



TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Emerald Isles  
(033-MP-85) Town of Davie

DATE: March 22, 2021

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 "Town of Davie Regional Activity Center" land use category. This plat is generally located south of Griffin Road, between Davie Road and Southwest 61 Avenue.

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 Regional Activity Center," as recorded in Official Record Book 41265, Pages 15-20.

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 98-7/PCT 98-1 and PCT 10-6, which amended various future land use designations to the "Town of Davie Regional Activity Center." Said amendments were adopted by the Broward County Commission on June 9, 1998, and September 28, 2010, respectively, subject to the following voluntary restriction:

- Prohibit the 3,174 additional dwelling units within the 60-64 dnl noise contour.

Further, Planning Council staff notes that BCLUP Policy 2.16.2 (formerly Policy 1.07.07) was originally adopted by the Broward County Commission on June 27, 2006, and became effective on September 11, 2006; therefore, the proposed dwelling units included in PC 98-7/PCT 98-1 were not subject to the Policy. However, the 3,174 additional dwelling units resulting from PCT 10-6 were subject to the Policy, and found to satisfy the same based on the Town of Davie's assessment of its affordable housing needs, solutions and accomplishments, and municipal actions that address the Town's implementation of affordable housing strategies.

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.

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BBB:CME

cc: Rick Lemack, Town Administrator  
Town of Davie

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

