy and natural resources within municipal operations, and by providing sustainability related education outreach and support to the community.

Incorporate the following smart growth and green planning principles into future land use planning, capital improvement decisions, and the development review process.

- Policy 1-1 Continue to provide a wide range of housing opportunities for Town residents of all income levels.
- Policy 1-2 Create more walkable neighborhoods by requiring developers to incorporate pedestrian-friendly features within the design of all development and redevelopment projects within the Town. By way of example, pedestrian-friendly features may include sidewalks, compact site design, interconnected pathways, and other infrastructure and design features that contribute to the comfort, safety and convenience of pedestrians.
- Policy 1-3 Encourage community and stakeholder collaboration on all public and private projects during all phases of the development approval process.
- Policy 1-4 Protect existing residential and nonresidential areas from any adverse impacts of future development to the maximum extent practicable.
- Policy 1-5 Within Davie foster distinctive communities with a strong sense of place and/or history.
- Policy 1-6 Ensure all development review process decisions are fair, predictable, and cost effective.
- Policy 1-7 Encourage the mixing of land uses within the infill and redevelopment areas of eastern Davie, particularly projects within the RAC and the Transit Oriented Corridor areas.
- Policy 1-8 Continue to protect open space, farmlands, natural vistas, and critical environmental areas.
- Policy 1-9 Continue to ensure a wide variety of transportation choices are available to Town residents and visitors through visionary road and transit projects and developer contributions and fees.
- Policy 1-10 Direct new development toward existing developed areas consistent with the FLUM and the Land Development Regulations, and work to constantly improve submitted plans for private development.

- Policy 1-11 Encourage compact building design, and take advantage of any resulting opportunities for the mixing of uses, enhanced landscaping, open space, and community improvements.
- Policy 1-12 Encourage the use of sustainable building practices throughout the Town on new building construction and renovations.
- Policy 1-13 Direct growth to identified Urban Development areas within Davie in order to discourage urban sprawl, reduce development pressures on rural lands, maximize the use of existing public facilities and centralize commercial, governmental, retail, residential and cultural activities.
- Policy 1-14 New public buildings constructed by the Town shall include energy efficient design features and green building standards.

OBJECTIVE 2: ENERGY EFFICIENCY

Increase education about sustainable building practices and use of environmentally sustainable products within the Town of Davie.

- Policy 2-1 The Town will inform residents and business owners with regard to energy efficient buildings, energy efficient appliances, waste recycling, building products from renewable resources, non-toxic building products and water efficient fixtures and landscapes.
- Policy 2-2 The Town shall enhance the energy efficiency of Town facilities through “green” procurement, the purchase of energy star rated or equivalent equipment and appliances for Town use, energy efficient cooling/heating systems, efficient lighting and employee education on energy conservation.
- Policy 2-3 The Town shall encourage the certification of Leadership in Energy and Environmental Design (LEED), US Green Building Council (USGBC) and other comparable certification bodies for all new development and redevelopment.
- Policy 2-4 The Town shall conduct energy audits of all Town buildings by 2011.
- Policy 2-5 The Town shall encourage the use of alternative forms of energy in new development, redevelopment and building retrofits, including the use of solar and wind energy.
- Policy 2-6 Adopt and maintain land development regulations that eliminate barriers to certification of Leadership in Energy and Environmental Design (LEED), US Green Building Council (USGBC), Florida Green Building Coalition (FGBC) or any comparable certification organizations.
- Policy 2-7 The Town shall encourage policies and actions that reduce greenhouse gas emissions and other air pollutants and increase the use of renewable natural resources.
- Policy 2-8 The Town shall encourage increased walking, bicycling and use of public transit by updating land use requirements for walkways, bike lanes, bus stops, pedestrian interconnectivity and other design elements that encourage walkable communities and transit readiness.

- Policy 2-9 Land use decisions shall consider the most energy efficient use of land given existing and future electric power generation and transmission systems.
- Policy 2-10 The Town will inventory all paved heat islands, including sidewalks, and implement a landscape shade program.

OBJECTIVE 3: LAND DEVELOPMENT REGULATIONS

The Town shall continue to maintain and implement land development regulations, including subdivision regulations that will insure that development is permitted only after it has been demonstrated that soils, topography, natural resources, historic resources and the availability of essential facilities and services have been accommodated.

- Policy 3-1 Land development regulations shall contain minimum criteria that address soil compatibility, topography, drainage and stormwater management, finished floor elevations, parks and open space, on-site parking, signage, internal traffic flow and traffic circulation, with said criteria applied at time of development permit approval.
- Policy 3-2 The Town shall maintain and enforce a level of service standard for each public facility located within the boundary for which the Town has authority to issue development orders and development permits, as authorized by Florida Law.
- Policy 3-3 Land development regulations shall incorporate a review process to insure that essential facilities and services shall be provided pursuant to the adopted level of service standards contained in the Comprehensive Plan, and shall include a mechanism to insure that the cumulative impacts of proposed development are identified. Essential facilities and services shall be available, constructed and maintained, concurrent with the impacts of development, pursuant to the adopted level of service standards and criteria for determination of concurrency contained in this Comprehensive Plan.
- Policy 3-4 For those portions of the regional road network within the Town's planning jurisdiction, the Town shall adopt those levels of service, concurrency management systems, mobility fees, or combination of these that are consistent with Broward County's, as authorized by Florida law. The highway capacity methodology approved by the Broward County Board of County Commissioners shall be used to determine the capacities and levels of service on those portions of the regional roadway network for which level of service standards apply. The Town shall further consider methodology for determining multi-modal capacity and level of service standards that Broward County may adopt for the regional roadway network.
- Policy 3-5 The grant of development permits shall be consistent with the Plan Implementation Section of this Plan.
- Policy 3-6 Platting shall be required, pursuant to the Plan Implementation Section of this Plan.
- Policy 3-7 The Town shall Utilize Federal Emergency Management Administration (F.E.M.A.) standards in establishing minimum floor elevation of building sites and floodplain protection provisions, and shall address redevelopment where flooding problems exist.

- Policy 3-8 South Florida Water Management District (S.F.W.M.D.) design criteria shall be utilized for minimum road crown elevation and public road and parking lot design.
- Policy 3-9 Industrial and commercial development shall be serviced by a centralized wastewater treatment system, where financially feasible.
- Policy 3-10 New development shall provide water storage capacity pursuant to the water management regulations and plans of the South Florida Water Management District and other applicable water management agency(s).
- Policy 3-11 New non-residential development shall provide pre-treatment for stormwater runoff through grassy swales, wetlands filtration, ex-filtration trenches or other means consistent with the Best Management Practices of the South Florida Water Management District.
- Policy 3-12 Adopted land development regulations shall address the method(s) for acquiring and developing parks and recreational lands and protecting such lands from future development.
- Policy 3-13 Develop land development regulations for the implementation of the Transit Oriented Corridor Master Plan.
- Policy 3-14 The Town will coordinate future changes of land use with the availability of water supplies and water supply facilities to ensure all existing and future developments will have adequate water to service development.
- Policy 3-15 The Town will require all new development, redevelopment and applicants for a land use amendment to provide verification of the availability of water supplies and water supply facilities to meet the needs of any increased water demand generated by the proposed development, redevelopment or land use modifications.
- Policy 3-16 Pursuant to the Solid Waste Act of 1988, the Town shall encourage source separation and recycling of waste.
- Policy 3-17 Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned land uses.

OBJECTIVE 4: NATURAL AND HISTORIC RESOURCE PROTECTION

The Town shall continue to maintain land development regulations that shall require the identification and protection of natural and historic resources, including historically significant structures, unique natural areas, and wetlands.

- Policy 4-1 Historically significant sites, as identified on the National Register of Historic Places, by the Florida Department of State's Division of Historical Resources, or by the Davie Town Council, shall be protected from significant alteration or demolition under the provisions of adopted land development regulations and applicable state and federal laws.
- Policy 4-2 Consideration shall be given to the impacts of land use plan amendments on historic resources.

- Policy 4-3 The adopted land development regulations shall require the identification of archaeologically significant sites, and shall require their preservation and protection from unauthorized access, excavation and disruption. The land development regulations shall further provide that, in the event that the Town deems full preservation and protection to be unfeasible, and that such preservation and protection is not otherwise required by law, the developer shall consult with the Broward County Archaeologist to determine appropriate mitigation.
- Policy 4-4 The land development regulations shall contain regulations providing for activities that are compatible with and encourage the protection of sites designated Natural Resource Areas or Local Areas of Particular Concern as shown on the Broward County Land Use Plan map and the Davie Future Land Use Plan map.
- Policy 4-5 The land development regulations shall contain guidelines and standards designed to promote the use of native vegetation and maintenance of such material in a manner generally accepted in the industry.
- Policy 4-6 Development shall be permitted in accordance with the South Florida Water Management District regulations governing the creation, protection and maintenance of surface waters, to minimize direct discharge of stormwater runoff into such bodies.
- Policy 4-7 Lake construction shall be in accordance with the South Florida Water Management District regulations and other regulations of other applicable water management agency(s) that provide for vegetated shallow water habitat designed to protect natural lake functions and the health, safety, welfare and recreation of Town residents.
- Policy 4-8 The land development regulations shall require a mitigation/restoration plan for all dredging and mining sites.
- Policy 4-9 The mitigation of wetlands shall be required, when determined to be appropriate by the applicable regulatory agencies.

OBJECTIVE 5: POTABLE WATER SUPPLY PROTECTION

The quality and quantity of the potable water supply shall be protected through the regulation of development utilizing detrimental substance.

- Policy 5-1 The Broward County Potable Water Supply Wellfield Protection Ordinance and existing and planned wellfields zone of influence, as depicted on the Future Land Use Plan Map Series, shall regulate the use of potentially detrimental substance.
- Policy 5-2 Request for changes to industrial land use on the Future Land Use Plan Map within wellfield zones of influence shall be evaluated and discouraged when appropriate.
- Policy 5-3 The use of septic systems shall be permitted, as appropriate, by the Florida Department of Health and Rehabilitative Services through the Broward County Public Health Unit.
- Policy 5-4 The Town shall require land uses currently on septic systems to be connected to central wastewater treatment facilities, when deemed to be practical and financially feasible, with priority given to those land uses in proximity to surface waters.

OBJECTIVE 6: LOCATION AND DISTRIBUTION OF LAND USES

Pursuant to the adopted Davie Future Land Use Map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

- Policy 6-1 A request for amendment to the Davie Future Land Use Plan map resulting in a change in density or intensity shall be evaluated based on the availability of existing essential facilities and services. Priority shall be given to requests requiring no increase in capital expenditures, and proposals not requiring unprogrammed expansion of facilities or services.
- Policy 6-2 The extension of essential services shall be prioritized and directed to portions of the Town that already have other services available.
- Policy 6-3 Infill shall be encouraged as a means of directing growth to areas already containing essential infrastructure improvements, such as potable water and sanitary sewer services. Priority shall be given to areas suitable for infill development in the extension of infrastructure.
- Policy 6-4 Requests for increasing density and intensity outside of the RAC, TOC, and major roadway corridors of the Town shall be discouraged.

