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February 28, 2025

Mr. David Quigley
Planning and Zoning Manager
Town of Davie
8800 SW 36 Street
Davie FL 33328

Re: Cameron Cove – Plat Note Amendment - Narrative

Dear Mr. Quigley:

Holland & Knight LLP and Craven, Thompson & Associates represents Sunpointe Cove, LLC (the “Applicant”), the owner of the Cameron Cove apartments located at 2451-2871 SW 79th Avenue (the “Property” or “Cameron Cove”)(Tax Folio No. 5041-21-12-0070) in the Town of Davie (the “Town”). The Applicant seeks, among other things, to add seventy-two (72) new two-bedroom units within two new apartment buildings to diversify the current unit mix for the community. A separate application seeking to amend the Site Plan to add the additional residential units is being concurrently filed.

Description of the Property:

The Property is generally located west of University Drive between SW 24th Street and SW 30th Street and behind the Shoppes of Arrowhead. The overall Property totals 21.42 acres with the development site totaling 4.1 acres. The Property is located within the Arrowhead Golf and Tennis Club Phase III Plat (“Plat”) (Plat Book 109, Page 30). The Property is presently improved with 220 one-bedroom apartments and one two-bedroom apartment located within nine (9) three-story garden apartment buildings located throughout the Property. The initial apartment community was constructed in the mid-1980s.



While the Property is designated “Residential (10)” the Town’s Future Land Use Map, the Broward County land use designation for the Property is Medium (16) Residential. The Property is further zoned Medium-High Density Dwelling (RM-16) District.¹

Description of the Project:

Cameron Cove is a unique apartment community as 220 of the 221 apartments are all one (1) bedroom units. With Broward’s growing population, the Property has been constrained with leasing as it effectively has no two-bedroom units to offer to families who seek affordable housing options in the Town. As a result, Applicant proposes to add two (2) new three-story apartments adding a total of seventy-two (72) new two-bedroom units to create a more diverse housing mix within the community. The development will be accomplished by removing one of the community’s two pools and partially filling one of the many lakes that service the community. In addition to the new building construction, the Applicant will be reconfiguring and adding new

¹ Per Policy 2.16.3 of the BrowardNext – 2017 Broward County Land Use Plan, and as confirmed by the Broward County Planning Council, bonus residential density may be allocated and a local land use map amendment is not required where the additional units incorporate affordable housing units based on the County’s bonus formula. The current application proposes to include eleven (11) moderate-income units within the total additional seventy-two (72) units proposed. Per Policy 2.16.3(6), any allocation of bonus residential density does not require an amendment to the Broward County Land Use Plan or the local land use plan.

parking, as well as constructing a new clubhouse for the benefit of the residents. This application follows an overall refresh of the existing buildings, including new painting and upgraded balconies.

The Applicant proposes the following amendment to the Plat Note:

FROM: 220 one-bedroom garden apartments and 1 two-bedroom garden apartments.

TO: 220 one-bedroom garden apartments and 73 two-bedroom garden apartments (of which 11 of the two-bedroom garden apartments shall be moderate affordable housing units)

Please feel free to contact our office if you have any questions or require further information to accept this application.

Sincerely yours,

HOLLAND & KNIGHT LLP



Janna P. Lhota

JPL:jjk