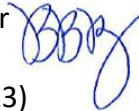




TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Shotgun Road Subdivision (029-MP-23)
Town of Davie

DATE: November 13, 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 1 DU/AC" land use category. This plat is generally located on the west side of Shotgun Road/Southwest 154 Avenue, between Southwest 20 Street and Southwest 26 Street/Royal Palm Boulevard.

The density of the proposed development of 151 dwelling units on 153.53 acres of land in the platted area, including the immediately adjacent right-of-way, is 0.98 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:	Transportation and Residential 1 DU/AC
East:	Residential 1 DU/AC
West:	Transportation (City of Weston)

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:DBT

CC: Rick Lemack, Town Administrator
Town of Davie

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