OBJECTIVE 7: CONSISTENCY OF DEVELOPMENT WITH COMPREHENSIVE PLAN

All land within the Town of Davie shall contain one or more of the uses specified for the applicable Future Land Use Designation in the Permitted Uses portion of the Implementation Section.

- Policy 7-1 The location and distribution of land in each Future Land Use Designation as shown on the Davie Future Land Use Plan map shall be in accordance with the adopted level of service standards as set forth in the Comprehensive Plan.
- Policy 7-2 The (re)zoning, (re)plating, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Uses portion of the Implementation Section pursuant to Florida law.
- Policy 7-3 The Town of Davie Land Development Regulations shall be consistent with the goals, objectives and policies of this comprehensive plan pursuant to Florida law.

OBJECTIVE 8: FUTURE LAND USE MAP

The various land use plan designations shown on the Future Land Use Map (FLUM) and described in the goals, objectives and policies herein shall be comprised of land uses, residential densities and non-residential intensities that are consistent with the desired character of the different areas within the Town of Davie, as expressed in this Future Land Use Element.

- Policy 8.1: Whenever industrial land are redeveloped for residential or mixed residential and commercial use, the land development regulations shall require the appropriate

combination of buffering, special attention to building orientation and design, and thoughtful site design in order to maximize compatibility with adjacent industrial development while the area undergoes redevelopment.

- Policy 8.2 Discourage land use patterns indicative of urban sprawl in the Future Land Use Map and any amendment applications by dictating compact development, mixed-use where appropriate, and efficient use of public facility capacity and resources, while protecting single-family neighborhoods.

The future land use categories contained in the Town's Future Land Use Map are identified in the following objectives and policies, and important features and special areas are also described.

OBJECTIVE 9: RESIDENTIAL USE

- Policy 9-1 Residential development of moderate to high density should be located in close proximity to arterial roadways, available or planned mass transit, and other community amenities, and should generally be located east of Pine Island Road, unless located adjacent to the S.R. 84/I-595 corridor, or I-75 interchanges.
- Policy 9-2 Generally discourage plan amendments or use of flexibility provisions to increase residential densities or permit more intensive uses in areas west of Pine Island Road and south SW 14 Street, unless located adjacent to the S.R. 84/I-595 corridor, or I-75 interchanges.
- Policy 9-3 Residential and mixed-use developments designated as bold-line areas on the Davie Future Land Use Plan map shall be subject to density and use restrictions as contained in the Bold-Line Areas discussion under the Residential category in the Permitted Use portion of the Implementation Section.
- Policy 9-4 The location of Special Residential Facilities in areas designated for Residential use is encouraged where such facilities are compatible with and complementary to the surrounding community.
- Policy 9-5 The application of "flexibility units" and "reserve units" shall be in accordance with the provisions as contained in the Flexibility Units and Reserve Units discussions under the Residential category in the Permitted Uses portion of the Implementation Section.
- Policy 9-6 Offices and neighborhood retail sales of merchandise or services may be permitted in areas designated for Residential use, pursuant to the limitations and provisions contained in the Permitted Uses portion of the Implementation Section.
- Policy 9-7 Fully-gated residential communities are discouraged in the Town of Davie.

OBJECTIVE 10: COMMERCIAL USE

- Policy 10-1 The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.
- Policy 10-2 Zoning regulations for commercial development shall reflect consideration of the parcel size, capacity of the land to accommodate development, and market range, pursuant to

the description on Types of Shopping Center Developments as contained under the Commercial category in the Permitted Uses portion of the Implementation Section.

- Policy 10-3 Zoning regulations shall provide for varying intensities of commercial development and direct application of appropriate districts where compatible with adjacent and surrounding residential uses.
- Policy 10-4 Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways and arterials. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential commercial use.

OBJECTIVE 11: COMMERCE/OFFICE USE

- Policy 11-1 The Commerce/Office category shall provide for the suitable location of office complexes and multi-use developments in a campus-like setting consistent with policies directing the location of commercial and industrial land uses.

OBJECTIVE 12: INDUSTRIAL AND EMPLOYMENT CENTER USE

- Policy 12-1 The Industrial category shall provide for the development of diversified facilities necessary to promote strong economic and employment bases for the Town.
- Policy 12-2 The Town shall endeavor to expand its economic base through expansion of the industrial and manufacturing sectors of its economy.
- Policy 12-3 To maximize the Town's limited inventory of Industrial land, non-industrial development of land designated for Industrial use is discouraged and, therefore, is limited pursuant to the Permitted Uses portion of the Implementation Section.
- Policy 12-4 Industrial land uses shall be located with access to primary transportation facilities, particularly interstates, highways, rail corridors, commercial airports, and navigable waterways.
- Policy 12-5 Zoning regulations shall address the impacts normally associated with industrial development such as noise, vibration, air pollution, and solid/hazardous wastes.
- Policy 12-6 Application of the Employment Center land use designation shall be directed to lands located in close proximity to major transportation features, and is designed to promote tourist-orientated, high technology and service-based activities.

OBJECTIVE 13: REGIONAL ACTIVITY CENTER USE

The Town shall maintain, and expand if appropriate, a Regional Activity Center (RAC) designation for the area between University Drive and the Florida Turnpike, and S.R. 84 and Griffin Road.

- Policy 13-1 The Regional Activity Center land use designation shall promote and encourage large-scale development and redevelopment as well as small parcel infill development and redevelopment that facilitates a coordinated and balanced mix of land uses, providing for: educational facilities; a wide selection of housing types for all income ranges; shopping

opportunities to meet the basic and expanded needs of students, residents, employees and visitors; research, training and other educational support uses; recreation; and, employment opportunities, including the use of mixed residential/nonresidential land uses. Accordingly, the RAC shall observe the following minimum and maximum levels of development:

Land Use	Max. Intensity	Min. Acreage	Max Acreage
Residential	11,903 d.u.	-	-
Commercial	3,532,528 s.f.	-	-
Industrial	7,629,000 s.f.	-	-
Recreation & OS	does not apply	13 acres (0.6%) (Wes Griffin Park is restricted to Recreation/Open Space Use)	-
Community Facility	12,388,500 s.f	-	-

(3,174 of the 11,903 units are additional dwelling units permitted by Broward County Land Use Plan (BCLUP) amendment PCT 10-6. These units are prohibited in areas that fall within the Airport’s 60 DNL noise contour per the Runway 9R/27L Environmental Impact Statement, December 2008 2020 B1b. These units are restricted to the following unit types: 2,150 mid rise, 489 high rise, 300 garden apartments, 150 townhouse/duplex/villa and 85 single family homes).

*Except upon a separate action by Town Council with supermajority vote, the number of maximum residential units shall be phased as follows:

- 9,787 prior to the year 2013
- 10,845 prior to the year 2015
- 11,903 prior to the year 2017

- Policy 13-2 Expansion of the South Florida Education Center (SFEC) in a well-planned manner, compatible with adjacent land uses, should be encouraged within the RAC.
- Policy 13-3 The Town shall continue to work with the SFEC schools and Broward County to develop alternative transportation modes within the RAC, including additional public transportation services, and paths for pedestrians, bicycles and horses that link downtown, the SFEC, existing pathways, and adjacent residential and employment centers.
- Policy 13-4 Affordable housing, including housing targeting SFEC students and employees, shall be encouraged within the RAC.
- Policy 13-5 Encourage transit-oriented development, defined as mixed residential and nonresidential development with transit-supportive intensity/density, located near existing or future transit routes, or alternative transportation corridors, and connected to transit stops by means of sidewalks, bikeways, or similar. Optimally, transit-oriented development is integrated with transit infrastructure, and offers amenities and conveniences for pedestrians and cyclists.

- Policy 13-6 Development activities within the RAC should stimulate quality redevelopment of businesses and dwellings. The land development regulations should continue to offer incentives that encourage high quality development, public benefits and amenities.
- Policy 13-7 Variance requests within RAC shall be evaluated against the comprehensive plan policies relating to the Regional Activity Center designation, and shall further the intent of the RAC, as expressed through plan policies contained herein, and as further articulated in the Town’s implementing RAC Master Plan and land development regulations. Applications for development within the redevelopment area portion of the RAC shall also be evaluated for consistency with the goals, objectives, policies and standards of the redevelopment area plan.
- Policy 13-8 Compatibility of land uses within the RAC shall continue to be supported by local land development regulations and plans to address the impacts of new development on existing land uses and residents, and by plans to improve community facilities and services.
- Policy 13-9 The character and intensity of development shall be governed by the building form standards in the land development regulations that, at a minimum, address building placement, mass, and height, pursuant to Policies 13-10 through 13-14 excluding the Regional Activity Center – Academical Village (RAC-AV) zoning district as defined in the Lands Development Code. Within the RAC-AV zoning district the height limit for inhabitable structures shall be regulated by both the Comprehensive Plan and the Land Development Code.
- Policy 13-10 For parcels fronting transit-oriented streets, and adjacent parcels in the RAC-TC District, the land development regulations shall continue to encourage transit-oriented development built close to the public sidewalks, and shall encourage varied rooflines and regulate height pursuant to massing and compatibility standards. The balance of the RAC-TC District should include civic facilities and spaces, attached and multiple-family residential dwellings built close to the sidewalk, and commercial uses.
- Policy 13-11 Within the RAC-RTW, RAC-RTE and RAC-ED zoning districts, the land development regulations shall continue to encourage midrise transit-oriented development and bonus height/stories as an incentive for development that furthers Town objectives. Such objectives shall include, but are not limited to, sustainable (“green”) building design and construction, exceeding open space guidelines, providing workforce or affordable housing, and an increase in tree caliper.
- Policy 13-12 In the area that is south of the Oakes Road alignment and zoned RAC-ND4, the land development regulations shall continue to provide for generally low-rise residential and limited complimentary nonresidential development with minimal or no front yards, and on-street parking.
- Policy 13-13 Within the portion of the RAC that is adjacent to the area generally known as the “Lauderdale Little Ranches”, inclusive of the ENSZD and RAC-ND2 zoning districts, the land development regulations shall continue to encourage and provide for generally low-rise residential development with front and rear yards in keeping with the existing character of the area.

