



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 positioned to the right of the "FROM:" line.

RE: Zona Place (013-MP-21)
Town of Davie

DATE: May 18, 2022

This memorandum updates our previous comments regarding the referenced plat dated May 5, 2021.

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 "Town of Davie Regional Activity Center" land use category. This plat is generally located on the north side of Southwest 38 Court, between Southwest 63 Avenue and Davie Road/Southwest 64 Avenue.

Regarding the proposed residential and commercial uses, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 41265, Pages 15-20.

The proposed commercial use is in compliance with the permitted uses of the effective land use plan.

Regarding the proposed residential use, Planning Council staff has received written documentation that the Town of Davie allocated 250 "flexibility units" to this plat on October 21, 2020 (Resolution No. 2020-306). Therefore, the proposed development of 250 dwelling units is in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that this allocation of "flexibility units" is not subject to Policy 2.10.1 of the Broward County Land Use Plan (BCLUP) as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality. It is further noted that the allocation of "flexibility units" is not subject to BCLUP Policy 2.16.2 regarding affordable housing.

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

North:	Regional Activity Center
South:	Regional Activity Center
East:	Regional Activity Center
West:	Regional Activity Center

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 & Zoning Division
Town of Davie

