




TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Bristol Reserve (025-MP-21)
Town of Davie

DATE: September 27, 2021

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 Flamingo Road, between Southwest 20 Street and Southwest 26 Street.

The density of the proposed development of 35 dwelling units on 40.8 acres of land in the platted area, including the adjacent rights-of-way, is 0.86 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North:	Residential 1 DU/AC
South:	Residential 1 DU/AC
East:	Residential 1 DU/AC
West:	Residential 1 DU/AC

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:CME

cc: Rick Lemack, Town Administrator
Town of Davie

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