



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", is placed to the right of the name Barbara Blake Boy.

RE: Marigold (018-MP-23)
Town of Davie

DATE: June 22, 2023

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 3 DU/AC" land use category. This plat is generally located between Pine Island Road and Southwest 82 Avenue and between Southwest 48 Court and Southwest 51 Street.

The density of the proposed development of 60 dwelling units on 32.67 acres of land in the platted area, including the immediately adjacent rights-of-way, is 1.84 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 3 DU/AC and 10 DU/AC
South:	Residential 3 DU/AC
East:	Residential 5 DU/AC and Residential 16 DU/AC
West:	Residential 3 DU/AC and Residential 1-3 (City of Cooper City)

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