

Davie does not announce itself the way some South Florida towns do. It does not lean on a beachfront skyline or a polished tourist district. Its personality comes from something more layered: old Florida land, horse country traditions, university energy, suburban growth, and a location that places it close to Fort Lauderdale without feeling identical to it. That mix gives Davie a character that is easy to miss if you only pass through on I-595 or treat it as a dot on the map between bigger names.

Spend any time there and the place starts to make sense in pieces. A road curves past a horse farm. A strip center gives way to a pocket of preserved wetlands. A student crowd spills out near campus, while a family heads to a park or sports field. The town has spent decades balancing development with open space, and that tension still shapes how it feels. Davie is not frozen in time, but it has held onto enough of its original identity that you can still see the older South Florida underneath the retail corridors and subdivisions.

## **A town shaped by drainage, agriculture, and reinvention**

The story of Davie begins, like so much of inland Broward County, with land that had to be tamed before it could be settled in earnest. Before the roads, subdivisions, and campus buildings, this area was part of a landscape defined by wetlands, pine flatwoods, and seasonal water movement. That history matters because it explains why the town developed the way it did. Building here required drainage, grading, and a practical relationship with the environment rather than a purely decorative one.

Davie's modern identity took shape in the early 20th century and evolved through a series of practical turns. Agriculture played a strong role, particularly in the town's early years, and that rural foundation still shows up in the horses, ranch-style properties, and the broader sense that not every acre needed to be paved over. Later, rapid suburban growth throughout Broward County changed the region, but Davie kept enough land use diversity to resist becoming just another uniform suburb.

That is one of the reasons locals often describe Davie as different from nearby communities. It has the amenities of a suburban county town, but it also preserves a more open, grounded feel. You can still find places where the built environment recedes and the sky opens up. In a part of Florida known for density and motion, that matters more than people outside the area may realize.

## **Why horses still belong in the conversation**

Few South Florida towns have a horse culture as visible as Davie's. It is not a gimmick or a novelty. It is part of the town's identity, supported by zoning choices, equestrian facilities, trails, and a community that has continued to value that lifestyle even as development pressure increased.

Driving through parts of Davie, you notice properties with paddocks, barns, and wide lots that would feel surprising to someone who expects the usual Broward County pattern of tightly packed housing. That equestrian presence gives the town a rhythm of its own. It affects traffic in some areas, influences property choices, and shapes the way the community thinks about land use. There is a reason events, parks, and institutions in Davie often reflect that connection to horses and the outdoors.

The equestrian culture also adds texture to daily life. You might see riders on the road at times of day when traffic is light, or notice neighborhoods designed with room for trailers and outdoor equipment. That is not an aesthetic detail alone. It is a practical outcome of a town that made room for a different kind of residential life than the dense condo corridors that dominate much of coastal South Florida.

# Nova Southeastern University and the town's academic pulse

Davie is also closely tied to higher education, especially through Nova Southeastern University. The presence of a major university changes a town in subtle but important ways. It brings a steady current of students, faculty, research activity, health sciences, and professional traffic. It also raises the town's profile far beyond what its size might suggest.

University influence tends to show up in restaurants, housing demand, and the overall pace of the area. On certain stretches of road, you can feel that movement. Coffee shops, study spaces, medical offices, and apartment communities all benefit from the campus ecosystem. That does not turn Davie into a pure college town, because the equestrian and suburban elements remain strong, but it does create a useful counterbalance. The town is not defined only by family neighborhoods or commuter corridors. It also has an intellectual and institutional layer that keeps it active year-round.

That matters for visitors, too. People often come to Davie for events tied to the university, health care appointments, continuing education, or business meetings, and end up discovering a town that has more to offer than they expected. The campus adds a sense of momentum, but not in a chaotic way. It contributes structure, foot traffic, and a more diverse set of daily routines.

## Parks and green space: the town's quiet advantage

One of the most appealing things about Davie is how often the landscape still leaves room to breathe. Parks and natural areas are not just decorative amenities here. They are part of how the town functions and how residents use **Dr. Steemer - Fort Lauderdale** it. Some people come for sports fields, others for walking trails, horseback riding, shaded picnic areas, or simply a place where their kids can run around without feeling boxed in.

Tree Tops Park is one of the better examples of this. It has the kind of open, natural feel that can be hard to find in South Florida once development intensifies. Visitors tend to notice the mix of water, paths, and vegetation right away. It is a place for slow movement rather than checklist sightseeing. You go there because the setting changes your pace, and because the park reminds you that Broward County still contains fragments of the landscape that existed before the region's major expansion.