- Policy 13-14 The land development regulations shall continue to encourage the redevelopment of existing industrial pockets into mixed-use residential neighborhoods that are integrated into the fabric of the adjacent residential neighborhoods.
- Policy 13-15 The RAC-AV zoning district, adopted to implement the RAC land use category, addresses compatibility with surrounding uses through setbacks, buffers, landscaping, and building placement. The review of development or redevelopment within the RAC-AV shall be consistent with Policy 13-8 above, the adopted RAC-AV lands development regulations, and the following:
- a. Within the RAC-AV zoning district, the maximum building height shall be 150 feet for buildings in the Mixed Use Area, generally located in the western portion of the Nova Southeastern University (NSU) campus; 125 feet in height for buildings in the University Area, generally located in the northern and eastern portions of the NSU campus; and 50 feet in height for buildings in the School Area, generally located in the south-central portion of the NSU campus.
 - b. All new development and redevelopment within the RAC –AV that exceeds a height of 50 feet will be reviewed by the Town for compatibility with adjacent existing and planned uses as part of the site plan process.
 - c. Any building adjacent to existing single-family neighborhoods shall not exceed 50 feet in height. If a parcel of land identified in the RAC-AV district is directly adjacent to a natural or man made feature 50 feet or greater in width it shall not be considered adjacent for the purpose of this policy.
- Policy 13-16 All new development within the RAC shall facilitate alternative modes of transportation to the automobile by providing at least one of the following features:
- a. Incorporate safe, convenient paved pedestrian/recreational pathways and bicycle lock-up facilities connecting to an existing pedestrian network, key destinations, and/or transit stops.
 - b. Provide alternative modes of transportation for employees and/or facility users along with incentives for not utilizing automobiles for travel to the facility.
- Policy 13-17 Provide for a variety of open spaces that enhance new development and redevelopment and that easily connects to surrounding buildings and to adjacent open space networks.
- Policy 13-18 All industrial development within wellfield zones of influence shall comply with the appropriate wellfield protection standards of Chapter 27, Article XIII of the Broward County Land Development Code.
- Policy 13-19 To the extent that Florida Law may require a development to undergo development of regional impact review, the Town of Davie RAC, described in Objective 13, is hereby designated as a Chapter 380 Regional Activity Center under Section 380.06(2)(e), F.S. and as a geographic area suitable for the application of increased development of regional impact thresholds for office, retail and other uses that may be amended under Section 380.0651, F.S.
- Policy 13-20 Parcels utilizing the increased DRI thresholds shall undergo review for local impacts by the Town at the time of application review. Any residential development utilizing the increased DRI thresholds shall be required to provide an affordable housing component which meets or exceeds standards established by the Town.

- Policy 13-21 Establish a single point of contact within Town Hall for persons interested in development and redevelopment within the RAC.
- Policy 13-22 Town staff shall review all development proposals within the RAC to ensure that the proposals further the intent and purpose of the RAC as a focal point of the Town.
- Policy 13-23 Pursue increasing the allocated land use intensities within the Regional Activity Center (RAC), consistent with the recommendations of the RAC Master Plan.
- Policy 13-24 Consider adopting land development regulations to require new construction and redevelopment within the RAC which is located within a noise level contour line of the Fort Lauderdale/Hollywood International Airport, to integrate noise attenuating design and construction techniques in order to mitigate for potential noise impacts from the airport, and meet the minimum FAA requirements for residential construction within a noise contour.

OBJECTIVE 13.1: TRANSIT ORIENTED CORRIDOR USE

The Town shall maintain a Transit Oriented Corridor (TOC) designation for the area between SR7/441 to the east, the Florida turnpike to the West and the Town boundaries to the north and south. Redevelopment and development of this area shall be consistent with the adopted Town of Davie State Road 7/441 Corridor Master Plan (Resolution #2005-236). Nothing in this land use plan amendment will impair or diminish the rights of existing landowners or their successors or assigns to continue the use and enjoyment of their properties consistent with the current land use existing at the time of adoption.

- Policy 13.1-1: The Transit Oriented Corridor land use category shall facilitate mixed use development with access to transit stations or stops along existing and planned high performance transit service corridors (such as bus rapid transit or rapid bus) designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or locally adopted financially feasible transportation or transit plan.

State Road 7, which is an existing transit corridor designated for high-performance transit service such as bus rapid transit, or rapid bus by the above referenced plans, is appropriate for this designation. The Transit Oriented Corridor category may also be applicable along other existing and planned high performance transit corridors designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or locally adopted financially feasible transportation or transit plan.

- Policy 13.1-2: Within the TOC land use category, the following mix of uses shall be included within the land designated. Office, Industrial/Flex and Residential uses shall be the principal uses. In addition, the maximum intensity allowed within the TOC is as indicated below:

	Proposed intensity <2015	Proposed intensity 2015+	Existing intensity	Max Allowed
Office:	1,100,000 sq.ft.	600,000 sq.ft.	0	1,700,000 sq.ft.
Industrial/Flex:	700,000 sq.ft.	500,000 sq.ft.	2. 4 million sq.ft.	3.6 mill. sq.ft.*
Commercial:	350,000 sq.ft.	150,000 sq.ft.	100,000 sq.ft.	600,000 sq.ft.
Residential:	3,200 d.u.	3,000 d.u.	228 d.u.	6,428 d.u.**
Hotel:	500 rooms	250 rooms	0	750 rooms

Open Space 120 acres minimum***

* office is included in the Industrial/Flex category for calculation purposes for existing intensity.

** residential consists of 1,800 high rise dwelling units, 2,650 mid-rise dwelling units, 1,250 garden apartments and 500 townhouse dwellings. No residential units shall be constructed north of I-595.

*** Open space shall include but not be limited to parks and open space, stormwater retention ponds, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Policy 13.1-3: Residential use is a required component within a Transit Oriented Corridor. The location of residential uses shall be incorporated into a mixed-use project or mixed use building with the location of residential uses consistent with those identified within the SR 7/441 Corridor Master Plan. Exclusively residential buildings, not part of an overall mixed-use project, shall be discouraged unless supporting commercial and office is within 1000’ linear feet. The TOC through implementing regulations of agreements shall ensure that an appropriate balance of residential and non-residential uses occur in a manner to support each other.

Maximum residential density shall not exceed 32 units per gross acre, and no more than a total of 3,428 residential dwelling units shall be permitted within the SR7/441 TOC during the planning horizon of 2015. The future planning horizon of 2015+ shall provide for an additional 3,000 residential units, consistent with the ultimate build-out plan depicted in the SR7/441 Corridor Master Plan and the ULI Regional Market Study. However, in the event the residential dwelling units or any other uses are requested before the 2015 planning horizon, Town Council will hear such request and determine, based upon the SR7/441 Corridor Master Plan, whether to move this planning horizon forward. In no case, shall the planning horizon be reviewed before the necessary concurrency requirements have been addressed.

A total of 15% of the residential units shall be provided as affordable housing. Affordable housing shall be encouraged as bonus density consistent with Broward County Planning Council Administrative Rules Document, Article 8. The Town shall create a mechanism to ensure that affordable housing, required as part of this land use plan category, shall remain affordable in the future. The intent of the affordable housing is to ensure that those affordable units are integrated into a development proposal and not easily identified by location or design within the overall community. The affordable housing requirement of this land use category may be included within an overall housing master plan.

Residential density shall be distributed along the corridor consistent with the SR7/ 441 Corridor Master Pan. Residential densities shall be provided for as follows:

Location:	<2015	2015+	TOTAL
North of Oakes Road	2,000 d.u.	1,200 d.u.	3,200 d.u.
North of Griffin Road	678 d.u.	722 d.u.	1400 d.u.
South of Griffin Road	750 d.u.	1078 d.u.	1,600

Nothing in this policy shall limit the ability to address future redevelopment needs in the planning horizon post 2015.

Policy 13.1-4: The designation of land to transit oriented corridor and the increase in residential density is part of a planned growth management strategy to stimulate pedestrian oriented live and work places in connection with planned public transit investment. Such designation shall not be used as a basis for increases in density and/or intensity outside of TOC or designated redevelopment areas.

Policy 13.1-5: Additional or expanded stand alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; “big box”/warehouse; carwashes; and drive-through facilities are discouraged unless designed in a manner to encourage pedestrian and transit usage or strategically located interior to the TOC, preserving the streetscape and consistent with the adopted SR7/441 Corridor Master Plan.

Policy 13.1-6: The redevelopment and development within the TOC shall ensure that all parcels of land have sidewalks connecting to transit stops. Such connections shall be required as part of the land development regulations adopted to implement the TOC land use category. Street connections and sidewalk locations shall, at a minimum, be consistent with the SR7/441 Corridor Master Plan.

Policy 13.1-7: The Town shall coordinate and collaborate with the CRA for the implementation of the SR7/441 Corridor Master Plan.

Policy 13.1-8: The Town, through coordination with the CRA, shall provide for a community shuttle bus throughout the TOC to connect the existing uses along SR7 to the existing uses to the west. Such shuttle shall be funded through a fair-share cost to development proposed in the area and shall be on-line at time of the effective date of the land use plan amendment.

Policy 13.1-9: To further implement the intent of the TOC, the Town shall investigate the creation of urban growth boundaries targeting specifically identified urban redevelopment areas, including the Regional Activity Center.

Policy 13.1-10: The Town shall investigate potential funding mechanisms and partnerships to construct a bridge over the Florida Turnpike at Oakes Road to connect the TOC to the western portion of the Town, as depicted in the SR7/441 Corridor Master Plan. The Town shall also investigate the feasibility of additional access points from I-595 ramps into the area.

Policy 13.1-11: Existing and proposed residential development shall be designed to be integrated into the existing neighborhoods created through the implementation of the TOC. Compatibility and appropriate transitional design elements will be reviewed at time of site plan review, consistent with the land development regulations adopted to implement the TOC land use category. Such regulations and review shall ensure that existing heavy industrial uses will not become incompatible with new development and that new development shall provide buffers and site design in light of the existing uses. Single-

family detached dwellings units may be permitted as part of an overall residential mixed-use project consistent with the adopted land development regulations.

Policy 13.1-12: Public plazas, urban open space or green space/pocket parks uses that are accessible to the public shall be provided as an integrated component within the TOC. The location of such open areas shall be consistent with the required amount of Recreation and Open Space identified in the permitted uses section of the land use plan. The design of such areas shall be reviewed through the site plan review process and consistent with the land development regulations adopted to implement the TOC land use category and with the design established through the SR7/441 Corridor Master Plan.

Policy 13.1-13: Consistent with the intent of a TOC land use category, design features shall be required that promotes and enhance pedestrian mobility, including connectivity to transit stops and stations. Such design elements shall include, but not be limited to the following:

- Integrated transit stops with shelter, or station (within the TOC area).
- Pedestrian and bicycle paths ranging in width from 5 to 24 feet (5 feet shall be the minimum consistent with ADA requirements) shall be required that minimize conflicts with motorized traffic, and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings shall front the street with zero or minimal setbacks, as required per the Land Development Regulations adopted to implement the TOC land use category.
- Vehicle parking strategies shall be adopted that encourage and support transit usage (such as parking that does not front the street shared parking, parking structures, and/or reduced parking ratios). The Town shall provide, as part of the street master plan for on-street parking, and investigate opportunities for public/private partnerships for structured parking and other mechanisms for reducing vehicle parking requirements.
- Streets, both internal to and adjacent to the TOC shall be designed to discourage isolation and provide connectivity. The Town shall adopt a street right-of-way master plan to implement this policy. All development shall be reviewed for consistency with the road right-of-way master plan.

Policy 13.1-14: The Town shall require, as part of the development review process and consistent with the design of the SR7/441 Corridor Master Plan, internal pedestrian and transit amenities to promote alternative modes of transportation. These amenities shall include, but not be limited to: seating benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, and bicycle parking. Additional amenities incorporated into the street pattern shall include, but not be limited to: clocks, fountains, sculptures, drinking fountains, banners, flags and food and refreshment vendor areas. All such required amenities shall be reviewed as part of the land development review process and shall be consistent with the land development regulations adopted to implement the TOC land use category.

