



EAR-Based Comprehensive Plan Amendments

Community Workshops
October 22, 23, 24, &
November 1, 2007



town of davie

Workshops Schedule

- October 22, 2007 – Robbins Lodge
- October 24, 2007 – Town Hall
- October 30, 2007 – Town Hall
- November 1, 2007 – Robbins Lodge

All workshops start at 6:00PM



Today's Schedule

- Introduction & Background
- Community Major Issues Exercises
- Review results
- Vote for priorities



Iler Planning Group

- Largest sole planning firm in Florida
- 12 years of proven experience

What We Believe

- Green Design
- New Urbanism
- CO2 Neutrality
- Healthy Communities
- Sustainable Neighborhoods
- Collaborative Approach



IPG VISIONING CHARRETTE & WORKSHOPS



Davie Facts

- 35.59 sq. miles in size
- Over 90,000 residents today
(approx. 102,000 by 2010)
- Strategic location in Broward County
- A unique community with a rural flare
- A nexus of higher education



What is an EAR?

- Evaluation & Appraisal Report (EAR)
- A “Report Card” implementing the Town’s Comprehensive Plan (GOP’s)
- Required by Ch. 163, F.S.
- Amendments submitted to DCA within 18 months of EAR “sufficiency”



EAR Adoption Process

- Six public workshops held (November 2003 to February 2004)
 - Scoping meeting (April 13, 2004)
 - Town Adoption of the EAR (April 19, 2006)
 - Found sufficient by DCA (July 11, 2006)
- * July 11, 2008 deadline to adopt amendments to Comprehensive Plan



Major Issues from the EAR

1. Preservation & Acquisition of Open Space
2. Capital Improvement Plan (Funding & Coordination)
3. Strategies/Opportunities for Affordable/Workforce Housing
4. Planning for Economic Vitality
5. Building an Adequate Local Road Network
6. Encourage/focus growth within the RAC



ISSUE 1 - Park Land Acquisition

- Town residents want more parkland & open space
- \$25 million bond referendum approved to acquire land for future parks
 - The Farm Park
 - The Sunny Lake expansion



