

3.0 EXISTING PLANNING STUDIES

The study team reviewed pertinent planning studies near the project corridor to better understand the surrounding areas and to insure that proposed improvements recommended in this study are compatible with future development. The following subsections summarize future development as it relates to the study corridor.

3.1 Town of Davie Comprehensive Plan

The Town of Davie has a Comprehensive Plan initially prepared in 1989 and amended in 1998. Improvements to Oakes Road are not specifically mentioned in the Plan. Oakes Road falls within planning areas 6 and 8. The town is encouraging development in these areas to strengthen its non-residential tax base. Increased development is anticipated in the South Florida Educational Complex (SFEC) area, which includes Nova Southeastern University, Florida Atlantic University, University of Florida, McSatter, and Broward Community College. The SFEC is located just west of the study area and would benefit from the extension of Oaks Road, which would provide access to State Road 7.

3.2 Town of Davie Regional Activity Center (RAC) Master Plan

During 2007, the Town of Davie commissioned a study to prepare a Master Plan for the eastern portion of the Town designated as a Regional Activity Center (RAC). The RAC is approximately 2,200 Acres and is bounded by I-595 in the North, the Turnpike in the East, Griffin Road in the South, and University Drive in the West. The purpose of the study was to identify a transit/intermodal based Master Plan providing all relevant information necessary to create a viable area for integrating transit and land use. The undeveloped segment of Oakes Road is within the RAC. Improvements to Oakes Road are mentioned in several places of the RAC Master Plan.

According to the traffic study prepared for the Master Plan, trip generation is expected to increase by 35% as the RAC develops. This is anticipated to cause level of service deficiencies for all roadways located near the RAC. One of the roadway improvements recommended by the master plan is the extension of Oakes Road to provide an east-west connector roadway linking the RAC to State Road 7. The connection would provide a vital link to the east and central portions of the RAC.



3.3 Davie/Hollywood/Seminole Nation Charrette

A public charrette was held during 2004. Participants included residents, property owners, and business representatives from the Davie, Hollywood, and Seminole Nation. The purpose of the charrette was to develop a master plan for the State Road 7 (SR 7) corridor that is bounded by I-595 and Stirling Road.

Oakes Road is mentioned in several places of the charrette. It states that the Turnpike acts as a barrier complicating the connection of the SR 7 Corridor to important destinations in the west such as the South Florida Educational Complex (SFEC). Extending Oakes Road across the Turnpike and connecting it to Davie Road is cited as being one of the most beneficial opportunities to improve the connectivity of the area. It also highlights the benefits of the connection, which would provide additional connectivity between the proposed Industrial/Research District and areas west of the Turnpike, particularly the SFEC. The Oakes Road extension is identified as an important component of the revitalization of the industrial district in the Town of Davie.

3.4 City of Hollywood Comprehensive Plan

The City of Hollywood has a Comprehensive Plan prepared in 2001. West Hollywood borders the Town of Davie and is located in a traffic concurrency deferral area. As such, it is anticipated that improvements to the transportation system will occur as development in the City proceeds. While the Oakes Road study area was not specifically mentioned in the plan, the Davie Road corridor was. The Davie Road corridor was noted as having a mix of land uses and requiring greater coordination between the City of Hollywood and the Town of Davie to address the issue of future land use patterns. Development along the Davie Road corridor will benefit from the Oakes Road extension, which will provide a connection to State Road 7.

3.5 Florida's Turnpike Master Plan

The Florida's Turnpike Southern Coin System 10 Year Plan and Needs Through 2030 contains one project near the study corridor. It is identified by Financial Project Identification (FPID) 406094 and is scheduled to begin in 2008. The project consists of widening the Turnpike from Griffin Road to Sunrise Boulevard. Proposed improvements to the study area will need to take this project into



account to insure that appropriate clearances are provided between the Turnpike and the bridge proposed for Oakes Road.

3.6 Broward County Long Range Transportation Plans

The Broward County Long Range Transportation Plans – 2030 Update, issued in April 2005 by the Metropolitan Planning Organization (MPO), contains three projects identified by ID#16, ID#97, and ID#100 near the study corridor. They consist of Cost Feasibility projects for bicycle facilities along Davie Road and pedestrian facilities along State Road 7. The proposed typical section for Oakes Road should take into account the possibility of these future improvements and provide connectivity to the pedestrian and bicycle facilities.

3.7 Florida Department of Transportation (FDOT) Work Program Items

At the writing of this report, FDOT was in the process of selecting a concessionaire to design, build, finance, operate, and maintain the Interstate 595 (I-595) corridor, from Interstate 75 (I-75) to Interstate 95 (I-95). The project, identified as FPID 420809-3-52-01, consists of the addition of auxiliary lanes and resurfacing of the I-595 mainline as well as a new reversible express lanes system in the I-595 median. In addition, associated improvements to adjacent cross-roads, frontage roads and ramps are planned. The I-595/Turnpike interchange ramps will be modified and possibly extended near the Oakes Road study area. Signage for the new ramps are also expected to be located near the Oakes Road study area. These obstructions may lie within the footprint of the proposed Oakes Road bridge over the Turnpike and should be considered in future studies.

3.8 Clean Air Act Implementation Plans

Broward County is currently an area designated as attainment for all the National Ambient Air Quality Standards (NAAQS) under the criteria provided in the Clean Air Act. Furthermore, Broward County complies with the Clean Air Act Amendments (CAAA) of 1990 and Transportation Equity Act for the 21st Century.

Should this project proceed further, potential adverse short-term air impacts due to construction activities should be minimized through the adherence to all state regulations and to the latest edition of the FDOT Standard Specifications for Road and Bridge Construction. Therefore, the proposed project is not predicted to result in any exceedances of the NAAQS.

