



DEVELOPMENT SERVICES DEPARTMENT

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TOWN OF DAVIE 6591 ORANGE DRIVE, DAVIE, FLORIDA 33314-3399 (954) 797-1103

January 3, 2003

Ms. Kathleen R. Gonot, President
PMG Associates, Inc.
3880 NW 2nd Court
Deerfield Beach, FL. 33442

RE: Land Supply Inventory/RAC Data

Dear Ms. Gonot:

The following additional information is provided to assist in the development of the economic development and fiscal impact analysis of the Town of Davie.

The ongoing Land Supply Inventory has identified through GIS analysis of aerial photos a total of 3,596 acres of vacant land designated Residential Land Use (1-5 du/ac) and 77 acres of vacant land designated Residential Land Use (6-22 du/ac). The table below identifies the Plats and Site Plans that are currently and/or recently in for development review within this 3,673 acres of vacant land.

<u>Plat/Site Plan</u>	<u>Acres</u>	<u>Units</u>
<i>Single Family Development</i>		
Long Lake Estates	454	454
Riverstone	308	308
Woodbridge	115	100
Flamingo Plat	97	79
Sierra Estates	89	88
Charleston Oaks	75	70
Black Stone Creek	45	40
Parkside Estates	35	29
Black Hawk Ranches	20	16
Millcreek	20	18
Sharon Gardens	15	15
Diamond Creek	9	6
Pine Meadow Estates	5	4
Lovy's Acres	4.2	4
Calamity Acres	2.5	2

<u>Plat/Site Plan</u>	<u>Acres</u>	<u>Units</u>
<i>Multi Family Development</i>		
Villas of Rolling Hills	20	74
Walnut Ridge	8.7	100 (affordable housing Project)
Villas of Rolling Hills North	3	22
Stone Creek	3	26
Sterling Villas	3	25
Royal Legacy Plat	2.2	11
Carle Plat	1.7	10 (pending a proposed rezoning)

This represents a total of 1232 dwelling units on 1293.7 acres of the remaining 3,596 acres of vacant land classified as Residential Land Use (1-5 du/ac) and 268 dwelling units on 41.6 acres of the remaining 77 acres of vacant land classified as Residential Land Use (6-22 du/ac).

The following table represents the amount of development available in the Regional Activity Center (RAC).

<u>RAC</u>	<u>Max Intensity</u>	<u>Available</u>
Residential	8,729 du	1,429 du
Commercial	3,432,528 SF	2,731,880 SF
Industrial	8,529,000 SF	3,264,493 SF
Recreation & OS	does not apply (11.5 acres min.)	
Community Facility	12,388,500 SF	9,279,904 SF

If you have any questions, please call me at (954) 797-1071

Sincerely,



Bradley Swing, AICP
Planner II

PZC 1-4-03