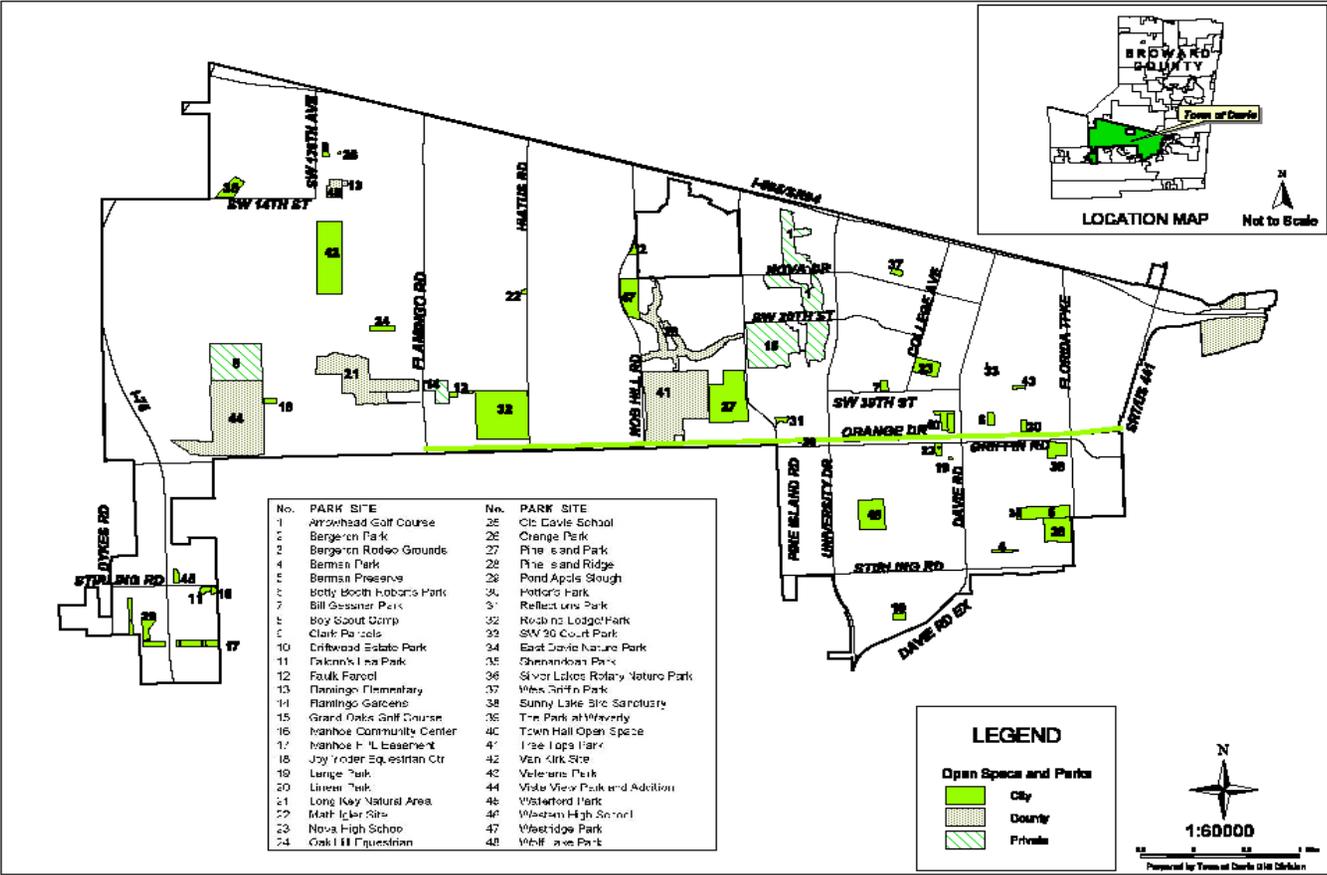
ISSUE 1 - Park Land Acquisition

EAR Recommendations

- Survey current facilities
 - Quality, distribution, accessibility, uses, connectivity, and needed improvements
- Acquire limited number of parks & trail network parcels
 - Funding mechanisms
- Partner with outside organizations to obtain identified parcels
- Coordinate with County to interconnect greenways & trails



