



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

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", located next to the name Barbara Blake Boy.

RE: Nest at Davie (038-MP-23)  
Town of Davie

DATE: January 17, 2024

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 "Residential 1 DU/AC" land use category. This plat is generally located on the east side of Southwest 70 Avenue, between Griffin Road and Stirling Road.

The density of the proposed development of 7 dwelling units on 9.0 acres of land in the platted area, including the immediately adjacent right-of-way, is 0.78 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North:	Residential 1 DU/AC
South:	Residential 1 DU/AC
East:	Residential 1 DU/AC
West:	Residential 1 DU/AC

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:HHA

cc: Rick Lemack, Town Administrator  
Town of Davie

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