- Policy 13.1-15: The Town shall prepare and adopt land development regulations to implement the TOC land use category no later than one year from adoption of the land use plan category and plan amendment.
- Policy 13.1-16: Recognizing the goal of the TOC land use category is to promote transit usage and other methods of reducing single-occupancy vehicles upon overcapacity roadways, any required transportation impact analysis shall consider the modal shift provided through the provision of transit and transit oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed use projects. Such required transportation impact analysis shall become the basis for the fair-share cost of providing for local transit shuttle buses operating throughout the Town of Davie TOC.
- Policy 13.1-17: The Town will continue to coordinate with the Davie Utilities Department to ensure that adequate water and wastewater facilities are available for all future development.
- Policy 13.1-18: The Town shall adopt a rights-of-way master plan for the TOC within one year from the adoption of the TOC amendment.
- Policy 13.1-19: The Town shall participate in the Broward County School Board Staff Working Group, School Design Subcommittee and any other relevant committee to ensure that adequate school facilities are provided within the general vicinity. Consistent with the SR7/ 441 Corridor Master Plan, the Town and the CRA shall continue to investigate the possibility of locating a school site within the TOC.
- Policy 13.1-20: The Town shall prepare an area-wide Development of Regional Impact (DRI), adopt a separate comprehensive plan amendment, or take such other actions as are necessary to facilitate the provision of public facilities, streamline development, and ensure that the fair-share cost of development is paid by the projects as they are built.
- Policy 13.1-21: The Town will coordinate with the South Florida Education Center (SFEC) to enhance employment opportunities through various job training programs.
- Policy 13.1-22: An interlocal agreement between the municipality and Broward County shall be executed no later than six months from the effective date of adoption of a Transit Oriented Corridor which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality.
- Policy 13.1-23: The implementation of the TOC shall ensure coordination with the redevelopment plans of the Regional Activity Center (RAC).
- Policy 13.1-24: It is the intent of the Town of Davie to recognize and respect judicially acknowledged or constitutional protected private property rights. It is the intent of the Town of Davie that all ordinances, regulations, and programs adopted pursuant to Objective 13.1 must be developed, promulgated, implemented, and applied with sensitivity for private property rights and not be unduly restrictive, and property owners must be free from actions of others which would harm their property.

- Policy 13.1-25: The Town shall review development applications within the established urban redeveloped area(s) as to their impact on the local, county, state and Florida Intrastate Highway System, so as to encourage alternatives to automobile travel.
- Policy 13.1-26: The Town shall establish development strategies for the established urban redevelopment area(s) which will encourage the use of safe and convenience access to public transit terminals, sidewalks, boardwalks, and public parking areas.
- Policy 13.1-27: The Town shall coordinate its strategies for automobile travel alternatives with the plans and programs of Broward County and Florida FDOT, and appropriate state plans and statutes. A designated Town representative shall interface with the above agencies to coordinate transportation planning alternatives on an annual or more frequent basis as necessary.

OBJECTIVE 14: RECREATION AND OPEN SPACE USE

Abundant open space, including equestrian facilities, is a principle characteristic of The Town of Davie. Open space, equestrian trails and parks complement the rural and western themes central to Davie's identity. Recreation and Open Space Policies, and land development regulations, are centered around the maintenance of open space and provision of recreation facilities.

- Policy 14-1 Regulations governing access to open spaces shall reflect the orientation of the site, and should consider the degree to which access may be permitted.
- Policy 14-2 The location and designation of lands for Recreation and Open Space use shall recognize the need for active and passive recreational facilities while preserving open spaces for aesthetic and environmental purposes.
- Policy 14-3 Development of unique natural areas shall focus on the resource orientation of the site.
- Policy 14-4 Land development regulations shall contain requirements for the preservation of open space in developments, to enhance the working and living environment.
- Policy 14-5 The location and development of parks and recreational facilities shall be compatible with the demands and needs as expressed by the Davie population, and shall consist of a minimum of ten (10) acres for every 1,000 existing and projected permanent residents, pursuant to Policy 1.1-1 of the Recreation, Open Space and Conservation Element of this Plan.
- Policy 14-6 Town shall continue to maintain and implement, through the Open Space Program and land development regulations, a network of bicycle, equestrian and pedestrian pathways and accessory facilities, such as horse hitching posts and bicycle racks.
- Policy 14-7 Acquisition and development of land for recreational pathways, including bike paths, equestrian paths and pedestrian paths, shall be consistent with the Trail System of the Open Space Program.
- Policy 14-8 The Open Space Program shall consider lands containing unique natural features and environmental characteristics in setting priorities for land acquisition.

OBJECTIVE 15: CONSERVATION USE

- Policy 15-1 The Conservation category shall be used to preserve and protect lands that have been identified as environmentally sensitive or ecologically significant, and that promote the restoration of the Everglades system.
- Policy 15-2 Land development regulations shall encourage the acquisition or reservation of significant natural, historical and archaeological sites for the future enjoyment, education and benefit of the Town.
- Policy 15-3 The Town shall identify, preserve and protect prime aquifer and groundwater recharge areas.
- Policy 15-4 The Town shall protect and conserve areas known as reproduction, feeding and nesting areas for identified endangered or threatened species or species of special concern.
- Policy 15-5 The Town shall protect and conserve areas known to contain plant species listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Affairs.
- Policy 15-6 Adopted land development regulations shall promote and encourage the concept of xeriscape in landscaping.
- Policy 15-7 The Town shall protect the minimal seasonal flows and levels of surface watercourses, as established by the South Florida Water Management District or other agency under its authority.

OBJECTIVE 16: COMMUNITY FACILITIES USE

- Policy 16-1 The Community Facilities category shall provide for the development of a wide range of activity centers necessary to satisfy the demands of the existing and future Town populations.
- Policy 16-2 Community Facilities may be permitted in the land use categories other than the Community Facilities category, provided such development is compatible with and does not adversely affect the development of the surrounding land for designated purposes.
- Policy 16-3 The location of regional community facilities should be encouraged, as appropriate, in close proximity to primary transportation facilities and in areas where such uses are complementary to, and in scale with, surrounding existing and planned uses.

OBJECTIVE 17: UTILITIES USE

The reservation of lands for utilities purposes shall be consistent with the projected needs as outlined in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan.

- Policy 17-1 To facilitate the growing needs of the Town, utilities facilities may be permitted in land use categories other than the Utilities category, provided such development is compatible

with and does not adversely affect the development of the surrounding land for designated purposes.

OBJECTIVE 18: TRANSPORTATION USE AND ACCESS

Ensure that adequate rights-of-way are secured to accommodate the existing and future land needs of the Town of Davie.

- Policy 18-1 The designation of lands for transportation purposes shall insure the preservation of transportation corridors and acquisition of rights-of-way necessary to address future needs.
- Policy 18-2 Adopted land development regulations shall incorporate provisions that address access to roadway facilities, on-site traffic circulation, and off-street parking for commercial development. Such regulations shall generally discourage commercial access to local roadways that directly serve low and medium-density residences.
- Policy 18-3 Land development regulations shall address and control access to the regional roadway network as depicted on the Broward County Trafficways Plan.
- Policy 18-4 Land development regulations shall provide for adequate convenient and safe on-site circulation and off-street parking facilities.
- Policy 18-5 Implement the Local Road Master Plan.
- Policy 18-6 Rights-of-way necessary to satisfy the requirements of the Broward County Trafficways Plan shall be conveyed to the public at the time of plat recordation.
- Policy 18-7 Rights-of-way necessary to satisfy the road requirements of the Town shall be conveyed to the Town in conjunction with the issuance of a development permit.
- Policy 18-8 The Town shall not issue development permits for construction within transportation corridors identified on the Broward County Trafficways Plan except in conformance with the Transportation land use category.

OBJECTIVE 19: COMPATIBILITY OF LAND USE AND DEVELOPMENT WITH AIRPORTS

Identify and reduce incompatible land uses adjacent to existing and proposed airport/heliport facilities.

- Policy 19-1 Areas surrounding existing and proposed airports/heliports shall be planned to promote compatible land uses consistent with the affected elements of the Comprehensive Plan.
- Policy 19-2 Within areas surrounding existing or committed airports/heliports, the Town shall not issue development permits for land uses or structures that are incompatible with airport/heliport uses, pursuant to the Development Review Requirements subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

- Policy 19-3 The recommendations of adopted Part 150 Study Technical Reports shall be taken under consideration during land use decisions affecting airports/heliports and their adjacent areas.
- Policy 19-4 The Town shall protect from obstruction Federal Aviation Administration approved and locally adopted aircraft corridors.
- Policy 19-5 The Town shall examine the possibility of adopting an airport zoning ordinance pursuant to F.S. Chapter 333.

OBJECTIVE 20: LAND USE COMPATIBILITY AND COMMUNITY APPEARANCE

Comprehensive Plan policies and land development regulations shall continue to encourage preservation, enhancement and maintenance of the Town's semi-rural character, rural/equestrian lifestyle, western themed downtown business district, and the elimination of land uses found to be inconsistent with the character of the community.

- Policy 20-1 Lands designated for non-residential use shall be located in a manner which facilitates development, but does not adversely impact existing and designated residential areas.
- Policy 20-2 No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.
- Policy 20-3 Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.
- Policy 20-4 Land development regulations shall address the size, quantity, location and character of on-premises and off-premises signs, to promote community aesthetics and protect the health, safety and welfare of Town residents. The Town shall evaluate and revise the sign regulations as necessary to provide for the elimination of existing signage that is inconsistent with the community character.
- Policy 20-5 Land development regulations shall provide for the control and, where appropriate, the elimination of non-conforming uses.
- Policy 20-6 Town land development regulations shall address incompatible land uses in a contextually appropriate manner, through requirements such as buffering, setbacks, selection of compatible building typologies, thoughtful building design and orientation, restrictions on nonresidential outside activities, outdoor lighting regulations, and restricted operating hours.
- Policy 20-7 Adopted land development regulations shall continue to set forth setbacks or separation regulations as appropriate to the context of a zoning district, landscaping requirements, and minimum open space criteria to enhance living and working environments. Within the urban RAC and TOC designations, the land development regulations may eliminate setback and separation requirements when they would be contrary to the establishment of pedestrian-oriented streets and public spaces and transit-oriented development, consistent with the principles and practices of Traditional Neighborhood Design and The New Urbanism, and shall emphasize landscaping within the public right-of-way and centralized provision of open space in lieu of relying on required yards/setbacks.

- Policy 20-8 The Town shall use mechanisms such as code enforcement, Safe Neighborhoods District/neighborhood improvement districts, and public information programs to encourage maintenance of existing residential communities, residential structures and nonresidential districts.
- Policy 20-9 The Town shall maintain or enhance its western theme district and accompanying regulations and design standards.
- Policy 20-10 The Town shall preserve the environment and character of rural areas using creative land use and planning techniques.
- Policy 20-11 The Town shall maintain Rural Lifestyle Regulations, which further the existing rural lifestyle and equestrian lifestyle of the Town
- Policy 20-12 Work with the schools of the South Florida Education Center complex to ensure compatibility with the character of the community.

OBJECTIVE 21: MIXED USE DEVELOPMENT

The Town shall continue to maintain land development regulations that accommodate mixed-use development to promote a diverse, imaginative and innovative living and working environment.