Parks & Open Space

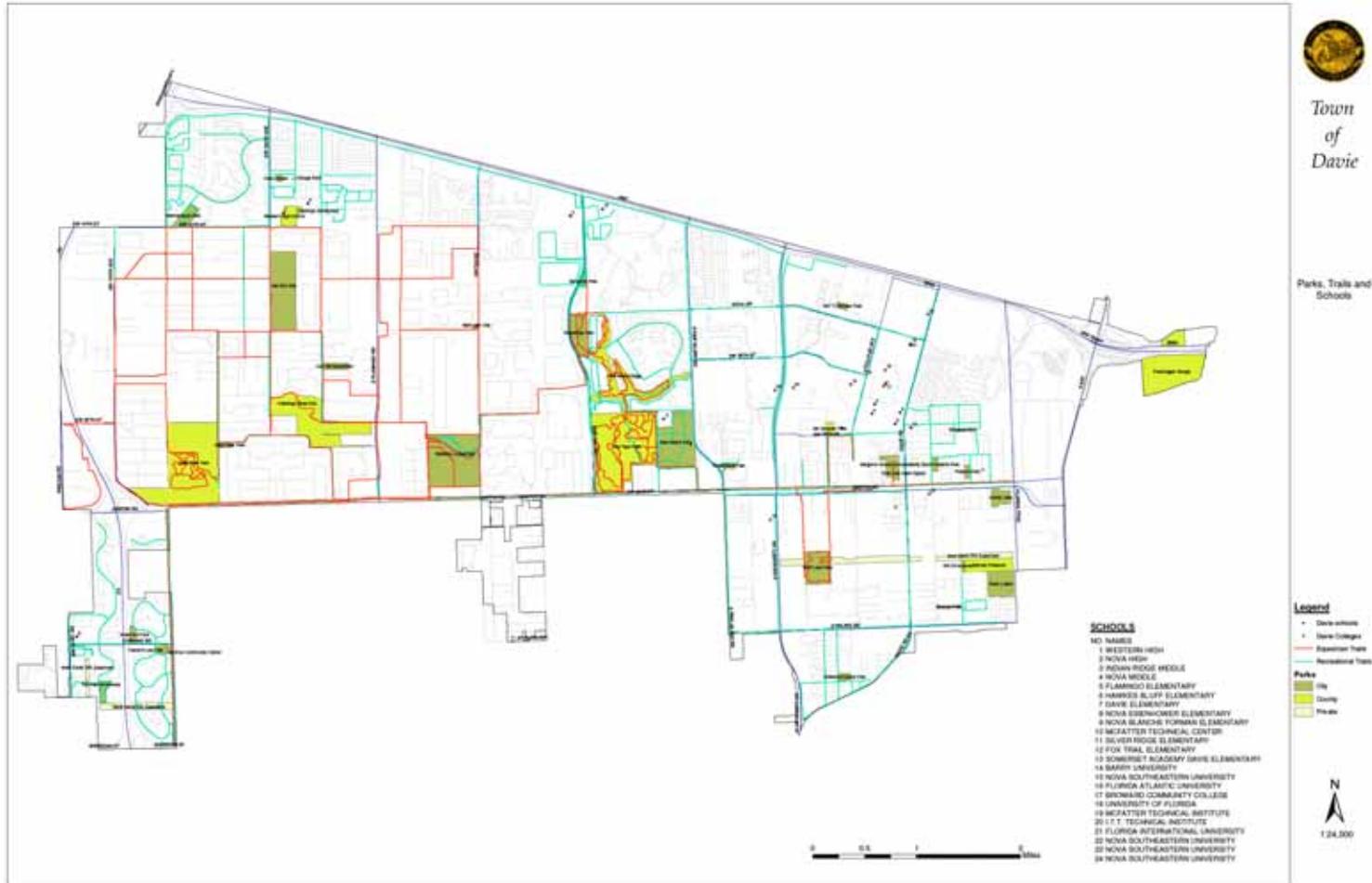



Town of Davie
 2005
 Evaluation and Appraisal Report

FIGURE II.A.2
Parks and Open Space

Prepared by: M. [unreadable] and [unreadable] for the Town of Davie, Florida
 Date: 05/05/05

Parks, Trails & Schools



ISSUE 2 - Capital Improvement Plan

- Improve evaluation, coordination & funding of capital improvement projects
- EAR Recommendations
 - Utilize standardized form for capital project proposals
 - Amend evaluation criteria for prioritizing capital projects
 - Provide yearly updates of CIP to DCA
 - Streamline the CIP process



ISSUE 3 – Focus Growth in RAC*

- Need to address potential impacts of future development & redevelopment
- Purpose of RAC:
 - Multi-modal transportation and land uses associations
 - Redevelopment
 - Appropriate density and pedestrian orientation
 - Zoning overlay to facilitate mixed use development



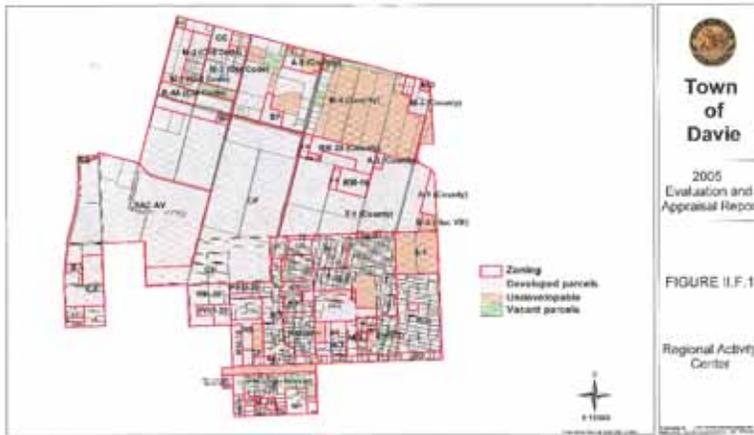
*RAC = Regional Activity Center



Regional Activity Center Master Plan



Recommendations for the RAC



Diversity of housing
+ Places to work & shop
= Reduced auto trips

- Transit oriented design
- Anchors at ends of Town Center to define the corridor
- Enhance Town Hall character
- Mixed use development along Davie Road
- East/west connection via Oakes Road
- Traffic calming elements on Davie Road
- "Fine grained streets"
- Walkability/pedestrian safety
- More public green space
- Protect stable neighborhoods



