



# TOWN OF DAVIE



LEGEND

- RETAIL (26,843 SF)
- 197 TOTAL UNITS
- AMENITIES
- CIRCULATION
- BACK OF HOUSE



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4955 SW 75th Avenue  
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COLORED SITE PLAN  
**TOWN OF DAVIE**  
DAVIE ROAD DAVIE, 33314, FL

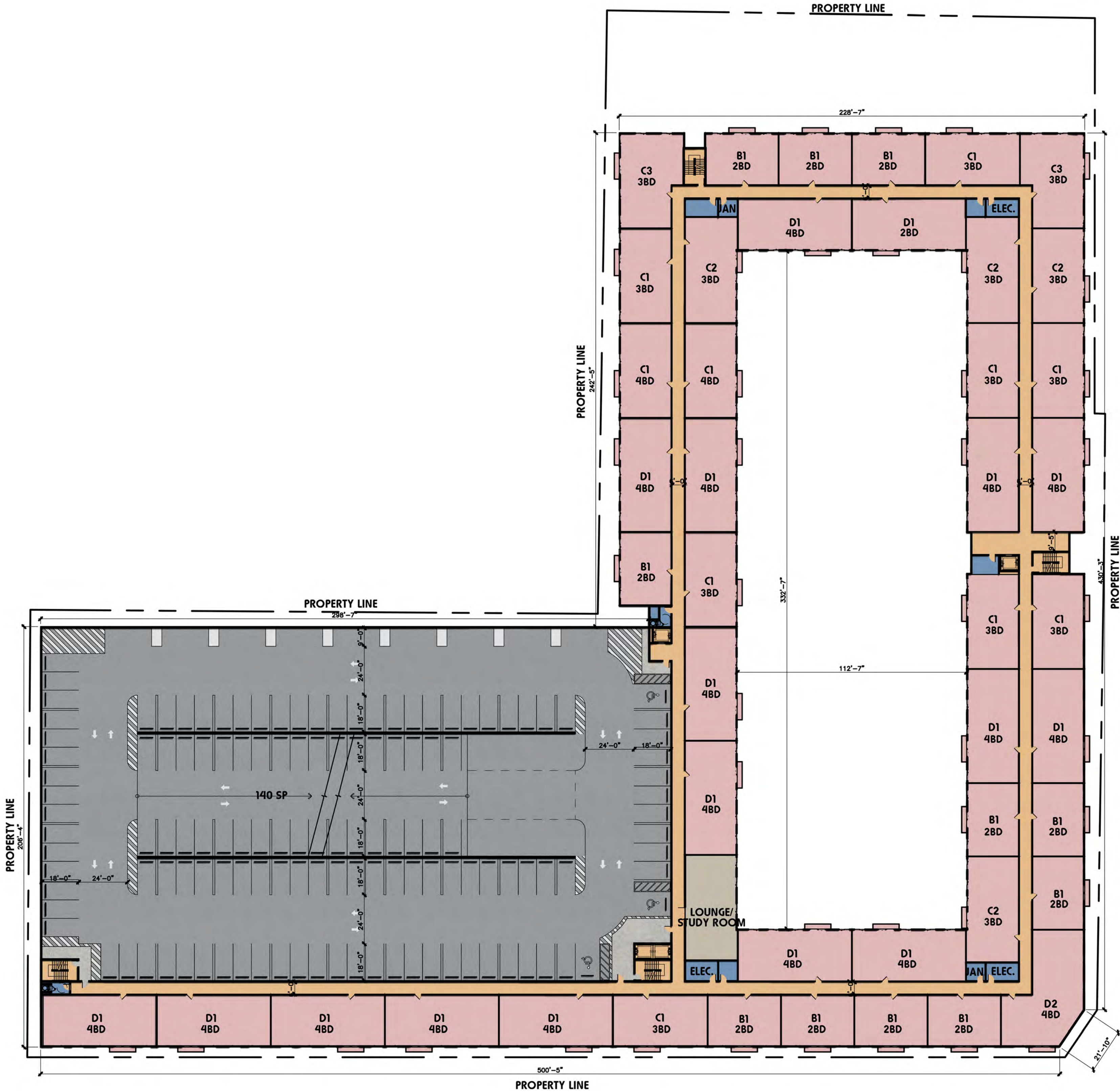
PROJECT #25137  
12-03-2025



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		Standard	HC
Surface ( Off-Street )			
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	4
Retail (2 per if over 25,000 sqft)		2	
Bicycle Parking			
Student Housing (1 per 3 du )		66	100 bike pkg sp
Retail (Per Sec. 12-438.17.f.2-3.)			
"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