- Policy 21-1 The Town shall encourage mixed-use developments, including residential/commercial mixes, in its downtown area to support downtown businesses and provide additional housing opportunities for students of the nearby colleges and universities.
- Policy 21-2 Development within the Regional Activity Center shall be permitted and encouraged to include a mix of uses which increase walkability, decrease traffic impacts, and enhance transit opportunities.
- Policy 21-3 Mixed uses and transit oriented development shall be permitted and encouraged along the State Road 7 corridor of the Town through the implementation of the State Road 7 Master Plan.

OBJECTIVE 22: COMMUNITY REDEVELOPMENT

The Town shall explore and implement economic incentive programs to facilitate the redevelopment of blighted areas.

- Policy 22-1 The Town shall encourage code compliance through code enforcement efforts.
- Policy 22-2 The Town shall utilize Federal, state and local programs, such as community development block grants and low- interest loan programs, to the greatest extent possible.
- Policy 22-3 Mixed-use residential/commercial development and redevelopment should be encouraged in downtown Davie.

OBJECTIVE 23: INTERGOVERNMENTAL COORDINATION

The Town shall promote intergovernmental coordination and public participation in planning efforts.

- Policy 23-1 The Town shall consider adjacent land uses in neighboring communities in evaluating changes in land use.
- Policy 23-2 The Town shall coordinate applications for amendment of the adopted comprehensive plan with adjacent local governments, state and regional agencies as required by State law.
- Policy 23-3 The Town shall encourage the informal mediation of conflicts and promote the resolution of differences in an expeditious fashion.
- Policy 23-4 Public Participation mechanism shall maximize the opportunity for input during the planning process.

OBJECTIVE 24: POPULATION PROJECTIONS

Amendments to the Future Land Use Element shall be consistent with the adopted populations projections contained herein.

- 24-1 During each EAR process, the Town shall evaluate the Future Land Use Element for consistency with updated population projections. EAR-based amendments shall be based upon the updated population projections.

OBJECTIVE 25: PLANNING STUDIES TO BE COMPLETED

- Policy 25-1 Adopt a Green Master Plan for the Town by 2012, which identifies strategies to reduce Davie's carbon footprint and conserve natural resources within the Town. The plan should result in recommended programs and policies that are to be included in into Davie's land development regulations, comprehensive plan, building practices and internal policies.

Study #1 By May 2015 evaluate transportation concurrency alternatives, revised LOS standards and alternatives to transportation concurrency for transportation facilities within the Town within the framework of State law and Broward County's program for addressing impacts to the regional transportation system. Following the study, consider amending the plan to implement the study findings, if appropriate.

OBJECTIVE 26: URBAN REDEVELOPMENT AREAS

Identify urban redevelopment area(s) within Davie containing residential and non-residential uses, such as office, retail and community facility uses where public services and facilities are in place. Establish criteria which encourage development within urban redevelopment area(s) to promote economic development, increase housing opportunities, and maximize use of existing public facilities and services.

- Policy 26-1 The CRA, RAC and area east of the Florida Turnpike are hereby designated urban redevelopment area(s). Any other area proposed to be included in the urban

redevelopment area must meet the criteria of Policy 26-2 unless otherwise provided by State law.

- Policy 26-2 Urban redevelopment areas must contain residential and non-residential uses, such as office, retail and community facility uses, and must be identified on the Davie Land Use Plan Map Series consistent with the following criteria:
- 1) Where any two areas meeting the criteria for designation as urban redevelopment area(s) are contiguous, they may be combined on the Davie Land Use Plan Map Series as one district geographical area for the purposes of permitting development pursuant to the goals, objectives and policies of the plan.
 - 2) New areas may be designated, or existing areas may be expanded by an amendment to the Davie Land Use Plan provided that the proposed areas meet the criteria set forth below:
 - a) The boundaries and approximate acreage of the area must be identified.
 - b) Public facilities and services such as sewage treatment systems, schools, and recreation areas must be in place.
 - c) There must be availability of transportation facilities and mass transit service within a quarter mile of all areas, providing a headway of thirty minutes or less, and available at least 5 days a week.
 - d) There must be an analysis considering the impact of the urban redevelopment area on the Florida Intrastate Highway System and considering policies/programs to encourage alternatives to automobile travel on the Florida Intrastate Highway System such as, but not limited to, expansion of capacity and ridership on the Tri-Rail including expanded feeder bus service, expansion of bus service, creation of transportation management associations, the provision of local transit service within designated areas such as "trolleys", and/or improvement of pedestrian access to transit passenger facilities.
 - e) The area must be over 80% built-out, regularly served by mass transit and the subject of a locally approved revitalization/redevelopment plan.
 - 3) In addition to meeting criteria a-e above, the area may be a designated Community Redevelopment Area.
- Policy 26-3 Geographical boundaries of the established urban redevelopment area(s) of the Community Redevelopment Agency and the Regional Activity Center shall be defined as depicted within the Future Davie Land Use Plan Series.
- Policy 26-4 Continue to seek Community Development Block Grant money to provide low interest loans for housing rehabilitation to home owners in the identified urban redevelopment area(s) within Davie.
- Policy 26-5 Promote conservation and rehabilitation of existing housing in the identified urban redevelopment area(s) within Davie, to improve the quality of life, through continued efforts of the Davie Community Redevelopment Agency, code enforcement, and community awareness efforts.
- Policy 26-6 Promote the construction of new housing units within the identified redevelopment area(s) within Davie through the continued efforts of the Davie Community

- Redevelopment Agency to qualify for and obtain CDBG funding for new efficient affordable housing units.
- Policy 26-7 Integrated transportation systems, mass transit facilities, bikeways and pedestrian corridors should be encouraged to serve urban redevelopment area(s) to reduce reliance upon automobile travel.
- Policy 26-8 The Davie Comprehensive Plan shall establish standards and monitoring procedures for the expansion of mass transit, pedestrian travel and other forms of non-automobile travel within urban redevelopment area(s).
- Policy 26-9 Continue to provide for transportation concurrency exceptions, or payment of mobility fees or similar concurrency alternative as may be authorized by State law within the established urban redevelopment area(s) within Davie to all land uses and developments to encourage infill development and discourage sprawl. provided the development is consistent with all other relevant sections of the Town's codes, ordinances and regulations.
- Policy 26-10 The Town shall establish development strategies for the established urban redevelopment area(s) which will encourage the use of safe and convenient access to public transit terminals, sidewalks, boardwalks, and public parking areas.
- Policy 26-11 The Town shall coordinate it's strategies for automobile travel alternatives with the plans and programs of Broward County, the Florida DOT, and appropriate state plans and statues. A designated Town representative shall interface with the above agencies to coordinate transportation planning alternatives on an annual or more frequent basis as necessary.
- Policy 26-12 Incentives for development and redevelopment, as well as proposed increases in density and intensity, shall be applied to the urban redevelopment area only.
- Policy 26-13 The Town shall consider developing a Master Drainage Plan for the urban redevelopment area in order to facilitate redevelopment.
- Policy 26-14 The Town shall consider developing a Parking Master Plan for the urban redevelopment area in order to facilitate redevelopment.

OBJECTIVE 27: SCHOOL SITING

- Policy 27-1 The Town shall continue to permit public schools, which are classified by this Plan as a type of community facility, in the following land use categories:
- a. Residential
 - b. Transit Oriented Corridor
 - c. Residential/Office
 - d. Commercial
 - e. Commerce/Office
 - f. Employment Center
 - g. Industrial
 - h. Regional Activity Center
 - i. Community Facilities

- Policy 27-2 Collocation of public schools with other community facilities shall be considered when:
- a. New or replacement schools are funded in the School Board's Capital Budget and are adjacent to other existing public facilities;
 - b. New facilities are funded in the Town's Capital Improvement Element and can be located adjacent to public schools; and/or
 - c. Joint use projects are created and implemented.
- Policy 27-3 The Town will encourage the collocation of public facilities such as libraries, parks and community centers with public schools to the extent practical and financially feasible. The following criteria shall be considered for collocating public schools and public facilities:
- a. Availability of vacant land of suitable size and dimensions for the collocated public uses;
 - b. Compatibility of the collocated public uses with the adjacent land uses (ex: noise, odors, glare, debris, dust, traffic, high voltage transmission lines etc.) and the compatibility of the collocated public uses' future land use designation(s) with the future land use designations of adjacent areas;
 - c. Availability of infrastructure, public services (ie: roadways, public transit, potable water, sanitary sewer, drainage, and aquifer recharge) and utilizes (electricity, gas, etc.);
 - d. Environmental limitations (ex: wetlands, uplands, soil conditions, contaminated sites, potential brownfield sites, etc.);
 - e. Access approaches, including Roadways, public transit, bikeways, recreational trails and pedestrianways;
 - f. Proximity to residential areas, particularly urban residential areas, and areas of very low, low and moderate income housing; and
 - g. Demographic base for purposes of encouraging diversity.
- Policy 27-4 The Town shall incorporate provisions in the Land Development Code requiring new development, located adjacent to an existing or planned public school site, to incorporate features such as walls, solid hedges, or increased setbacks where such use would be incompatible with the public school.
- Policy 27-5 The Town shall incorporate provisions in the Land Development Code which provide for safe pedestrian and bicycle access to schools.

Objective 28: TRAFFIC IMPACTS

The Town shall review development applications within the established Urban Redeveloped Area(s) as to their impact on the local, county, state and Florida Intrastate Highway System, so as to encourage alternatives to automobile travel. Transportation impacts on the regional transportation network shall be reviewed in accordance with the requirements of the Broward County Land Development Code.

- Policy 28-1: Establish development strategies for the established urban redevelopment area(s) which will encourage the use of safe and convenient access to public transit terminals, sidewalks, boardwalks and public parking areas.

Policy 28-2: Coordinate strategies for automobile travel alternatives with the plans and programs of Broward County and Florida FDOT, and appropriate state plans and statues. A designated Town representative shall interface with the above agencies to coordinate transportation planning alternative on an annual or more frequent basis as necessary.

Monitoring and Evaluation

The Town of Davie Local Planning Agency, is responsible for the preparation and implementation of the Comprehensive Plan. The LPA will establish a program and procedures for monitoring and evaluating Plan implementation. At a minimum, every seven years or as otherwise required by State law, the Town will update base data and information, analyze the major problems encountered during the review period, and assess the success (or failure) of the Plan to address these problems, and evaluate objectives as compared with actual results.

Under current State law as of July, 2010, the Town is limited to two plan amendment adoption windows during any calendar year, except in the case of small-scale amendments or an emergency.. Insofar as the Town Future Land Use Plan must be certified and recertified, for each amendment thereto, by the Broward County Planning Council, the Town shall also abide by the regulations established by that agency for the processing of amendments to the Plan.

The Town shall continuously monitor the cumulative effects of Future Land Use Plan amendments, rezonings, and other land development regulations to determine the consistency with Comprehensive Plan goals, objectives, and policies. Evaluation measures for the Future Land Use Element are presented below.

