




TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for BCHA FL 76-6
(081-UP-80) Town of Davie

DATE: March 28, 2022

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the Town of Davie Comprehensive Plan is the effective land use plan for the Town of Davie. That plan designates the area covered by this plat for the uses permitted in the "Transit Oriented Corridor" land use category. This plat is generally located on the north side of Griffin Road, between Southwest 48 Avenue and Florida's Turnpike.

Regarding the proposed residential use, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Transit Oriented Corridor," as recorded in Official Record Book 47829, Pages 1938-1943.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 06-19/PCT 06-6, which were approved by the Broward County Commission on June 23, 2009, recognizing the following voluntary commitments:

- Airport Noise Mitigation Agreement that requires the Town of Davie to:
 - Prohibit residential and other non-compatible land uses within the 65+DNL noise contour; and
 - Ensure that a developer of residential dwelling units within the 60-64 DNL noise contour utilizes noise mitigation measures in building construction, and that said developer must provide notice to all purchasers of the housing that the property is located within the 60-64 DNL, as recorded in Official Record Book 46624, Pages 45-61.
- Provide at least 15% of the residential units as affordable housing units per the Broward County Land Use Plan, for a period of 15 years, as recorded in Official Record Book 46624, Pages 62-70; and
- Payment of cost per student station fees and that the Town will provide incentives through its regulatory process to encourage developers to donate needed school site(s).

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As this plat is located within the 60 to 64 DNL noise contour, the proposed residential use is subject to the foregoing voluntary commitments. Therefore, in order for the plat to be in compliance with the permitted uses of the effective land use plan, at a minimum the proposed residential use must be developed with noise mitigation measures and purchasers must be notified that the housing is located within said noise contour.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations, or the development review requirements of the Broward County Land Use Plan, including its concurrency requirements.

BBB:JMB

cc: Rick Lemack, Town Administrator
Town of Davie

David Quigley, Manager, Planning and Zoning Division
Town of Davie

