




TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for Sheridan House No. 3
(021-MP-03) Town of Davie

DATE: July 19, 2022

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the Town of Davie Comprehensive Plan is the effective land use plan for the Town of Davie. That plan designates the area covered by this plat for the uses permitted in the "Residential 1 DU/AC" land use category. This plat is generally located on the east side of Flaming Road, between Southwest 14 Street and Southwest 20 Street.

The existing and proposed administrative and accessory uses are in compliance with the permitted uses of the effective land use plan.

The existing and proposed residential uses on the plat consists of eight (8) Special Residential Facilities, Category 2 units (16 dwelling unit equivalents), 6 duplexes (12 dwelling unit equivalents), 4 villas (12 dwelling unit equivalents) and 2 single-family dwelling units, which total 42 dwelling unit equivalents. The density of the existing and proposed development of 42 dwelling unit equivalents on 64.49 acres of land in the platted area, including the immediately adjacent rights-of-way, is 0.65 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:LRH

cc: Rick Lemack, Town Administrator
Town of Davie

David Quigley, Manager, Planning & Zoning Division
Town of Davie