

Flip Chart Notes
Development Review Workshop
Robbins Lodge
June 26, 2008

These notes reflect comments made by the workshop participants as recorded by Town of Davie staff.

No.	Comment	Staff Response
1	Need a better way to demonstrate the various special districts affecting project design, such as Rural Lifestyle, Scenic Corridor, Community Redevelopment Area.	
2	Lack of school capacity inhibiting infill development and growth.	
3	Numerous problems concerning coordination of Central Broward Water Control District and Town. For example, CBWCD will not approve until Town approves and Town requirements for landscaping often conflict with CBWCD standards.	
4	Need some form of preliminary review with CBWCD to work out conflicts with Town requirements early.	
5	Need to establish a more reasonable threshold for requiring traffic studies. A trip generation study (as opposed to a full traffic impact study) should be sufficient for small infill projects).	
6	Too much site plan information required for small projects.	<p>The Town presently requires general site plan information for projects of all sizes to ensure code requirements are being met.</p> <p>However, to better assist applicants as to the information necessary for Development Review Committee (DRC) review, staff has compiled necessary technical information into a checklist for master planned development, site plan, site plan modification applications. This information can be easily accessed online through applications at: http://www.davie-fl.gov/Pages/DavieFL_PlanZoning/Current_Planning/forms/</p>

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7	Need signed and sealed plans for Board reviews? Most cities don't do this. Having sealed sets of plans that are not final is a problem.	The Town has analyzed and amended the number of signed/sealed sets to only one (1) set upon initial submittal (signed/sealed sets are still required for all boards/committees/council meetings).
8	Too many sets of plans required.	The Town has reduced the number of site plan sets from twenty-four (24) to fourteen (14) upon initial submittal.
9	In e-application (the Town's internet permit tracking system), an excessive amount of "white space" is in the reports (wastes paper).	
10	Consider e-processing of DWF files submitted for review and mark-ups, same as implemented by Miami-Dade County, cutting in costs for reproductions, signing/sealing, storage, delivery, handling, distribution and coordination, until approved by all departments and the final (hard copy, "carbon") sets are submitted for records.	
11	The time from application to Development Review Committee is too long.	The Town's current technical review process takes approximately (10) weeks prior to being scheduled for a public DRC meeting. Staff has analyzed this process and is reducing the technical review time to five (5) weeks. In accordance with Town's Code of Ordinances, an applicant must still complete two (2) public participation meetings prior to being scheduled to a public DRC meeting.
12	The current Public Participation requirements are challenging for small projects. Often no one shows up. Should be different process depending upon what is in the surrounding area. Could just request comments rather than having a meeting. Requirement for a <i>public</i> meeting place is a problem (availability).	<p>The Town's Public Participation process was adopted by Town Council in 2004, and the process appears to be successful in providing citizens the ability to actively participate in Town development procedures. Any changes to the process (<i>such as special conditions for smaller projects</i>) would require a code amendment either initiated by the public or directed to staff.</p> <p>Additionally, staff has suggested in the past that locations for public participation meetings be at a neutral/common site, such as a public community facility, however this not a code requirement.</p>

No.	Comment	Staff Response
13	Combine Engineering review with site plan? Engineering plans usually in final form by end of site plan review.	
14	When is SCAD (School Capacity Assessment Determination) letter required?	<p>The Town’s Land Development Code states that no residential application or amendment shall be approved by the Town, unless the residential development is “exempted” or “vested” from the requirements of public school concurrency, or until a School Capacity Availability Determination (SCAD) Letter has been received from the School District confirming that “capacity is available”, or if “capacity is not available, that proportionate share mitigation has been accepted by the School Board.”</p> <p>For further exemption and/or vested information relating to this matter, refer to Section 12-350(B)(1)(a), which is easily access online at: http://www.daviefl.gov/Pages/DavieFL_PlanZoning/Longrange_Planning/ldrschool.pdf</p>