

Davie Boulevard Corridor Master Plan

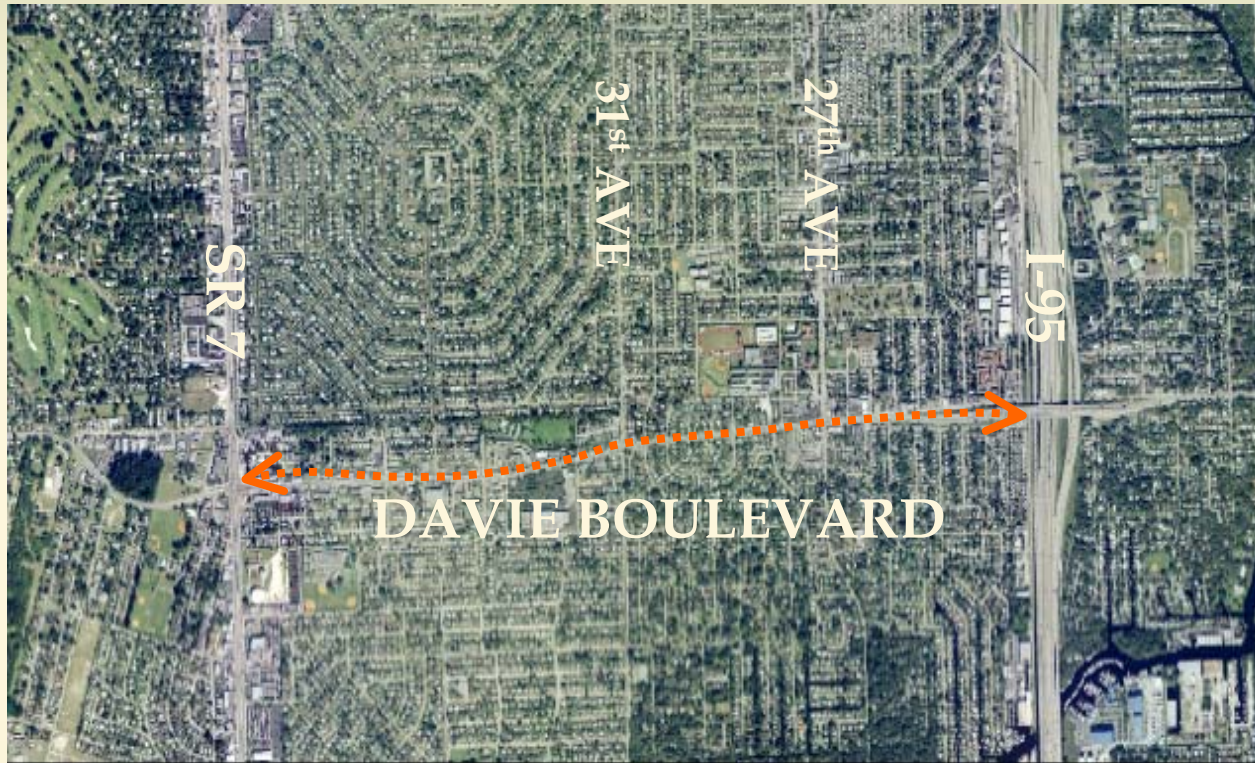
A collaboration with the Davie Boulevard community to plan and shape a livable and sustainable corridor that reflects the cultural diversity of the area.

*Presentation
to City Commission*

*Conference Agenda
May 23, 2006*



Overview Study Area



- 2-mile corridor
- From I-95 to State Road 7/US 441
- Influence area: neighborhoods 1 mile north and south