Recommendations for the RAC

- Higher intensities & heights are better suited near I-595 & the universities



Legend

- 8-12 Stories - 135' Max. Height
- 5-8 Stories - 95' Max. Height
- 3-5 Stories - 65' Max. Height
- 1-3 Stories - 45' Max. Height

ISSUE 3 – Focus Growth in RAC

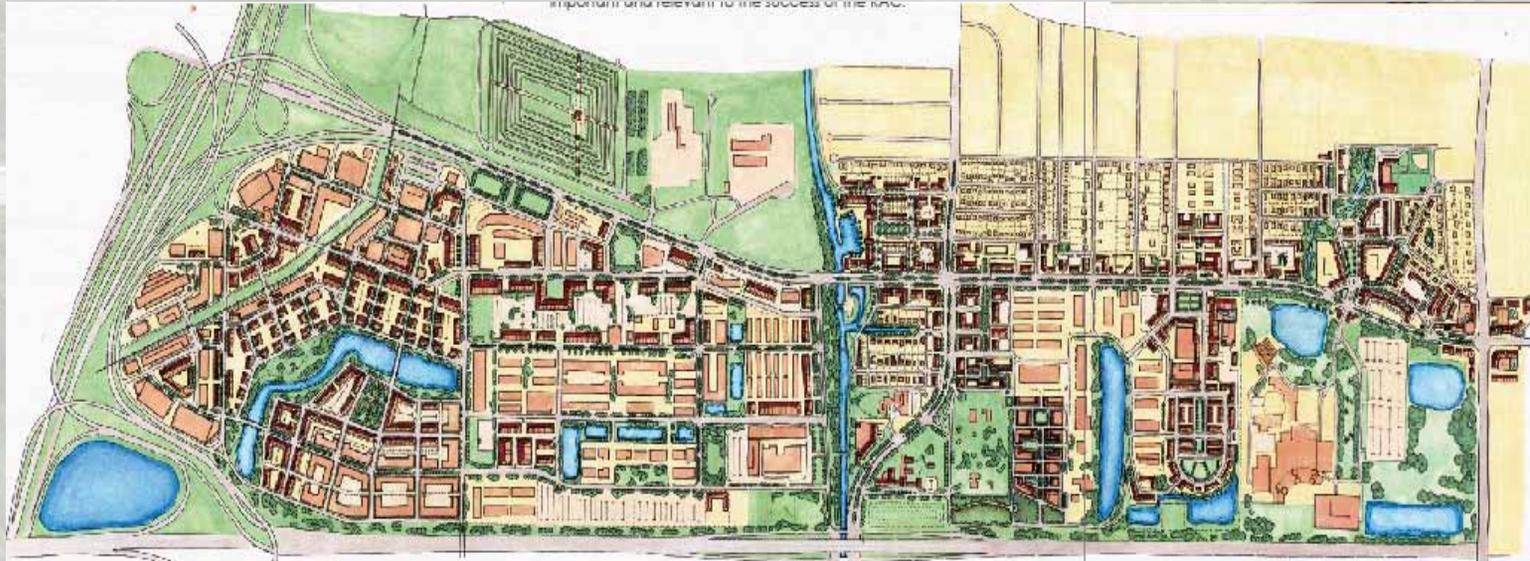
EAR Recommendations

- Encourage growth within the RAC
- Introduce “smart growth” principles
 - Provide a range of housing opportunities, create walkable neighborhoods, mix land uses, preserve open spaces, and provide a variety of transportation choices
- Protect single-family neighborhoods & existing commercial
- Identify opportunities to enhance RAC (pedestrian amenities; urban design)