1. Ensure that all amendments to the land development regulations are consistent with the goals, objectives and policies of this comprehensive plan.
2. Monitor development patterns, rezonings, and amendments to the Future Land Use Plan map to evaluate the distribution, densities, and intensities of land uses subject to development, and ensure that development is consistent with permitted uses, densities, and intensities of development orders and development permits, objectives, and policies established herein.
3. Monitor nonconforming uses in order to expedite their elimination or minimize their impact through buffering, etc., where inconsistent with the character of the community or incompatible with adjacent uses.
4. Monitor and pursue grants, programs, and planning techniques/opportunities (e.g.: changes in Broward County flexibility provisions) for community development purposes.
5. Monitor land use decisions in neighboring jurisdictions for their effect on the Town. Conversely, consider the impact that Town land use decisions may have on neighboring jurisdictions, while providing opportunities for extra-jurisdictional public participation in land use decisions.
6. Monitor progress in completing and implementing the studies and small area plans recommended herein.
7. Monitor development and aesthetic qualities of development as compared to the community character the Town wishes to maintain.

8. Monitor and record the impact of development applications within the established urban redevelopment areas on the local, county, and state transportation network.

PLAN IMPLEMENTATION

Permitted Uses and Densities in Future Land Use Plan Categories

This section identifies those uses permitted in the categories shown on the Davie Future Land Use Plan map and contained within this Plan. State law specifically requires that zoning as to permitted uses, densities and intensities must be in compliance with the uses enumerated in this section and the Davie Future Land Use Plan map designations. It should be noted that the Town Land Development Regulations may further restrict permitted uses.

Areas designated on the Davie Future Land Use Plan map generally follow property ownership lines, geographic boundaries such as canals, and road rights-of-way. Zoning regulations may permit any or all of the uses enumerated within each category; however, State law requires that all uses shall be in compliance with the permitted uses and densities of the applicable category that the regulations are intended to implement. Uses may be permitted outright, or subject to special conditions or exceptions. All land use categories shall permit local roads, water and wastewater lines, and electricity distribution lines designed to serve the individual development only.

Residential Land Use Category

The Residential land use category is primarily designed to accommodate dwellings, and may include complementary uses supportive of and integral to residential use.

The permitted uses of the Residential category include the following:

1. Dwelling units, subject to the density limits shown on the Davie Future Land Use Plan map for the particular parcel.
2. Home occupations and other uses accessory to a dwelling unit.
3. Hotels, motels, and similar lodging. The maximum number of hotel, motel, or similar lodging units permitted on any parcel designated for Residential use is double the maximum number of dwelling units permitted by the Davie Future Land Use Plan map designation.
4. Parks, golf courses, and other outdoor recreational facilities, and recreational, civic, or other cultural buildings ancillary to the primary outdoor recreational use of the site.
5. Community facilities designed to serve the residential area such as schools, day care centers, places of worship, clinics, nursing homes, rehabilitation centers, governmental administration, police and fire protection facilities, libraries, and civic centers.
6. Public and private utilities, provided such use does not preclude or adversely affect the future use of the surrounding area for residential purposes. Permitted utilities shall not include power plants, power plant substations, and transmission facilities.
7. Communication facilities, provided such uses do not preclude or adversely affect the future use of the surrounding area for residential purposes.

8. Office and/or retail sales of merchandise or services, subject to the following limitations and provisions, unless otherwise provided in the Broward County Land Use Plan:
 - a. No more than a total of five percent (5%) of the area designated for residential use on the Davie Future Land Use Plan map within a flexibility zone may be used for offices and/or retail sales of merchandise or services.
 - b. No added contiguous area used for offices and/or retail sales of merchandise or services may exceed ten (10) acres. For the purpose of this provision, contiguous is defined as: attached; located within 500 feet; or separated only by streets and highways, canals and rivers, or easements.
 - c. Use of “commercial flexibility” is subject to a compatibility review by Broward County as provided by paragraph “g” under “Residential Density,” below.
 - d. Regardless of the constraints of subparagraphs “a” and “b” and “c” above, space within residential buildings in areas designated for density of at least 25 units per acre may be used for offices and/or retail sales of merchandise or services, as long as no more than 50% of the floor area is used for said purposes.
 - e. Regardless of the constraints of subparagraphs “a” and “b” and “c” above, space within residential buildings in areas designated for density of at least 16 units per acre may be used for offices, as long as no more than 50% of the floor area is used for offices.
9. Recreational vehicle park sites in the Residential (10), (16), and (22) density ranges. The maximum number of recreational vehicle park sites permitted is:
 - a. Equal the maximum number of dwelling units designated for that parcel on the Davie Future Land Use Plan map if the location of recreational vehicles on the site is permitted; or
 - b. Double the maximum number of dwelling units designated for that parcel on the Davie Future Land Use Plan map if the permanent location of recreational vehicles on the site is prohibited.
10. Special Residential Facilities; subject to: meeting one of the Category definitions as contained in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Davie Future Land Use Plan; meeting density provisions by Category type stated below; and the limitations as expressed by the Davie Future Land Use Plan map; and, if applicable, the provisions regarding the use and allocation of reserve units, flexibility units or bonus sleeping rooms as contained in the “Administrative Rules Document” of the Broward County Planning Council.

Density Provisions:

- a. Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.
- b. Special Residential Facility Category (2) development shall count as two (2) dwelling units each.

- c. Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.

11. Agriculture

Residential Density

- a. Density Standards. Residential areas are shown on the Davie Future Land Use Plan map according to six ranges of density:

- Residential (1) permits up to one (1) dwelling unit per gross acre.
- Residential (3) permits up to three (3) dwelling units per gross acre.
- Residential (5) permits up to five (5) dwelling units per gross acre.
- Residential (10) permits up to ten (10) dwelling units per gross acre.
- Residential (16) permits up to sixteen (16) dwelling units per gross acre.
- Residential (22) permits up to twenty-two (22) dwelling units per gross acre.
- Special Classification permits the maximum density per gross acre as depicted on the Future Land Use Plan Map for the particular parcel.

Other land use categories and land uses are subject to density standards as follows:

- Special Residential Facilities are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection.
 - Recreational vehicle sites are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection.
 - Hotels, motels, and similar lodging are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection.
- b. Density Calculation. All references to density within the Davie Future Land Use Plan means gross density. Gross density means the number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas by the Davie Future Land Use Plan.

Where edges of land use categories are close to property lines, streets, transmission lines, or other existing boundaries, edges should be construed to follow those boundaries. A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent unsubmerged land. The New River and the rivers and canals of the primary drainage system as identified within this plan shall not, however, be construed as having credit toward residential density.

- c. Arrangement of Dwelling Units. The arrangement or distribution of dwelling units on a particular parcel of land is subject to the Land Development Regulations.
- d. Bold-Line Areas. Selected parcels are identified on the Davie future Land Use Plan map by bold lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears within the dashed line. That number can be multiplied by the number of acres inside the bold line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line area. The dwelling units that are permitted within areas circumscribed by a bold line may only be applied within the boundaries of the circumscribed area and may not be transferred.
- e. Flexibility Units. “Flexibility units” mean the difference between the number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series) and the number of dwelling units permitted within the flexibility zone by the Davie Future Land Use Plan map, as certified.

Since the certified Davie Future Land Use Plan map may be more restrictive than the Future Broward County Land Use Plan Map (Series), available flexibility units may be utilized by the Town to rearrange residential densities. This rearrangement of densities is accomplished within “flexibility zones,” as depicted in this plan. The boundaries of and rules governing the rearrangement of densities therein are pursuant to the Broward County Planning Council’s “Administrative Rules Document.” However, the total number of dwelling units within any flexibility zone as shown on the Davie Future Land Use Plan map shall not exceed the total number of dwelling units within the corresponding flexibility zone as shown on the Future Broward County Land Use Plan Map (Series). Assignment of flexibility units is subject to the requirements of the Broward County Planning Council’s “Administrative Rules Document.”

- f. Utilization of the Broward County Land Use Plan “Flexibility Rules” shall be subject to the rules and requirements of the Broward County Land Use Plan.

Special Residential Facilities

Special Residential Facilities such as group homes, foster care facilities, and life care facilities are not specifically designated on the Davie Future Land Use Plan map as a separate category but may be permitted, subject to conditions, in areas designated the following: Residential, Commercial, Office Park, Agricultural, and Community Facilities. See the specific land use category for applicable conditions. It is preferable that such residential facilities be included within residential neighborhoods. The Town may allow a maximum of one hundred (100) “bonus” sleeping rooms, consistent with Broward County Ordinance No. 85-92, that are permanently dedicated to Special Residential use without allocating density.

Special Residential Facility, Category (1): a housing facility which is licensed by the State of Florida for no more than eight (8) individuals who require treatment, care, rehabilitation, or education. The facility is usually referred to as a group home, and may accommodate the elderly, dependent children, physically disabled, developmentally disabled, or individuals not considered likely to harm to themselves or others. There may be more than one kitchen within the housing facility; there may be more than one Category (1) facility on a parcel.

Special Residential Facility, Category (2): a housing facility which is licensed by the State of Florida for nine (9) to sixteen (16) non-elderly individuals who require treatment, care, rehabilitation, or education. This includes individuals who are dependent children, physically disabled, developmentally disabled, or individuals not overtly of harm to themselves or others. There may be more than one kitchen within the housing facility; there may be more than one Category (2) facility on a parcel.

Special Residential Facility, Category (3):

- a. Any housing facility licensed by the State of Florida for more than sixteen (16) non-elderly individuals who require treatment, care, rehabilitation, or education. This includes individuals who are dependent children, physically disabled, developmentally disabled, or individuals not overtly of harm to themselves or others; or,
- b. Any housing facility licensed by the State of Florida for more than eight (8) unrelated elderly individuals; or,
- c. Governmentally subsidized housing facilities entirely devoted to the care of the elderly, dependent children, the physically handicapped, developmentally disabled, or individuals not overtly of harm to themselves or others; or,
- d. Any not-for-profit housing facility for unrelated elderly individuals; or,
- e. Any housing facility which provides a life-care environment, including, but not limited to, creation of a life estate in the facility itself and provision of off-site or on-site medical care.

Commercial Land Use Category

The Commercial land use category provides for business, office, retail, service, and other related commercial uses which are necessary to accommodate Davie’s population.

LAND USE CATEGORY	MAX. BLDG COVERAGE	*MAX. BLDG HEIGHT
Commercial	.40	45’

*The maximum building height for properties located within the Griffin Rd. Corridor is 60 feet. The maximum building height for properties contiguous to Interstate 595, State Road 84 or to the western boundary of Interstate 75 is 70 feet, provided that any new building higher than forty-five (45) feet shall be set back from any existing residential structure by at least thirty (30) feet for every ten (10) feet of total building height.

The permitted uses of the Commercial category include the following:

- 1. Retail uses and personal services.
- 2. Office and business uses.
- 3. Wholesale, storage, light fabricating, and warehouse uses.
- 4. Hotels, motels, and similar lodging.
- 5. Recreation and open space, cemeteries, and commercial recreation uses.

