

4955 SW 75th Avenue
Miami, Florida 33155
T. 786.879.8882
F. 786.350.1515

www.modisarchitects.com

COLORED SITE PLAN

TOWN OF DAVIE

DAVIE ROAD DAVIE, 33314, FL

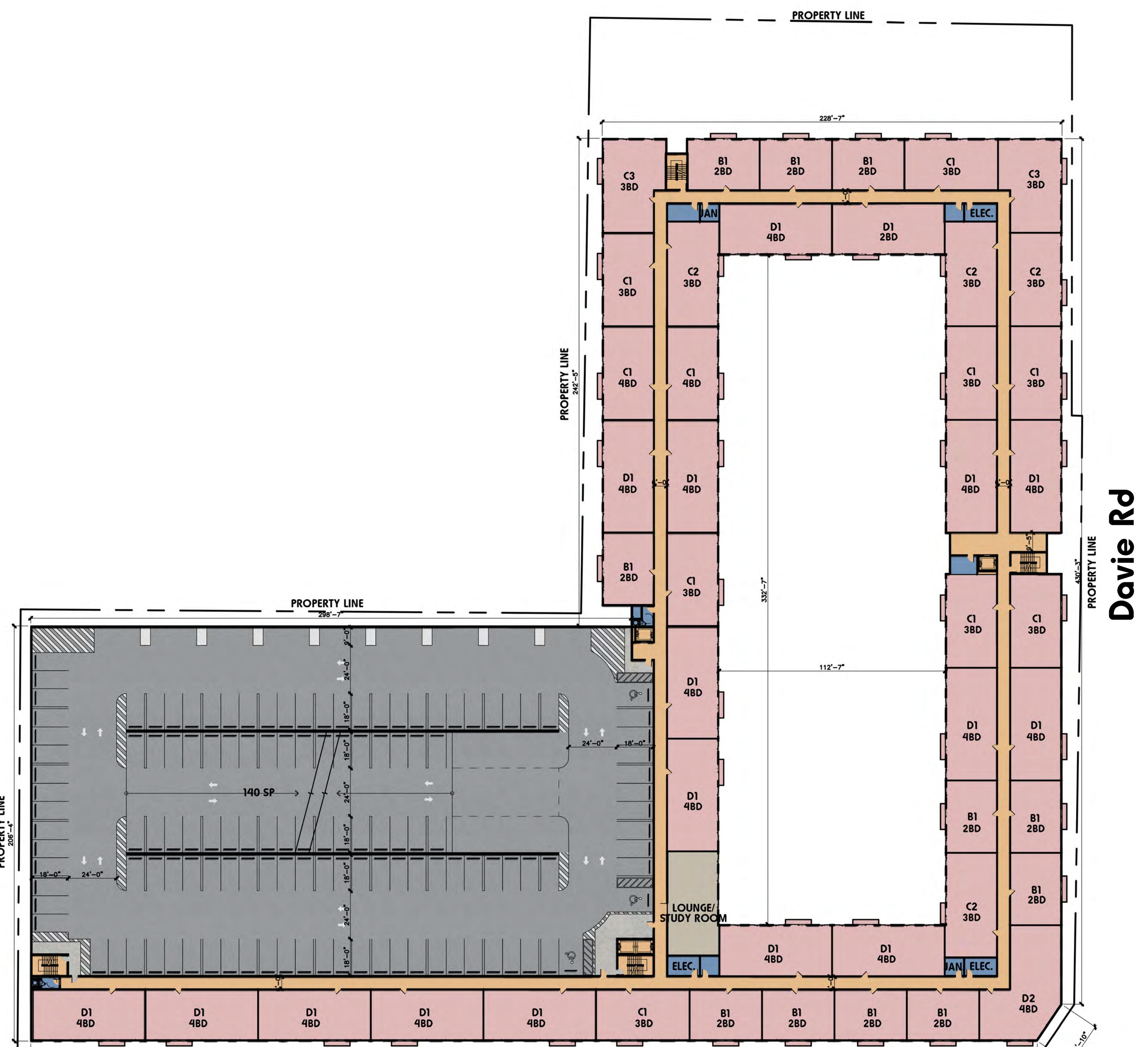
PROJECT #25137

12-03-2025

ZONING DATA							
Property Information							
Folio:							
504127050050, 504127050060, 054127050070, 504127040670, 504127470010, & 504127470011							
Property Address:							
4431 SW 64th Ave, Davie, FL 33314							
Site Area:		Square Footage (sf)	Acres (ac)				
Net Area		186,134.00 sf	4.27 ac				
Existing Zoning:							
RAC-TC - Davie Town Center District							
Land Use:							
Regional Activity Center							
Density		Required	Proposed (GSF)				
RAC-TC - Davie Town Center District:		N/A	197 units				
Total Density							
REGULATORY GUIDELINES							
Building Setbacks		Required	Proposed				
Front (Davie Rd)		0'-0"	5'-0"				
South (Orange Dr)		5'-0"	5'-0"				
West (SW 65th Ave)		0'-0"	5'-0"				
Side Interior (North)		0'-0"	10'-0"				
Side Interior (NW)		0'-0"	6'-0"				
Side Interior (SW)		0'-0"	6'-3"				
Building Frontage							
Lot Width: 476.11'		65% 309.5 ft	90% 430.5 ft				
Open Space							
Common/Private		15% 27,920.1 ft	24% 44,743 ft				
Building Height							
5 stories / 65 ft max.		5 stories					
PARKING							
Required Off-Street Parking		# DU or sf	# Spaces				
Student Housing (0.85 per Bed):							
2BD Units @ 1.7 sp/unit		48 units	81.6 sp				
3BD Units @ 2.55 sp/unit		70 units	178.5 sp				
4BD Units @ 3.4 sp/unit		79 units	268.6 sp				
Visitors:							
10% of parking to be dedicated for visitors			19.7 sp				
Sub-Total		197 units	548.4 sp				
Commercial Uses							
Retail (1sp/250sf)		26,843 sf	107.4 sp				
Total Required :							
655.8 sp							
Provided							
Surface (Off-Street)		Standard	HC				
1st Floor							