State Road 7/US 441 Master Plan

- Davie/Hollywood/Seminole Nation Charette
- 7 Day Charrette
- Focus: State Road 7 between I-595 and Stirling Road
- Major elements of the plan:
 - Bridge on Oakes Road over the Florida Turnpike
 - Multi-modal transit station
 - Redevelop SR 7 into a “Main Street”
 - Town Center with waterfront access along Griffin Road near the Seminole Hard Rock Casino
 - Industrial/Research District



ISSUE 4 – Affordable/Workforce Housing

- Increasing property values & diminishing stock of vacant land, makes it imperative to address affordable housing



ISSUE 4 - Affordable/Workforce Housing

EAR Recommendations

- Ensure residential developments offer at least 20% affordable units
 - Incentives (fee reductions, expedited review, tax incentives, etc.)
- Identify infill & redevelopment opportunities
 - RAC, Driftwood Target Area, & various vacant sites
- Create an Affordable Housing Trust Fund
 - Additional fees, Fees in lieu of 20%, developer contributions, etc.
- Redevelop substandard mobile home communities



ISSUE 5 – Economic Vitality

- Tax base is highly dependant upon residential uses
- Limited growth in the commercial/industrial sector



ISSUE 5 - Economic Vitality

Recommendations

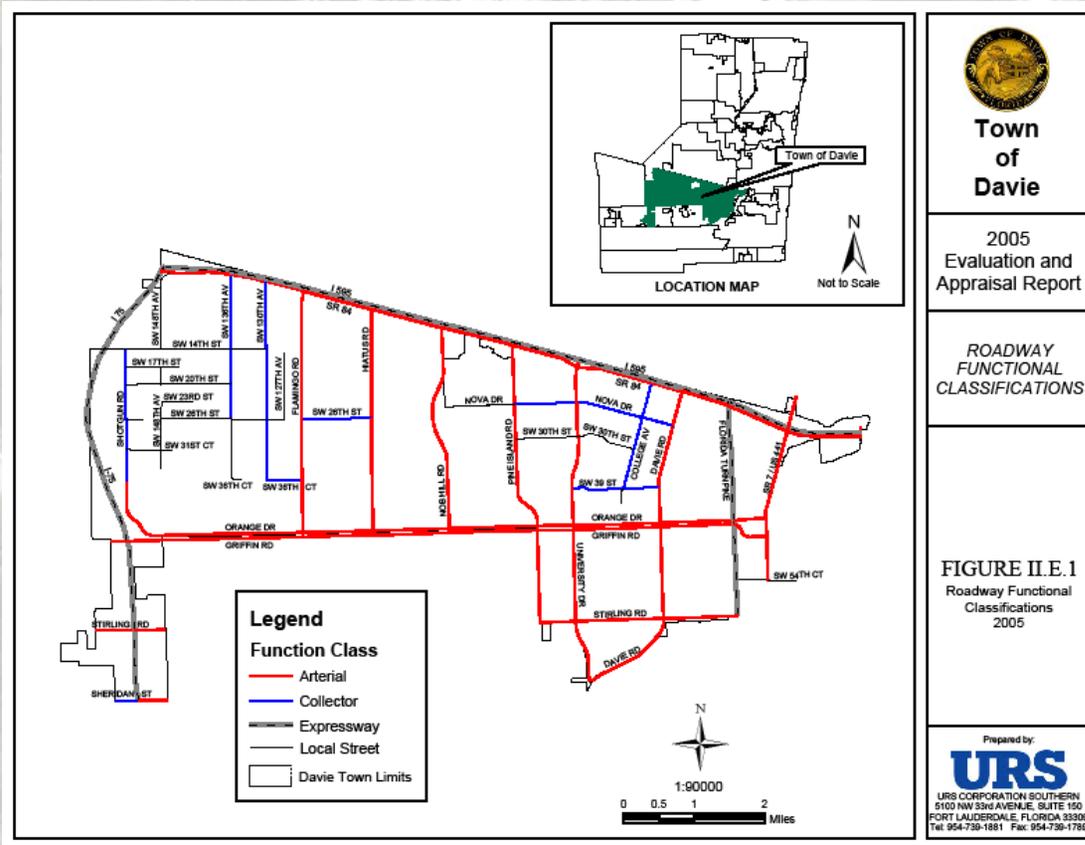
- Encourage development in key redevelopment areas
- Increase public/private partnerships, such as the SR 7/441 Master Plan and the RAC Master Plan
- Create policies to encourage infill development & redevelopment
- Seek alternative funding sources in targeted areas
- Implement SR 7/441 Master Plan & RAC Master Plan to provide opportunities for economic growth