6. Community facilities and utilities.
7.
 - a. Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Davie Future Land Use Plan; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units as contained in the “Administrative Rules Document” of the Broward County Planning Council.
 - b. Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Davie Future Land Use Plan; subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units as contained in the “Administrative Rules Document” of the Broward County Planning Council; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.
8. Nonresidential agricultural uses.
9.
 - a. The local government shall apply available flexibility and/or reserve units in compliance with the flexibility provisions of the Broward County Land Use Plan; and
 - B For parcels 5 acres in size or less, free standing multi-family residential uses are permitted; and/or
 - c. For mixed commercial/residential developments greater than 5 acres in size, free standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed 5 acres or 40% of the total gross acreage of the commercially designated parcel, whichever is greater, and that the entire mixed residential/commercial development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development.
 - d. Residential units within the same structure as commercial uses for the owner, manager, or caretaker of the commercial uses may be located in areas designated commercial without the application of flexibility units or reserve units.
10. Recreational vehicle park sites at a maximum density of ten (10) sites per gross acre are permitted by the Town’s Land Development Regulations if the site is a permanent location for recreational vehicles. Recreational vehicle park sites at a maximum density of twenty (20) sites per gross acre are permitted by the Town’s Land Development Regulations if such location is temporary, as prescribed by the Town’s Land Development Regulations; subject to allocation by the Town of available flexibility or reserve units.
11. Transportation and communications facilities.

Types of Shopping Center Developments. Shopping centers are usually categorized according to land size, service area, and total leasable area, and are referred herein as Neighborhood, Community, and Regional shopping centers.

Neighborhood Shopping Centers typically range from 30,000 to 100,000 square feet of gross leasable area for the sale of convenience goods (food, drugs, and sundries) and personal services which meet the daily needs of an immediate neighborhood. Neighborhood shopping centers range in area from approximately 3 to 10 acres and generally require a minimum market support population ranging from 2,500 to 40,000 people.

Community Shopping Centers typically range from approximately 100,000 to 300,000 square feet of gross leasable area and are generally built around one or more junior department store(s), variety store(s), or “big-box” specialty store(s) and supermarket as the major tenants. Community shopping centers typically range in area from approximately 10 to 30 acres and serve trade areas ranging from an estimated 40,000 to 150,000 people.

Regional Shopping Centers typically range from approximately 300,000 to 1,000,000 square feet or more of gross leasable area and provides a full range of shopping goods, general merchandise, apparel, furniture, and home furnishings. Such center is usually built around a full-line department store(s) as the major drawing power. Regional shopping centers are approximately 30 acres in size or larger, and generally require a minimum market support population in excess of 150,000 people and a trade area extending 10 to 16 miles or more modified by such factors as competitive facilities and travel time over access highways.

Residential/Office Land Use Category

The Residential/Office category accommodates residential and limited nonresidential uses for application in areas where a transition is appropriate.

LAND USE CATEGORY	MAX. BLDG COVERAGES	*MAX. BLDG HEIGHT
Residential/Office	.40	25'
*max. bldg. height for properties located within the Griffin Rd. Corridor is 60 feet.		

The permitted uses of the Residential/Office category include the following:

1. Residential dwelling units at a maximum density of five (5) units per acre
2. Home occupations and accessory uses
3. Professional and business offices constructed and maintained to resemble a residential structure.
4. Community Facilities
5. Agriculture
6. Public and private utilities, provided such use does not preclude or adversely affect the future use of the surrounding area for residential/office purposes. Permitted utilities shall not include power plants, power plant substations, and transmission facilities.

Commerce/Office Land Use Category

The Commerce/Office category is designed to encourage the development of commerce activities and offices for administrative, professional, and business purposes in a campus-like setting. While the

primary intent of this category is to provide employment generators, a limited amount of area may be devoted to employee services.

LAND USE CATEGORY	MAX. BLDG COVERAGE	*MAX. BLDG HEIGHT
Commerce/Office	.40	45'
*max. bldg. height for properties located within the Griffin Rd. Corridor is 60 feet.		

The permitted uses of the Commerce/Office category include the following:

1. Professional, business, and financial offices and institutions.
2. Educational, scientific, and industrial research facilities, research laboratories, and medical or dental laboratories.
3. Restaurants, retail establishments, and personal services which shall not consume more than 20 percent of the gross floor area of any single development.
4. Facilities for light fabrication which are operated entirely within an enclosed structure.
5. Wholesale, storage, and warehouse uses.
6. Agriculture, until the area is converted to an urban use.
7. Sales and display of automobiles, automotive products.
8. Utilities, not including sanitary landfills, and provided such uses do not preclude or adversely affect the future use of the surrounding area for Commerce/Office purposes.
9. Recreation and Open Space and Community Facilities, provided such uses do not preclude or adversely affect the future use of the surrounding area for Commerce/Office purposes.
10. Communications facilities.
11. Hotels, motels, or similar lodging.

Industrial Land Use Category

The purpose of the Industrial category is to promote the development of a variety of industrial uses, including employment and business centers, that enhance and expand the economic base of the Town.

LAND USE CATEGORY	MAX. BLDG COVERAGE	*MAX. BLDG HEIGHT
Industrial	.40	45'
*max. bldg. height for properties located within the Griffin Rd. Corridor is 60 feet.		

The permitted uses of the Industrial category include the following:

1. Light and heavy industrial.

2. Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales, and service; newspaper, magazine, and printing plants; bakeries, carpentry, cabinet shops, and other trade shops; motion picture studios; ice houses; propane gas sales and repair; and salvage yards.
3. Educational, scientific, and industrial research facilities; research laboratories; and medical or dental laboratories.
4. Office uses.
5. Transportation and communication facilities.
6. Recreation and open space, cemeteries, and commercial recreations uses, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
7. Community facilities and utilities, provided such uses do not preclude or adversely affect the future use of the surrounding area for industrial purposes.
8. Nonresidential agricultural uses.
9. Ancillary commercial uses within buildings devoted to primary industrial uses.
10. Wholesaling uses.
11. The following uses may also be permitted with assignment of “commercial flexibility,” subject to the requirement for a Broward County compatibility determination consistent with paragraph “g” under “Residential Density” in this Plan Implementation Section, as long as the total area of these uses does not consume more than 20 percent of the industrial land designated on the Davie Future Land Use Plan map within a flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industrial uses:
 - a. Commercial and retail business uses.
 - b. Hotel, motel, and similar lodging.

Employment Center Land Use Category

The purpose of the Employment Center category is to encourage nonresidential development, compatible with residential and other less intensive land uses, and which would support the tourist-oriented segment of the economy as well as high technology and service-based activities.

The permitted uses of the Employment Center category include the following:

1. Principal Uses:
 - a. light manufacturing
 - b. office uses
 - c. research and assembly

- d. hotels, motels, and similar lodging
- e. restaurants and personal services
- f. community facilities
- g. communication facilities
- h. nonresidential agricultural uses
- i. Residential uses are permitted without the need to amend the local land use plan map, provided that the local government entity applies flexibility or reserve units to the parcel in the following manner, or as may otherwise be provided by the Broward County Land Use Plan.

(1) For parcels 5 acres in size or less, free standing multi-family residential uses are permitted subject to a Broward County compatibility determination; within areas designated on the County Land Use Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas, free standing multi-family residential uses are permitted on parcels 10 acres in size or less.

(2) For mixed use developments greater than 5 acres in size (or 10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization areas), free standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed 5 acres (10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment, or Downtown Revitalization Areas) or 40% of the total gross acreage of the employment center designated parcel, whichever is greater, and that the entire mixed use development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility determination, as discussed under “Residential Density,” paragraph “g” of this Plan Implementation Section.

2. Accessory Uses (limited to less than fifty percent [50%] of the site):

- a. transportation and utilities, provided such uses do not preclude or adversely affect the future use of the surrounding area for employment center purposes
- b. storage
- c. retail within buildings devoted to principal uses
- d. recreation and open space uses

3. Commercial and retail business uses may also be permitted by assignment of “commercial flexibility” with the requirements for a Broward County compatibility determination consistent with paragraph “g” under “Residential Density” of this Plan Implementation Section. As long as the total area of these uses does not consume more than 20 percent of the employment center land designated on the Future Broward County Land Use Plan Map (Series) within a flexibility zone, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for employment center use.

Regional Activity Centers

The Regional Activity Center land use category is intended to encourage development or redevelopment of regional significance. This category is to facilitate mixed use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. For an area to qualify as a Regional Activity Center, the following criteria must be met:

1. The Regional Activity Center land use category shall not be approved where other land use designations provide sufficient flexibility for the existing or proposed land uses.
2. The density and intensity of land uses permitted within each Regional Activity Center shall be specified within the Davie Future Land Use Plan.
3. Regional Activity Centers shall include mixed land uses of regional significance.
4. Regional Activity Centers shall either be the subject of an Areawide Development of Regional Impact, or provide direct access to existing or proposed airports, ports, and rail mass transportation facilities.
5. Each Regional Activity Center shall be a defined geographical area, delineated on the Davie Future Land Use Plan map.

TRANSIT ORIENTED CORRIDOR LAND USE CATEGORY

The Transit Oriented Corridor land use category is intended to encourage development and redevelopment consistent with the adopted State Road 7/441 Corridor Master Plan. The category is to facilitate mixed use development, encourage mass transit through the development of projects with access to transit stations or stops along existing and planned high performance transit service corridors (such as bus rapid transit or rapid bus). For an area to qualify as a Transit Oriented Corridor, the following criteria must be met:

The location of any TOC must be along an existing and/or planned high performance transit service corridors designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization’s (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or locally adopted financially feasible transportation or transit plan.

The densities and intensities of land uses permitted within the TOC shall be consistent with the following levels of development:

	Proposed intensity <2015	Proposed intensity 2015+	Existing intensity	Max. allowed
Office:	1,100,000 square feet	600,000 sq.ft.	0	1,700,000 sq.ft.
Industrial/Flex:	700,000 square feet	500,000 sq.ft.	2.4 million sq.ft.	3.6 million* sq.ft.
Commercial	350,000 square feet	150,000 sq.ft.	100,000 sq.ft.	600,000 sq.ft.
Residential	3,200 dwelling units	3,000 D.U.	228 D.U.	6,428 D.U.**
Hotel:	500 rooms	250 rooms	0	750 rooms

Open Space 120 acres minimum***

- * office is included in the Industrial/Flex category for calculation purposes for existing intensity.
- ** residential consists of 1,800 high rise dwelling units, 2,650 mid-rise dwelling units, 1,250 garden apartments and 500 townhouse dwellings. No residential units shall be constructed north of I-595.
- *** Open space shall include but not be limited to parks and open space, stormwater retention ponds, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

At least 15% of the residential units shall be provided as affordable as defined in Article 8 of the Broward County Land Use Plan, and the affordability of the units shall be maintained for the period of 15 years. No development plan for this project shall be approved unless a declaration of restrictive covenants, a plat note or other form of enforceable restriction acceptable to the City is included therein which provides assurances that the affordable housing requirements will be met.

