EXHIBIT A

5600 SW 61ST AVE		
PROJECT DATA	REQUIRED	PROPOSED
FUTURE LAND USE CATEGORY	RESIDENTIAL 1 DU / AC	RESIDENTIAL 1 DU / AC
ZONING DISTRICT	A-1 AGRICULTURAL DISTRICT	R-1 ESTATE DWELLING DISTRICT (REFER TO ZONING CHANGE REQUEST)
GROSS LOT SIZE	437,666 SF (10.05 ACRES) SEE CALCULATION BELOW	437,666 SF (10.05 ACRES) SEE CALCULATION BELOW
MAXIMUM GROSS DENSITY	RATIO 1.00 10.05 ACRES X 1.00 = 10 DU	RATIO 0.90 10.05 ACRES X 0.90 = 9 DU

GROSS AREA CALCULATION

412,948.80 SF	9.48 NET ACREAGE OF THE SITE WITHIN PROPERTY LINES:
10,737.03 SF	GROSS AREA USING 330.37 FT SITE FRONTAGE TIMES 32.5 FT (1/2 RIGHT-OF-WAY WIDTH OF 65 FT ON SW 58 AVE SIDE) - E OF SITE):
9,075.28 SF	GROSS AREA USING 330.01 FT SITE FRONTAGE TIMES 27.5 FT (1/2 RIGHT-OF-WAY WIDTH OF 55 FT ON SW 61 AVE SIDE) - W OF SITE):
4,905.00 SF	GROSS AREA USING 327.00 FT SITE FRONTAGE TIMES 15 FT (1/2 RIGHT-OF-WAY WIDTH OF 30 FT UNIMPROVED ROW) - SE OF SITE):
437,666.11 SF	TOTAL SQUARE FOOTAGE OF SITE:
43,560.00	DIVIDE BY SQUARE FOOTAGE OF AN ACRE:
10.05 ACRES	ACRES TOTAL:

SITE AREAS

TOTAL GROSS LOT SIZE:	437,666 SF (10.05 ACRES)
INCLUDES THE FOLLOWING AREAS -	
- PUBLIC R.O.W. AREAS INCLUDED:	24,717 SF (0.57 ACRES)
- EXISTING CANAL AND CANAL MAINTENANCE EASEMENT	16,518 SF (0.38 ACRES)
- PROP. DRAINAGE C.B.W.C.D. EASEMENT	42,687 SF (0.98 ACRES)
- PROP. PRIVATE INGRESS / EGRESS EASEMENT	68,350 SF (1.57 ACRES)
SIDEWALKS 5,190 SF (0.12 ACRES)	
ROADWAY 37,630 SF (0.86 ACRES)	
LANDSCAPE AREA 25,530 SF (0.59 ACRES)	
- PROP. LOTS 1-9	270,217 SF (6.20 ACRES)
- PROP. COMMON AREA LOT, INCLUDING: REQUIRED 10' LANDSCAPE BUFFER ON EAST AND WEST OF PROPERTY. PROPOSED 5' BUFFER FOR RETAINING WALL AND LANDSCAPE ALONG NORTH PROPERTY LINE, AND LIFT STATION AREA	15,177 SF (0.35 ACRES)

R-1 ZONING DEVELOPMENT STANDARDS		
PROJECT DATA	REQUIRED	PROPOSED
MIN. LOT AREA ARTICLE V, SEC. 12-81.	35,000 SF (NET DRY LAND)	30,000 SF (NET DRY LAND) (SEE VARIANCE REQUEST)
MIN. LOT FRONTAGE ARTICLE V, SEC. 12-81.	125 FT	125 FT
MIN. FRONT YARD ARTICLE V, SEC. 12-81.	30 - 40 FT	30 - 40 FT
MIN. SIDE YARD ARTICLE V, SEC. 12-81.	25 FT	25 FT
MIN. REAR YARD ARTICLE V, SEC. 12-81.	30 FT	30 FT
MAX. HEIGHT ARTICLE V, SEC. 12-81.	35 FT	TO BE REVIEWED AT TIME OF BUILDING PERMIT
MIN. DU FLOOR AREA ARTICLE V, SEC. 12-81.	2,400 SF	TO BE REVIEWED AT TIME OF BUILDING PERMIT
MAX. BUILDING COVER ARTICLE V, SEC. 12-81.	22.5 %	TO BE REVIEWED AT TIME OF BUILDING PERMIT

LANDSCAPE REQUIREMENTS		
PROJECT DATA	REQUIRED	PROPOSED
LANDSCAPE BUFFER ADJACENT TO PUBLIC R.O.W. ARTICLE VI, SEC. 12-111. (A) 5	10' BUFFER	10' BUFFER
BUFFER BETWEEN PRIVATE ROAD AND ADJ. PROPERTY ARTICLE VI, SEC. 12-111. (A) 6	10' BUFFER	10' BUFFER
MIN. SIGHT TRIANGLE FROM ROAD TO PUBLIC R.O.W. ARTICLE VI, SEC. 12-113. (A)	25 FT	25 FT
REFER TO LANDSCAPE PLAN FOR DETAILED MATERIAL PLANTINGS		