There are also smaller parks and recreational facilities spread around town that serve practical purposes for daily life. Soccer games, baseball practices, playground visits, and community gatherings give those spaces meaning. In places like Davie, a park is often less about spectacle than repetition. The same families come back week after week. That consistency builds community in a way that is easy to overlook if you only think of attractions as destinations for outsiders.

## Broward College and the working character of the area

Davie's identity is not built only around higher education in the abstract. It also has a distinctly working and practical side, reinforced by Broward College and the surrounding network of businesses, offices, and service providers. This combination gives the town a grounded feel. It is not a place that performs itself for tourists. It serves students, commuters, families, patients, and longtime residents who need things to work efficiently.

That practical quality is one reason Davie feels more lived-in than curated. A lot of South Florida development can feel designed for a photograph. Davie feels designed for getting through a week. That distinction might sound minor, but it shapes the local experience in real ways. You can get errands done without everything being overly polished. You can move between campus, retail, and residential areas without needing to cross into a completely different social universe each time.

It also means the town attracts a mixed population. Students, young professionals, medical workers, tradespeople, and families all overlap here. That mix keeps Davie from becoming one-note. It is a suburban town, yes, but one with enough institutional and economic variety to keep its edges interesting.

## **Food, local routines, and the daily feel of Davie**

If you want to understand Davie, pay attention to its daily routines more than its landmarks. The town's personality comes out in ordinary moments. Breakfast traffic near the campuses. Families heading to youth sports. Riders moving before the heat gets too intense. Parents stopping for groceries on the way home. People meeting for casual meals that do not require a dress code or a long drive.

Dining in Davie reflects its practical suburban character. You will find familiar chains, local restaurants, casual spots, and places that cater to students or working professionals. That may sound unremarkable, but in a town like Davie, the food scene succeeds when it is useful, consistent, and accessible. Residents often value places that are easy to reach, comfortable enough for a routine dinner, and stable enough to become part of the weekly rhythm.

The same is true of errands and shopping. Davie has enough retail to meet most day-to-day needs, which means locals do not have to leave town for every basic task. That convenience becomes part of the quality of life. It sounds modest, but this is how a town earns loyalty. Not through flash, but through reliability.

## **What sets Davie apart from neighboring cities**

Because Davie sits near Fort Lauderdale, Plantation, Weston, and other Broward communities, it is easy to flatten it into "just another suburb." That misses the point. Davie has its own combination of features that most nearby towns do not share in the same proportions. The equestrian culture is the most obvious distinction, but the town's internal balance matters just as much.

Unlike some neighboring places that feel either tightly urbanized or entirely residential, Davie maintains multiple identities at once. It is a university town, a horse town, a commuter base, a family suburb, and a place with enough open land and parks to soften the edges of all those roles. That is not easy to manage. It usually creates friction. But in Davie, the friction has mostly produced character rather than chaos.

There is also a visual difference. Some parts of Broward County are all repetitive patterns, where one corridor blends into another without much relief. Davie often breaks that pattern. You notice larger lots in one stretch, a campus in another, then a pocket of preserved landscape or an older commercial strip that still has a bit of age on it. Those transitions make the town feel more human-scaled than some of its neighbors.

## **A town that still rewards slowing down**

The best way to experience Davie is to stop treating it as background. It is easy to drive through and miss the story entirely. But if you spend a little time on its side streets, parks, and quieter corridors, the town reveals how carefully it has balanced growth with identity. There is no single dramatic feature that explains Davie. The appeal is cumulative.

A morning at a park, a drive past horse properties, a stop near the university, a local dinner, and an errand run all add up to a more accurate portrait than any brochure could offer. Davie is a place where ordinary life has been given room to exist without being swallowed by overdevelopment. That is not accidental. It is the result of decades of choices about land use, community priorities, and what kind of town people wanted to live in.

That makes Davie worth knowing for more than its location. It is a study in South Florida contrast, where open space and suburbia, higher education and equestrian life, practical routines and local pride all coexist. The town does not try to be everything to everyone. It simply keeps enough of its own shape to remain recognizable, and that is exactly what gives it staying power.

## Contact us

### **Dr. Steemer - Fort Lauderdale**

Address: 4212 SW 50th St, Fort Lauderdale, FL 33314, United States

Phone: [\(954\) 466-1700](tel:(954)466-1700)

Website: <https://drsteemer.com/fort-lauderdale-fl/>