Rural Ranches Land Use Category

Areas are designated Rural Ranches on the Future Broward County Land Use Plan Map (Series) to protect the semi-rural character and lifestyle of existing low density rural ranch areas. Rural ranch areas are characterized by residential estates, horse ranches, and agricultural uses. The maximum permitted density within this category is one unit per two and one-half gross acres or one unit per two net acres. Limited community facility and utility uses are permitted for the purposes of serving the rural ranch communities. Application of flexibility/reserve units and commercial flexibility is not permitted within areas designated Rural Ranches. **Due to the replacement of the Agricultural designation with the Rural Ranches designation, the permitted uses and policies associated with the Rural Ranches designation shall apply to parcels designated Agricultural on the Town of Davie Future Land Use Plan Map until such parcels are redesignated.**

Uses Permitted in areas designated Rural Ranches are as follows:

1. A maximum of one unit per two and one-half gross acres or one unit per two net acres with no clustering permitted.
2. Home occupations and other uses accessory to a dwelling unit.
3. Open Space and Recreation uses designed to serve the residential area.
4. Community facilities designed to serve the residential area limited to schools, day care centers, churches, clinics, governmental administration, police and fire protection facilities, libraries, and civic centers not to exceed five acres in size.
5. Public utilities limited to water and wastewater treatment plants, pumping stations, telecommunications facilities, electrical substations and electric lines, and drainage facilities and structures.
6. Agricultural uses including cultivation of crops, groves, thoroughbred and pleasure horse ranches, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches, and similar activities.
7. Cemeteries.

Recreation and Open Space Land Use Category

The Recreation and Open Space category is designed to accommodate recreation and open space uses to serve public recreational needs. Land designated pursuant to this category is generally developed for low intensity uses, and maintain as much of the natural characteristics as possible.

The permitted uses of the Recreation and Open Space category include the following:

1. Passive recreational uses, including, but not limited to: nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
2. Golf courses which are intended to remain as permanent open space.
3. Camping grounds and facilities.
4. Cemeteries.
5. Active recreational uses, including, but not limited to: tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches, and bikeways.
6. Boat ramps and docks.
7. Outdoor cultural, educational, and civic facilities, including, but not limited to: animal exhibits, habitats, bandshells, and outdoor classrooms.
8. Concessions only when accessory to the above uses. Examples include refreshment stands, pro shops, souvenir shops, and rental facilities.

Commercial Recreation Land Use Category

The Commercial Recreation category is designed to accommodate major facilities that offer recreational opportunities to the Town. Commercial Recreation facilities are generally “for profit” resources, operated by the private sector.

The permitted uses of the Commercial Recreation category include the following:

1. Outdoor and indoor recreational facilities such as active recreational complexes, marinas, stadiums, bowling alleys, and golf courses.
2. Accessory facilities, including outdoor and indoor recreational facilities, that are determined to be an integral part of and supportive to the primary recreational facilities (excluding residential uses).
3. Hotels, motels, and similar lodging ancillary to the primary commercial recreation use.
4. Other active and passive recreation uses.
5. Recreational vehicle park sites at a maximum density of ten (10) sites per gross acre if permanent location of recreational vehicles on the site is permitted by the Town’s Land Development Regulations, or twenty (20) sites per gross acre if such permanent location is prohibited by the Town’s Land Development Regulations; subject to allocation by the Town of available flexibility or reserve units.

Conservation Land Use Category

The Conservation category is used to protect Natural Resources that are under public ownership and are operated by contractual agreement with or managed by a federal, state, regional, local government, or nonprofit agency.

The permitted uses of the Conservation category include the following:

1. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations, and walkways.
2. Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal, state, regional, county, municipal, or nonprofit agency which manages the Natural Reservation.

Community Facilities Land Use Category

The Community Facilities category provides for a variety of educational, religious, governmental, civic and cultural, and medical uses necessary to adequately serve the community and subregion.

Additionally, Community Facilities uses may be permitted in areas designated for the following categories: Residential, Rural Ranches, Residential/Office, Commercial, Commerce/Office, Industrial, Regional Activity Center, and Employment Center.

The permitted uses of the Community Facilities category include the following:

1. Community facilities uses such as schools, places of worship, hospitals, governmental administration, police and fire stations, libraries, civic centers, prisons and courts, nursing homes, cemeteries, and parks and recreation facilities.
2. a. Special Residential Facility Category (2) development as defined in the “Definitions” subsection of the Plan Implementation Requirements section of the Davie Future Land Use Plan; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facilities provisions and policies for application of these units as contained in the “Administrative Rules Document” of the Broward County Planning Council.
- b. Special Residential Facility Category (3) development as defined in the “Definitions” subsection of the Plan Implementation Requirements section of the Davie Future Land Use Plan; subject to the allocation of reserve or flexibility units in accordance with the special Residential Facilities provisions and policies for application of these units as contained in the “Administrative Rules Document” of the Broward County Planning Council; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.

Utilities Land Use Category

The purpose of the Utilities category is to provide sufficient acreage to accommodate current and future requirements for utilities facilities. Utilities are also permitted, subject to condition, in areas designated for the following land uses: Residential, Residential/Office, Commercial, Office Park, Industrial, Employment Center, Regional Activity Center, and Agricultural.

The permitted uses of the Utilities category include the following:

1. Utilities such as water and wastewater treatment plants, pumping stations, electrical power plants and substations, solid waste disposal and transfer stations.
2. Other uses determined to be ancillary to the primary uses described in paragraph 1, above.
3. Recreation and open space uses, provided the location of these uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities.
4. Nonresidential agricultural uses, provided the location of these uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities.
5. Communication facilities, provided the location of these uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities.

Transportation Land Use Category

The Transportation category reflects transportation facilities such as airports and existing and proposed expressways and turnpikes.

The permitted uses of the Transportation category include the following:

1. Airport Transportation Areas. Airports and related facilities designed primarily to serve the needs of airport users and airport employees, airport and aircraft operation and maintenance facilities, cargo distribution terminals, transit warehousing, other compatible uses, and those land uses, except permanent residences, permitted in the recreation and open space, commercial recreation, and agricultural land use categories.
2. Expressways. Uses of an impermanent nature such as agriculture, nurseries, grazing, non-required parking, open storage, and parks are permitted in proposed expressway rights-of-way. Such provisions are intended to provide owners of property within proposed expressways with limited uses that do not interfere with the long term public goal of acquiring rights-of-way for expressway purposes. No principal building may be permitted, nor may any land use which impedes the future construction for an expressway be allowed.

Proposed expressways shall have an underlying residential land use designation unless bordered on both sides by nonresidential land use designations. The underlying density credited to the expressway shall be equal to the density of the adjacent residential land use designation. In cases where the proposed expressway is bordered by residential land use designations of different densities, the adjacent density shall apply up to midpoint of the right-of-way. Residential units may not be constructed within the proposed expressway. However, the densities accruing to the proposed expressway may be transferred to adjacent parcels if the owner dedicates the right-of-way to a governmental agency for expressway purposes.

If a formal determination has been made by the Broward County Board of County Commissioners that the proposed expressway will not be constructed, the land uses permitted within the expressway corridor shall be those permitted by the adjacent land use designation as shown on the Davie Future Land Use Plan map as certified by the Broward County Planning Council.

Communications Facilities

Communication facilities such as television and radio stations, and relay structures and telephone facilities are not specifically designated on the Davie Future Land Use Plan map as a separate category but may be permitted in all land use categories except Conservation, provided that facilities located in the Recreation and Open Space category shall be screened from view or utilize “stealth” design so as not to be readily recognizable as a communication facility.

Land Development Regulations

Land Development Regulations consist of ordinances adopted by the Town for the regulation of any aspect of development, and which are directed to the achievement of goals in the Comprehensive Plan. At a minimum, Land Development Regulations shall address zoning, subdivisions, signage, landscaping, and building construction. Further, Town land development regulations shall be consolidated into a single land development code and shall contain specific and detailed provisions necessary or desirable to implement the adopted comprehensive plan.

Chapter 163, F.S. requires that the Davie Future Land Use Map shall be implemented by the adoption and enforcement of land development regulations. The Town Council shall not adopt any land development regulation or amendment thereto in conflict with said Chapter 163, F.S., which shall require that the Town Council find that the regulation/amendment is consistent with the Davie Comprehensive Plan. No development shall be permitted in the Town of Davie that is inconsistent with the adopted and effective land development regulations.

Platting Requirement

The Town may not grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. This section will not apply to an application for a building permit to construct two or fewer residential dwelling units. Applications for two or fewer residential dwelling units on property under the same ownership, within 500 feet of property exempted within the last twelve (12) months, shall not be exempt. In the event that the platting requirements of the Broward County Land Use Plan are amended, this section shall be deemed amended pursuant to the language in the Broward County Land Use Plan.

Development Review Requirements

The procedures for the issuance of all development permits for the development of land within the town are set forth in the Development Review Code, in the Davie code of ordinances. The Development Review Code (DRC) establishes a Development Review Committee whose membership ensures that development proposals are evaluated for compliance with the following: the Davie Future Land Use Plan, zoning code, Development Review Code standards, and all applicable provisions of the Town and the South Florida Building Codes. The Town is required to review and amend as necessary its code of ordinances to implement the Comprehensive Plan, pursuant to Section 163.3202, F.S. Therefore, compliance with statutory requirements to ensure implementation of the Comprehensive Plan goals, objectives, and policies shall be effectuated.

Maintenance of the Future Land Use Plan

Amendments. The Future Land Use Plan is a planning tool that sets the framework for programming and budgeting for municipal functions, such as the provision of essential services. While it is expected that the Plan survives market shifts, changes in property ownership and political climate, it is also understood that the Plan shall be subject to amendment from time to time. Therefore, the town Code sets forth the procedure for amendment to the Future Land Use Plan, and limits submittals from property owners to a particular filing period consistent with State Law.

Certification/recertification. The Broward County Planning Council is the appointed body that oversees the planning function for Broward. Article VI of the Broward County Charter establishes the Planning Council as the Local Planning Agency, and provides the authority for the certification process. The Broward County Land Use Plan remains the effective land use plan for a municipality and the unincorporated area until the local plan is certified by the Planning Council as being in substantial conformity with the County Plan. Once certified, the local plan must be recertified each time the local unit of government wants to amend the plan. The recertification process enables the county to ensure local plan consistency with regional plans, goals, objectives, and policies.

Intergovernmental Coordination

During the Comprehensive Planning adoption, amendment, and evaluation processes, the Town involves all jurisdictions that may be affected by that process or have expressed an interest in participation. All meetings of the Local Planning Agency, Town Council and its advisory boards are public meetings, duly advertised and posted. All meetings are accessible to the public, and meeting agendas and minutes are available. Intergovernmental coordination, as a form of public participation, is encouraged during all stages of the comprehensive planning process.

Evaluation and Appraisal Report

To ensure that the planning function is “a continuous and ongoing process,” the Town of Davie shall evaluate the level of achievement of goals, objectives, and policies contained in the Comprehensive Plan as required by Florida Law (currently every seven years). This “evaluation and appraisal report” updates the comprehensive plan, and addresses the major problems of development, condition of each element, comprehensive plan objectives as compared with actual results, and the extent to which unanticipated and unforeseen problems and opportunities occurred between plan adoption and the report.

Evaluation Measures

Rule 9J-5, F.A.C., requires the incorporation of a section identifying monitoring and evaluation procedures to be followed in the preparation of the Evaluation and Appraisal Report discussed above, which shall be prepared every seven years or as otherwise required by law. At a minimum, the Town shall follow the criteria required by State law (currently listed in Chapter 163.3191, F.S.), as to the review of the comprehensive plan.