109 sp		4 sp					
2-4th Floor							
414 sp		9 sp					
5th Floor							
118 sp		3 sp					
Sub-Total		641 sp	16 sp				
Grand Total Provided :							
657 sp							
LOADING AND BIKE PARKING							
Loading Spaces		Required	Provided				
Student Housing (1 per 100 units)		2					
Retail (2 per if over 25,000 sqft)		2	4				
Bicycle Parking							
Student Housing (1 per 3 du)		66					
Retail (Per Sec. 12-438.17.f-3.)							
"First 450 required parking spaces, one (1) bicycle space per fifteen (15) required automobile parking spaces."		30 bike pkg sp					
"Additional parking spaces are, one (1) bicycle space per fifty (50) required parking spaces."		5 bike pkg sp					
Total Bicycle Parking:		94 bike pkg sp	100 bike pkg sp				

UNIT BREAKDOWN						
Unit Type	Level 1	Levels 2-5 (Per Level)	Total # Units	Total # of Bedrooms	Leasable	% of Totals # of units
2BD (900 sf Min. Req. Area)						
B1	936 sf	4 units	11 units	48 units	96 beds	44,928 sf 24%
Sub-Total		4 units	11 units	48 units	96 beds	44,928 sf
3BD (1,000 sf Min. Req. Area)						
C1	1,209 sf	4 units	11 units	48 units	144 beds	58,032 sf 36%
C2	1,359 sf	1 units	3 units	13 units	39 beds	17,667 sf
C3	1,370 sf	1 units	2 units	9 units	27 beds	12,330 sf
Sub-Total		6 units	16 units	70 units	210 beds	88,029 sf
4BD (1,000 sf Min. Req. Area)						
D1	1,456 sf	7 units	17 units	75 units	300 beds	109,200 sf 40%
D2	1,779 sf	units	1 units	4 units	16 beds	7,116 sf
Sub-Total		7 units	18 units	79 units	316 beds	116,316 sf
Grand Total						
17 units		45 units	197 units	622 beds	249,273 sf	100%
1,265 avg sf/unit						

SW 65th Ave



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SW 65th Ave

PROPERTY LINE



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RENDER 1
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