Overview

Collaborative Process

Davie Boulevard Community



Community Vision

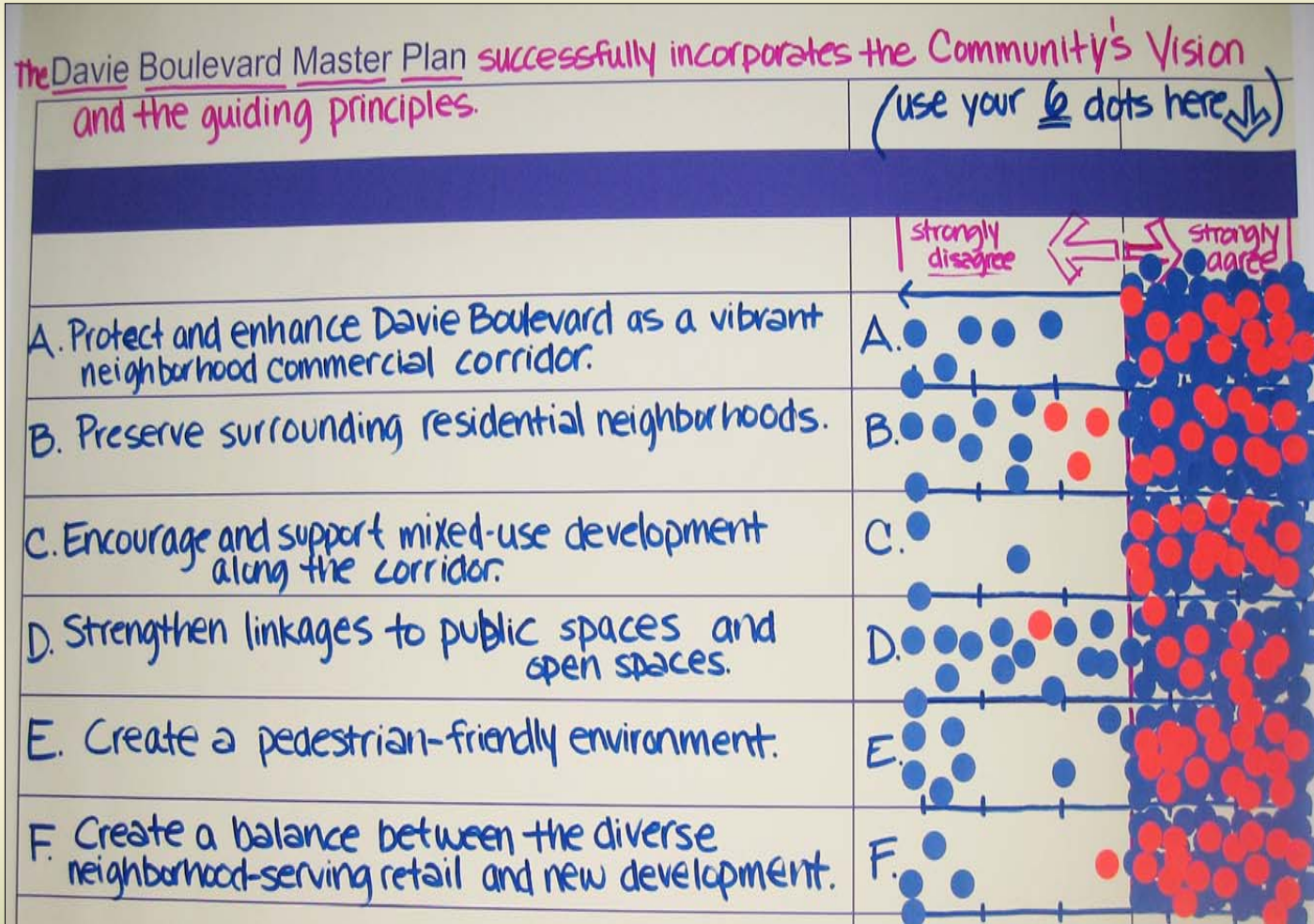
Existing Conditions

- Underutilized commercial corridor
- 20,000 residents live within one-mile
- Residential properties make up half the existing land use
- Uninviting pedestrian environment
- Lack of organized streetscape
- \$113 million retail spending per year within one-mile trade area



Community Vision

Guiding Principles



Visioning quotes from Davie Boulevard community members:

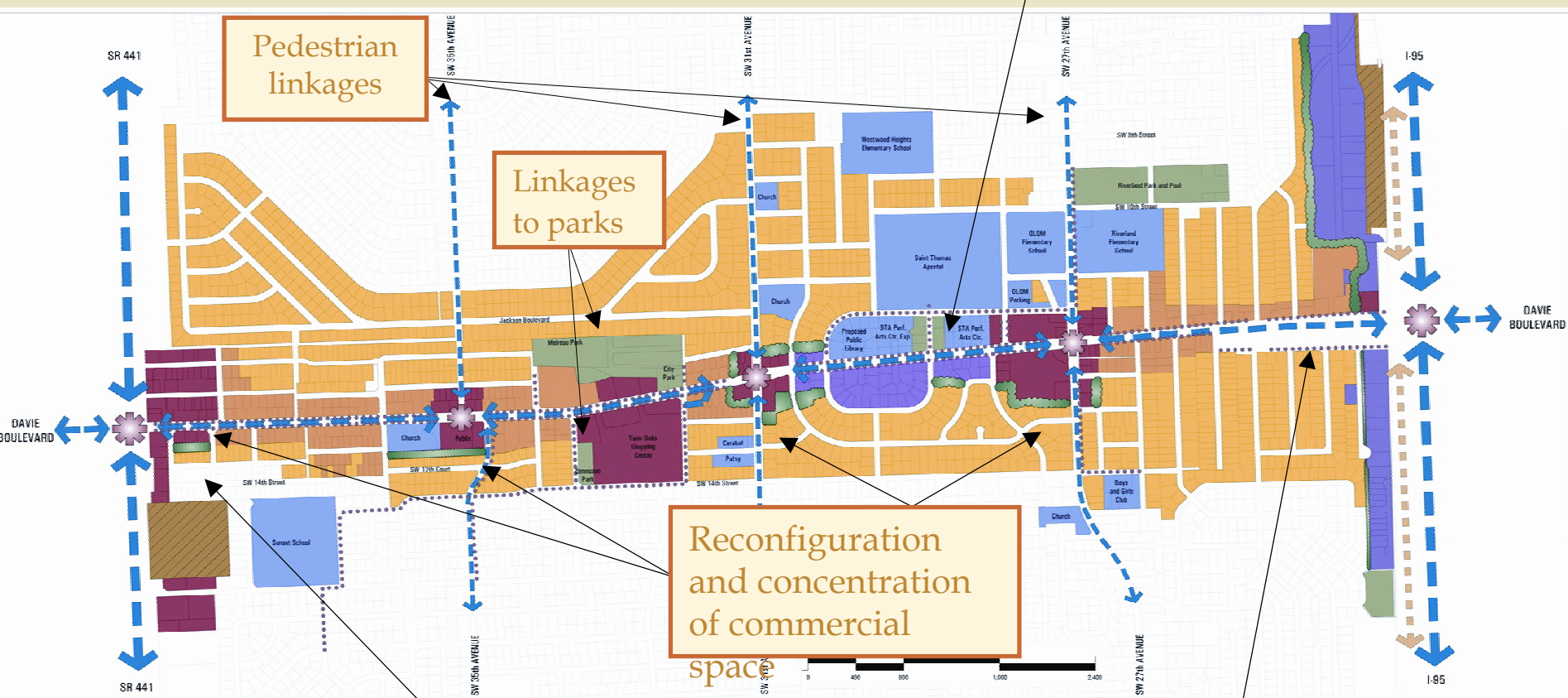
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"Davie Boulevard - ethnic diversity, small cultural restaurants, trendy shops, professional businesses, all within walking distance."