PARKING REQUIREMENTS		
PROJECT DATA	REQUIRED	PROPOSED
MIN. OFF-STREET PARKING ARTICLE VII, SEC. 12-208. (A) 7	(2) SPACES PER DWELLING UNIT	(3) SPACES PER DWELLING UNIT

VARIANCE REQUEST LIST	
CODE REQUIREMENT-DAVIE, FL CODE OF ORD.	PROVIDED
ARTICLE V, SEC. 12-81.	
MIN. LOT AREA 35,000 SF (NET DRY LAND)	30,000 SF (NET DRY LAND)

ZONING CHANGE REQUEST	
CURRENT DESIGNATION	PROVIDED
A-1 AGRICULTURAL DISTRICT	R-1 ESTATE DWELLING DISTRICT

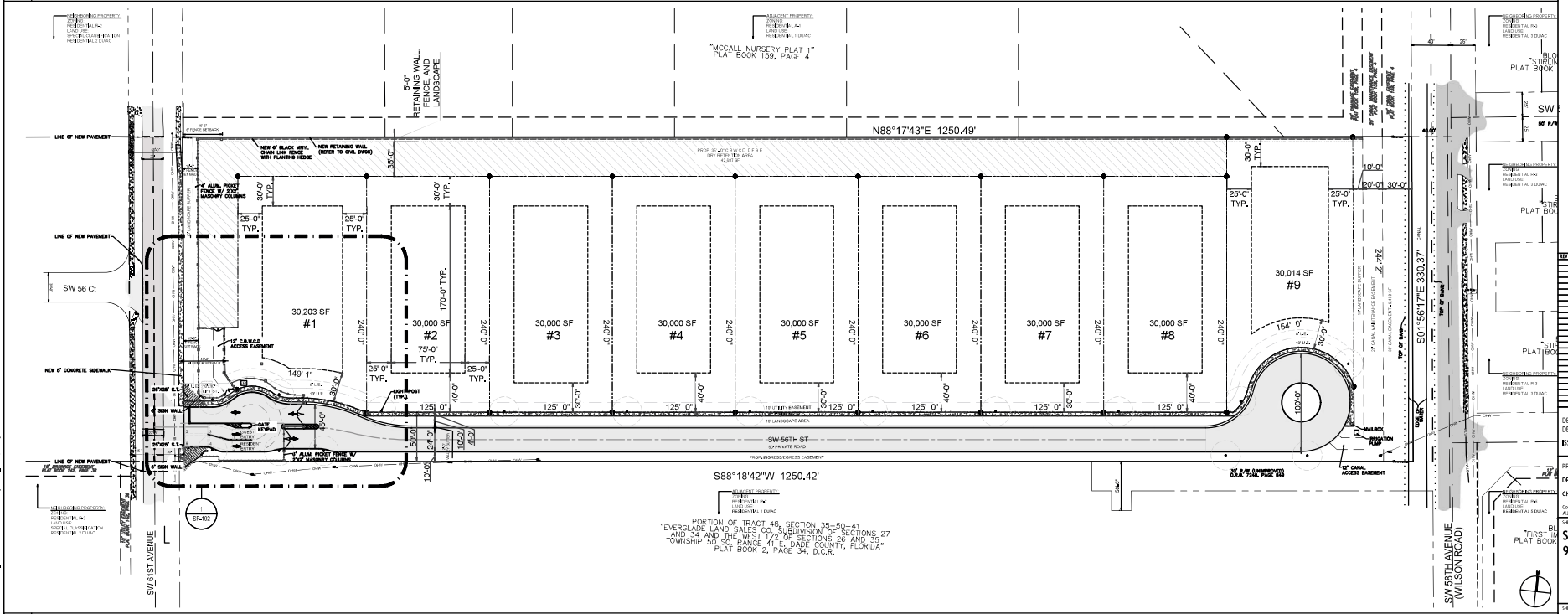
NOTES:

ALL APPLICABLE PORTIONS OF THE RURAL LIFESTYLE REGULATIONS FOUND IN ARTICLE IX OF THE TOWN OF DAVIE LAND DEVELOPMENT REGULATIONS WILL BE ADHERED TO.

LEGEND:

PROPOSED C.B.W.C.D. DRY RETENTION EASEMENT AREA

2 SITE INFORMATION/ CALCULATIONS



1 SCHEMATIC SITE PLAN

1"=50'

THIS AREA RESERVED FOR USE BY THE TOWN OF DAVIE

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Merrill Ann Romanik
AR 0015810
Seal

5600 DEVELOPMENT

5600 SW 61 AVE
DAVIE, FL

CLIENT: ACNY DEVELOPERS, INC.

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: SITE PLAN
SUBMITTAL
ISSUE DATE: 02/13/2026

PROJECT NUMBER: 2024-0049
DRAWN BY: ML
CHECKED BY: JS

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SHEET TITLE:
SITE PLAN - 9 UNIT VERSION

SHEET NUMBER:
SP-101