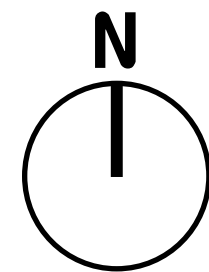
UNIT BREAKDOWN							
Unit Type		Level 1	Levels 2-5 (Per Level)	Total # Units	Total # of Bedrooms	Leasable	% of Totals # of units
2BD (900 sf Min. Req. Area)							
B1	936 sf	4 units	11 units	48 units	96 beds	44,928 sf	24%
Sub-Total		4 units	11 units	48 units	96 beds	44,928 sf	
3BD (1,000 sf Min. Req. 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



Orange Dr

Davie Rd



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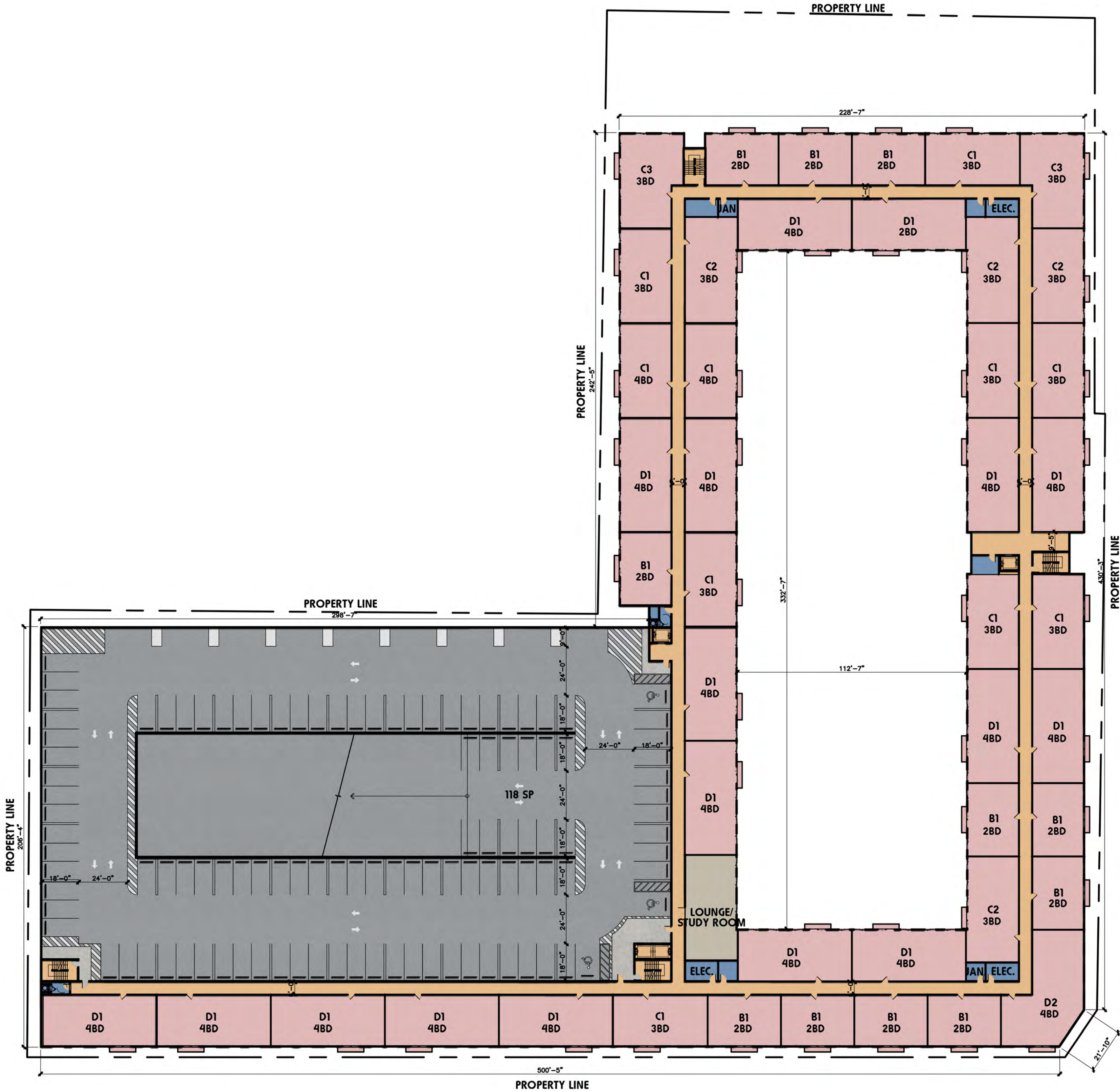
LEVELS 2-4  
TOWN OF DAVIE  
DAVIE ROAD DAVIE, 33314, FL

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12-03-2025



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LEVEL 5  
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RENDER 1  
**TOWN OF DAVIE**  
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RENDER 2  
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RENDER 3  
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