

Downtown Master Plan

Davie, FL

PROJECT DETAILS

Project Area: 70 acres
Client: The Town of Davie
Community Redevelopment
Agency
Year Adopted: 2006
Website: [davie-fl.gov/Pages/
DavieFL_CRASrvices/
Downtownmasterplan.pdf](http://davie-fl.gov/Pages/DavieFL_CRASrvices/Downtownmasterplan.pdf)

For more information, visit doverkohl.com.



Creating a mixed-use environment will increase activity on Davie Road, helping to make it a place rather than just a street. Parking for the buildings is in the back of the lot while the buildings sit closer to the street.



A civic building located within the heart of town, and in a prominent location, will increase pedestrian activity on the street. By receding the building from the street a formal town plaza is created.



Townhouses face a horse pasture.

The Project

The historic Town of Davie was the first improved town in the Everglades. Originally called Zona by its settlers, Davie has remained faithful to its past, embracing its roots as a rural community. Its Western style architecture has helped to keep Davie an authentic place with a character of its own. However, the area's Downtown has suffered from the effects of traditional Euclidian zoning. Davie lacks the pedestrian and commercial activity and economic impact generally seen in a traditional downtown. Davie Road functions as a high speed roadway rather than a pedestrian-friendly main street, and green spaces are lacking while prominent civic buildings have little presence on the street. In addition, an incomplete road network creates traffic congestion on certain streets.

The Downtown Master Plan was created to establish a vision for Davie's future. The Master Plan identifies implementation steps and includes illustrations of the hypothetical build-out of Downtown. The plans, diagrams, and illustrations represent a community vision for Downtown and demonstrate how various properties can work together to form a vibrant center for the Town of Davie. Implementation strategies are outlined that demonstrate redevelopment opportunities, identifying specific locations in the study area where improvements can occur on a lot by lot basis and can be carried out by individual property owners.

The Process

The Davie Community Redevelopment Agency (CRA) and Dover, Kohl & Partners held several public presentations to share the evolving plan concepts. In addition, a hands-on session was held with the public to solicit feedback from citizens and elected officials. To reinforce the traditional drawings, the team used television-like computer illustrations to help people better understand the Plan.

Key Design Elements

The Downtown Master Plan is the culmination of the ideas generated throughout the planning process. The Plan's main ideas include: identifying redevelopment opportunities; balancing the needs of vehicles and pedestrians; improving safety and traffic flow; and creating signature places in Downtown Davie. Various options have been evaluated for the treatment of the Huck Liles green space. This plan utilizes the town-owned property for a new street as well as a rear access lane for the lots on Davie Road. The rear access lane can help to facilitate street-oriented redevelopment along Davie Road.

Status

The Downtown Master Plan was adopted by the Town of Davie in July 2006. The Davie CRA is currently working towards the assemblage of parcels to catalyze redevelopment Downtown.

Incremental Development

Over time, as properties redevelop at each owner's pace, those incremental changes will collectively create the intended vision for Downtown Davie. The diagrams at right illustrate this idea by focusing on a few properties on the west side of Davie Road. The diagrams are hypothetical and are based on existing property lines. Diagram #1 shows the existing building footprints and lot lines. Diagram #2 shows the properties at Rodeo Way redeveloped with buildings up along Davie Road, and at the rear facing the Huck Liles greens. Diagrams #3 and #4 demonstrate infill on remaining properties with street-oriented development that could contain a variety of building uses and types.