Overwhelming community support of Guiding Principles as evidenced at public meeting

Redevelopment Concept Proposed Land Use

Main Street Davie Boulevard

- Formation of a Main Street district segment
- Development of a Civic/Cultural Center
- Mixed-use redevelopment



Transit-Oriented Development at gateways

- Higher density residential on corridor
- Encourages redevelopment
- Preserves single-family in adjacent neighborhoods

Main Street Davie Boulevard

between SW 27th Avenue and SW 31st Avenue



Main Street Davie Boulevard

between SW 27th Avenue and SW 31st Avenue



Neighborhood Entryway

Davie Boulevard at SW 31st Avenue



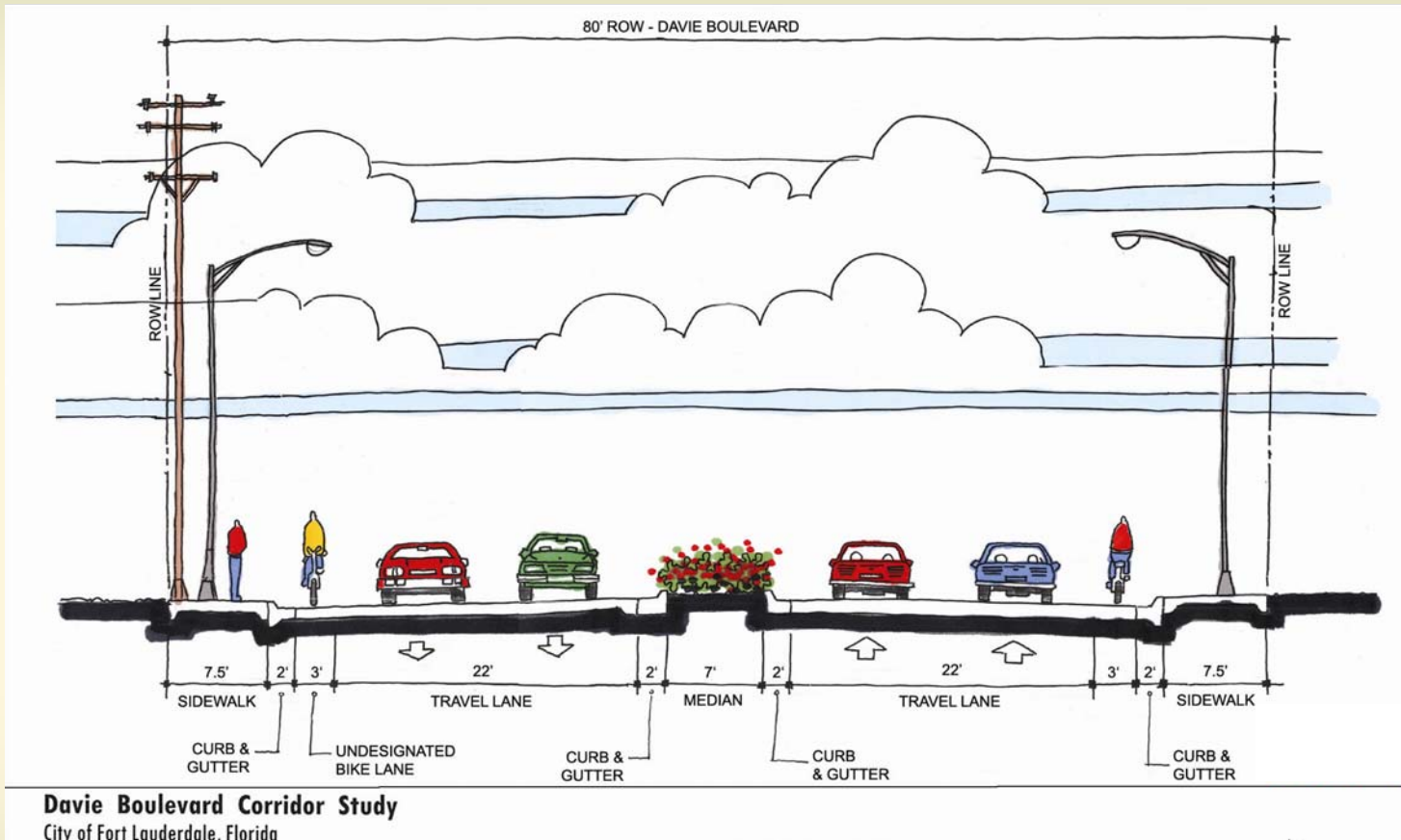
Neighborhood Entryway

Davie Boulevard at SW 31st Avenue



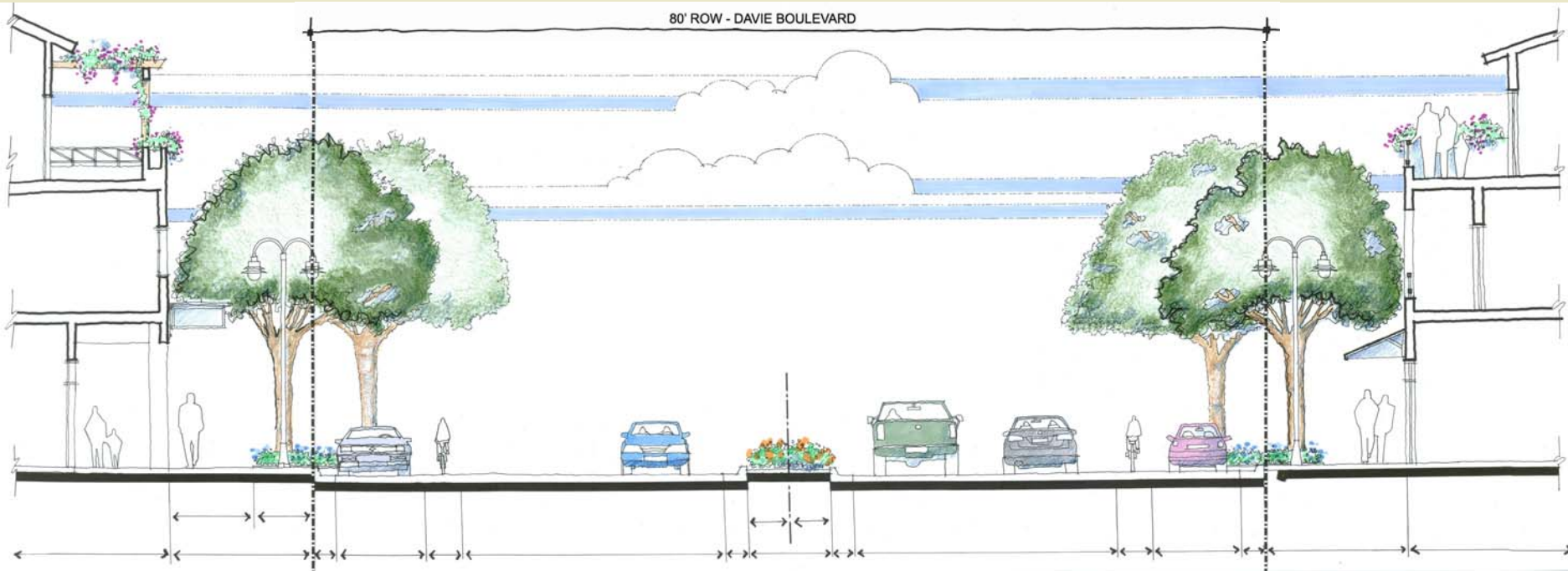
Streetscape Concept

FDOT Safety Improvement Project Section



- Retain existing 80-foot ROW
- Addition of 11-foot median
- Existing curb and gutter to remain

Streetscape Concept Proposed Main Street Section



Between Riverland Road and SW 31st Avenue

- 12-foot easement
- On-street parking
- Increased landscaping
- Wide sidewalks
- Space for outdoor dining

Implementation Plan

Action Plan



1. Commission Approval
2. Amend Land Use Plan (12-18 mos)
3. Adopt Design Guidelines (12-18 mos)
4. Amend Zoning (6 -12 mos)
5. Design Streetscape (9 -12 mos)
(FDOT Livable Communities Designation)
6. Prepare Capital Facilities Plan
7. Continue to Coordinate with the Community

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*Use portion of \$160,000
CDBG funding*

*•Determine land use
designations:*

•Mixed-Use

*•Transit Oriented
Development*

•Other

*•Initiate Land Use Plan
Amendment*

*•Develop design and
development guidelines for
uses, building types, and
architecture in advance of
redevelopment and corridor
enhancements*