ISSUE 6 – Inadequate Road Network

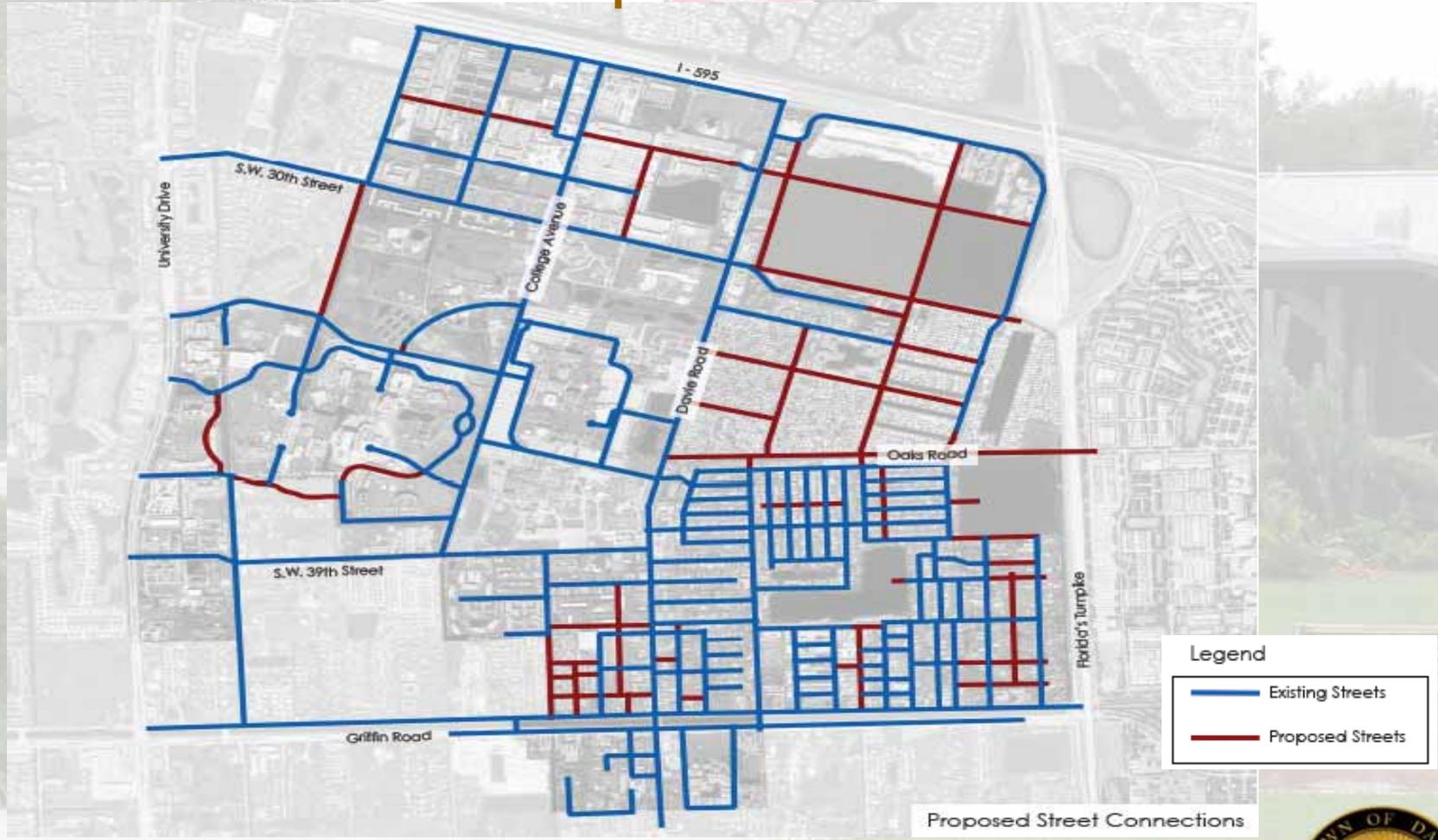
Issue

- Lack of east-west connectivity



ISSUE 6 – Inadequate Road Network

• RAC Master Plan – Proposed Road Connections



Regional Transportation

- Central Broward East/West Transit Alternatives (CBEWTA)
- Network of premium transit, rapid bus, and local bus services in 2025 Long-Range Transportation Plan
- Long-range I-595 Corridor Projects
 - Reversible lanes
 - Additional lanes
 - Connection of SR 84 frontage road between Davie Rd & SR 7
 - New road between Davie Rd & I-95
 - Interchange & ramp improvements
 - Future plan for light rail system within I-595 corridor



ISSUE 6 – Inadequate Road Network

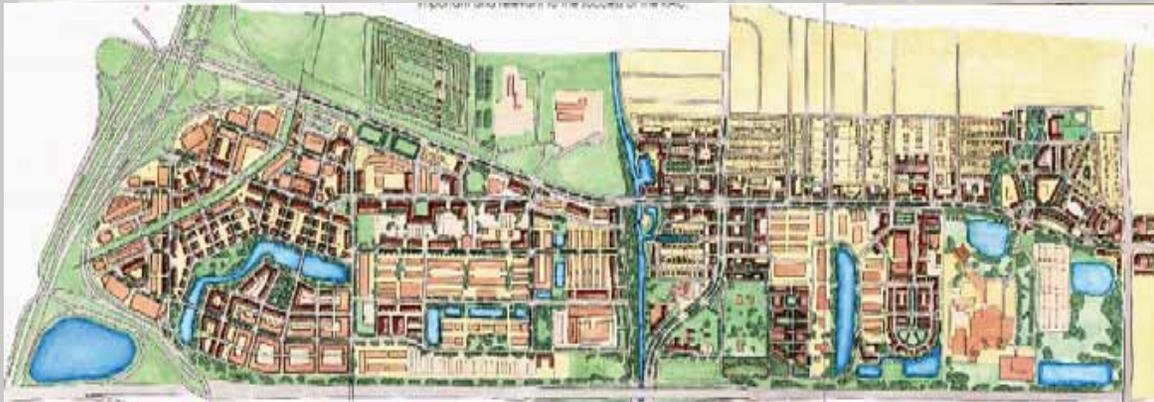
Recommendations

- Coordinate with State & County to ensure continued traffic safety & LOS
- Provide road network connectivity for east-west circulation
 - Shorten internal Town trips
 - Improve emergency vehicle access & provide faster response times
- Implement strategies to encourage transit & multi-modal transportation
- Enhance traffic calming (speed humps, traffic circles, etc)



Town Projects & Programs

- RAC Master Plan & LDR's
- Open Space Bond Referendum
- Affordable Housing Incentive Plan
- SR 7/441 Corridor Master Plan



Issues to Think About

- Protecting Town's rural heritage
- Regional transportation
- Downtown redevelopment
- Neighborhood revitalization
- Green building practices (LEED)



Green Planning

What is Green Planning?

- Energy conservation
- Carbon neutral strategies
- Greenways
- LEED/FGBC design standards
 - Supporting energy efficient buildings to reduce greenhouse gas emissions
- "Heat Island" reduction
- "Dark Skies" protection



Breakout Group Issues

- **Open Space – Map exercise**
- **CIP**
 - How can the Town improve the internal review and evaluation of CIP projects?
- **Affordable Housing**
 - Should the Town utilize incentives to ensure 20% affordable?
 - Where are there infill opportunities?
 - What types of housing are most appropriate?
- **Economic Vitality**
 - Economic needs?
 - Types of jobs/industry the Town should pursue?
 - Appropriate location?
- **Local Road Network – Map exercise**
- **Proposed increase in density in the RAC**
 - Is there a sense of place?
 - What would draw you to the RAC?
 - Do you visit the educational center or Town Hall?
 - What would make you visit more frequently?



Town of Davie

"We look forward to being a part of your Town's future success!"

Thank You!

